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**CITY COUNCIL AGENDA
WEDNESDAY, MARCH 2, 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 February 27 - March 5, 2022 as National Peace Corps Week 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, March 2, 2022 or 4) submitting comments [online](#) until noon on Wednesday, March 2, 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. Summary of the February 14, 2022 Workshop
- b. Minutes of the February 16, 2022 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 to the 2022 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2022 and Ending December 31, 2022 and Setting a Public Hearing for April 6, 2022
- b. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 0.88 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential - 4 du/ac) for the Trinklein Annexation, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022
 - ii. Introduction of an Ordinance Amending the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 Acres Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Setting a Public Hearing for March 16, 2022
 - iii. 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 Keyser Court Annexation of 1.83 Acres, Located at 3110 through 3117 Keyser Court, and Setting a Public Hearing for April 6, 2022

3. Procurements

- a. Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 8
- b. Purchase Traffic Signal Cabinets and Components

4. Resolutions

- a. A Resolution Issuing a Revocable Permit to Allow a Free-Standing Monument Sign for the Pinnacle Ridge Subdivision Located at the Intersection of Mariposa Drive and Aiguille Drive within the Right-of-Way on the North Side of the Intersection

REGULAR AGENDA

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

5. Public Hearings

- a. Legislative

- i. Ridges Irrigation Pumphouse Equipment

An Ordinance Making Supplemental Appropriations for the Ridges Irrigation Pumphouse Equipment

Procurement Approval for Shadow Lake Pump Station Electrical Improvements

A Resolution Adopting Rates, Fees, and Charges for Ridges Irrigation Golf Course Effective January 1, 2022

- ii. Lincoln Park Multipurpose Building with Colorado Mesa University

An Ordinance Making Supplemental Appropriations for the Lincoln Park Multipurpose Building with Colorado Mesa University

Intergovernmental Agreement with Colorado Mesa University for the Multipurpose Building at Lincoln Park Stadium

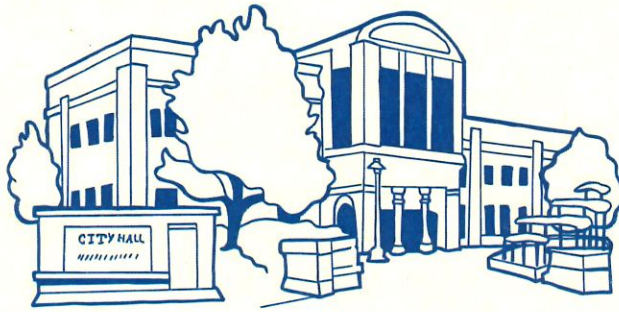
Procurement Approval Authorizing the Guaranteed Maximum Price for the Stadium Multipurpose Building

6. Non-Scheduled Citizens & Visitors

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

7. Other Business

8. Adjournment



City of Grand Junction, State of Colorado

Proclamation

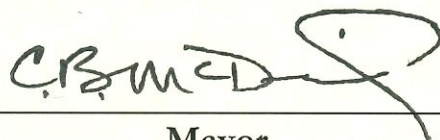
- Whereas,** the Peace Corps has become an enduring symbol of our nation's commitment to encourage progress, create opportunity, and expand development at the grass roots level in the developing world; and
- Whereas,** over 240,000 Americans and dozens from Mesa County have served as Peace Corps Volunteers and trainees in 140 host counties since 1961; and
- Whereas,** in 2016, 24,000 individuals volunteered for the Peace Corps and 3,800 were deployed; and
- Whereas,** Peace Corps Volunteers have made significant and lasting contributions around the world in agriculture, food security, business and civil society development, information technology, education, health and HIV/AIDS care and prevention, youth and community development, and the environment and have improved the lives of individuals and communities around the world; and
- Whereas,** Peace Corps Volunteers have strengthened the ties of friendship between the people of the United States and those of other countries, and they have been enriched by their experiences overseas, have brought their communities throughout the United States a deeper understanding of other cultures and traditions, thereby bringing a domestic dividend to our nation; and
- Whereas,** returning Peace Corps Volunteers nationwide are honoring the agency's anniversary by celebrating Peace Corps Week.

NOW, THEREFORE, I, C.B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim February 27 – March 5, 2022 as

"National Peace Corps Week"

in the City of Grand Junction and urge all the citizens of the City to turn their attention to Commemorating President John F. Kennedy's establishment of the agency on March 1, 1961, and celebrate all the ways the Peace Corps makes a difference at home and abroad.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 2nd day of March, 2022.



Mayor



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

February 14, 2022

Meeting Convened: 5:31 p.m. The meeting was held in person at the City Hall Auditorium, 250 North Street, and live streamed via GoToWebinar.

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Interim City Clerk Laura Bauer, and Deputy City Clerk Janet Harrell

Agenda Topic 1. Discussion Topics

a. Cannabis Regulations

Mayor McDaniel began the discussion by providing a recap of the numerous internal and external meetings that have occurred both before and after cannabis licensing appeared on the April 2021 municipal ballot. These meetings included many interactions with staff and the public as well as a few course changes regarding implementation of a licensing process. Early on in the discussion, Council indicated their desire to place a cap on the number of licenses to be issued throughout the City, and tonight, Council was presented with a draft ordinance that provided two licensing scenarios: merit based and a randomized selection of qualified applicants. Mayor McDaniel stated his support of implementing a randomized selection of qualified applicants for the following reasons: less subjectivity than a merit-based system, an equal chance for applicants to obtain a license, and a simpler licensing method with less likelihood of errors.

Most Councilmembers indicated their support of the randomized selection of qualified applicants after reviewing best practices from other municipalities, considering the opportunity for equity and diversity among applicants, and reviewing the draft ordinance before them.

Community Director Tamra Allen reviewed the process and varied iterations that brought staff and Council to this point in the process.

City Manager Greg Caton stated that drafting this ordinance has been a process involving the hard work of many staff members and an outside consultant who worked with staff and is now serving as the Interim City Clerk.

Upon Council's request, Interim City Clerk Laura Bauer provided a summary of her background as it relates to cannabis licensing.

Community Development Director Tamra Allen gave a presentation regarding the three ordinances before Council: licensing, use standards and sales and use tax. A high-level example of licensing steps included opening up an application acceptance period, a completeness review, hearing officer review

and referral to the randomized selection process, state application, a second public hearing and license issuance. The second ordinance addressed use standards, buffering and signage. The signage, as proposed, is consistent with how other commercial uses are regulated. The tax ordinance is reflective of a six percent tax rate.

Council questions included the makeup of the licensing authority, the required elements of an operating plan, distance restrictions to parks and schools and how the sales tax would be applied.

Council took a break from 7:06 p.m. to 7:15 p.m.

Council had additional questions and discussions regarding fees and what, if any, would be refundable, and signage. In response to Council questions, Community Development Director Tamra Allen provided visual examples of current commercial signs. She confirmed that signage and billboard advertising would be treated differently. The business improvement districts requested further limitations and specific regulations. Council asked for additional information regarding cannabis sign codes in other jurisdictions.

Agenda Topic 2. City Council Communication

Councilmember Herman reported on his participation at the last Urban Trails Committee. Two of the members: Regional Transportation Office and Mesa County Public Health requested to be moved from voting members to ex-officio members.

There being no further matters to discuss, the meeting adjourned at 8:28 pm

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

February 16, 2022

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 16th day of February 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart and Council President Chuck McDaniel.

Also present were City Manager Greg Caton, City Attorney John Shaver, Interim City Clerk Laura Bauer, Deputy City Clerk Janet Harrell, General Services Director Jay Valentine, Planning Supervisor Felix Landry, Finance Director Jodi Welch, Parks & Recreation Director Ken Sherbenou, Parks & Recreation, Recreation Superintendent Emily Krause, Associate Planner Daniella Acosta, Principal Planner Kristen Ashbeck, and Senior Planner Scott Peterson.

Council President McDaniel called the meeting to order. Councilmember Stout introduced Grand Junction High School Student Daniel Farrell who led those present in the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming February 27, 2022 as National TRIO Day in the City of Grand Junction

Councilmember Pe'a read the proclamation and Colorado Mesa University TRIO Engagement Specialist Deanna Greene accepted the proclamation.

Appointments

To the Horizon Drive Association Business Improvement District

Councilmember Simpson moved and Councilmember Stout seconded a motion to reappoint Jay Moss, Cameron Reece and Jim Cagle to the Horizon Drive Association Business Improvement District for terms expiring April 2026. Motion carried by unanimous voice vote.

Citizen Comments

Daniel Farrell thanked Council for the invitation to attend this meeting and for providing an open forum to express ideas. He also asked to meet with members of Council.

Ed Kowalski expressed dismay regarding divisive national issues and local traffic

issues.

John Pond said he is blessed to live in Grand Junction and that many City employees are nice. He also noted some vehicles in the Police Department's parking lot have not had front license plates.

Bruce Lohmiller spoke about Mr. Farrell's comments, a conversation with U.S. Senator John Hickenlooper, sex education classes and Vladimir Putin.

Scott Bielfus expressed his appreciation for Curbside Recycling Indefinitely's mission and asked the City to continue with it.

City Manager Report

City Manager Greg Caton did not provide a report.

Council Reports

Councilmember Reitz attended the Grand Junction Downtown Development Authority and Business Improvement District's annual retreat.

Councilmember Simpson thanked staff for including procurement information in the Council packet.

Councilmember Stout said the Riverview Technology Corporation's next meeting will be with the Department of Energy on April 5th and she will be attending the Colorado Municipal League Legislative Workshop in Denver.

Councilmember Taggart said construction on the Grand Junction Regional Airport Authority's new runway will begin in the spring and they are also working on an updated Master Plan.

Councilmember Herman said Grand Junction Economic Partnership is completing the candidate review and interview process for the Executive Director position, he attended the Urban Trails Committee's meeting and noted six families from Afghanistan are being resettled in the Grand Valley through Joint Development Associates International and encouraged efforts to welcome them. He also announced the next virtual community meeting with himself, and Mayor McDaniel will be March 3rd.

Councilmember Pe'a attended the Visit Grand Junction and the Parks & Recreation Advisory Board meetings.

Council President McDaniel said Colorado Mesa University hosted a meeting for local leaders asking their support for an application to receive state funds to rebuild the Robinson Theater.

CONSENT AGENDA

Councilmember Herman requested Consent Agenda item 3.e. be moved to the Regular Agenda and a correction be made to the January 31st Workshop Summary. Under Agenda Topic 4, Other Business, Councilmember Reitz was appointed to replace Councilmember Taggart and not Councilmember Stout to the ARPA Committee.

Councilmember Stout moved and Councilmember Pe'a seconded to adopt Consent Agenda items #1 - #5 excluding item 3.e. and that a correction to the January 31st Workshop Summary be made. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the January 31, 2022 Workshop
- b. Minutes of the February 2, 2022 Regular Meeting

2. Continue Public Hearings

- a. Legislative
 - i. An Ordinance Making Supplemental Appropriations for the Ridges Irrigation Pumphouse Equipment and Continuing the Public Hearing to March 2, 2022
 - ii. An Ordinance Making Supplemental Appropriations for the Lincoln Park Multi-Purpose Building with Colorado Mesa University and Continuing the Public Hearing to March 2, 2022

3. Contracts

- a. Contractor Approval for the Private Ash Tree Treatment Program
- b. Lease Agreement for Farming Rights for Saccomanno Park Property
- c. Lincoln Park Stadium Renovation Contract to Convert Stadium Lighting to LED
- d. Spring Cleanup - Clifton Pickup - Intergovernmental Agreement Between the City of Grand Junction and Mesa County
- e. Contract to Purchase Grand Junction CRI – Moved to the Regular Agenda
- f. Flowline Replacement – Pipe & Supply/Materials Purchase

4. Resolutions

- a. A Resolution Accepting AIP Grant No. 3-08-0027-074-2022 Concessions Rent Relief Airport Rescue Grant Agreement in the Amount of \$214,188 for Concession Relief Under the American Rescue Plan Act (ARPA) Between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority and Authorize the City Manager and City Attorney to Sign
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for Dos Rios Riverfront Revitalization

5. Other Action Items

- a. Accept a Request by Frog Pond, LLC for the Dedication of 1.06 Acres of Land in the Proposed Frog Pond Subdivision

REGULAR AGENDA

Contract to Purchase Grand Junction CRI – Moved from the Consent Agenda

The City of Grand Junction's Solid Waste and Recycling Enterprise Fund is currently under contract with Grand Junction Curbside Recycling Indefinitely (GJ CRI) to provide residential curbside recycling. The current owners of GJ CRI may step away from the business, leaving the opportunity for the City to take full ownership of the company.

Because the City already funds the operation through annual contract payments, taking ownership of the company will provide operational efficiencies and expanded recycling opportunities for the community.

General Services Director Jay Valentine and City Manager Greg Caton presented this item.

Discussion included appreciation of the Foss' (current owners) contributions and service to the community, the City plans to hire current GJ CRI employees, and City goals for the purchase are to 1) expand services, 2) increase City recycling, 3) divert more waste from the landfill and 4) to create more sustainability in the City.

Councilmember Herman moved and Councilmember Taggart seconded to authorize the City Manager to enter into a contract to purchase Grand Junction Curbside Recycling Indefinitely for \$389,636.50. Motion carried by unanimous voice vote.

An Ordinance Amending Title 21 of the Grand Junction Municipal Code to Modify Residential Density Regulations in the B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and BP (Business Park Mixed Use) Zoning Districts

The Community Development Director proposed amendments to sections of the Grand

Junction Municipal Code (GJMC) Title 21 to modify provisions of the Zoning and Development Code. This proposed amendment removes maximum residential density requirements in B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and BP (Business Park Mixed Use) zoning districts.

Planning Supervisor Felix Landry presented this item.

The public hearing opened at 6:21 p.m.

There were no comments.

The public hearing closed at 6:21 p.m.

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt Ordinance No. 5052, an ordinance amending the Mixed Use and Industrial Bulk Standards Summary Table in Section 21.03.080 of Title 21 of the Zoning and Development Code to remove the density maximums described for B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and B-P (Business Park Mixed Use) zoning districts on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Making Supplemental Appropriations

This supplemental appropriation will provide necessary spending authority for additional funding for the lighting project at the Lincoln Park stadium, additional funding to expand the recently approved employee childcare facility, and the procurement of a new Fire Department ladder truck.

Finance Director Jodi Welch, Parks & Recreation Director Ken Sherbenou and Parks & Recreation, Recreation Superintendent Emily Krause presented this item.

The public hearing opened at 6:26 p.m.

There were no comments.

The public hearing closed at 6:26 p.m.

Councilmember Reitz requested the Lincoln Park Stadium Lighting be a separate motion.

Discussion included clarification on the specific amounts and accounts from which the three items will be funded, concern that pursuing a supplemental appropriation (rather than looking for budget savings) is a first option when new projects are considered.

Council President McDaniel moved and Councilmember Stout seconded to adopt Ordinance No. 5053 as amended, 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 for the childcare facility expansion and the Fire Department ladder truck on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Simpson voting no.

The public hearing reopened at 6:36 p.m.

There were no comments.

The public hearing closed at 6:36 p.m.

Council President McDaniel moved and Councilmember Pe'a seconded to adopt Ordinance No. 5053 B, 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 for Lincoln Park stadium lighting on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmembers Reitz and Simpson voting no.

An Ordinance Rezoning 2.4 Acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), Located at 639 Pioneer Road

Applicant State of Colorado, acting by and through the Department of Human Services of CO, requested a rezone of one parcel totaling 2.4 acres located at 639 Pioneer Road from R-4 (residential 4 du/ac) to R-5 (residential 5 du/ac). The requested R-5 (Residential 5 du/ac) zoning is consistent with the Comprehensive Plan Land Use Map designation of Residential Low.

Associate Planner Daniella Acosta presented this item.

Discussion included clarification that Pioneer Road will provide the only access to 639 Pioneer Road and that Broken Spoke Road is within the County's jurisdiction.

The public hearing opened at 6:47 p.m.

There were no comments.

The public hearing closed at 6:47 p.m.

Councilmember Reitz moved and Councilmember Herman seconded to adopt Ordinance No. 5054, an ordinance rezoning from R-4 (residential 4 du/ac) to R-5 (residential 5 du/ac) zone district the property located at 639 Pioneer Road, Grand Junction, CO on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for the Annexation of 9.84 Acres of Land and Ordinances Annexing and Zoning the Brown Property Annexation to R-4 (Residential - 4 du/ac), Located at 2537 G 3/8 Road

Applicant McCurter Land Company, LLC requested an annexation and a zone of annexation for the Brown Property which is one (1) parcel located at 2537 G 3/8 Road and is approximately 9.82 acres. The subject property includes an existing single-family home, a few outbuildings and 0.02 acres (982 square feet) of the G 3/8 Road right-of-way. The property is an Annexable Development per the Persigo Agreement, and the requested zone district of R-4 is consistent with the Residential Low (2 to 5.5 du/ac) land use category of the Comprehensive Plan and the Planned Development (Wilson Ranch) R-4 zoning of adjacent properties that are within City limits.

Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:54 p.m.

There were no comments.

The public hearing closed at 6:54 p.m.

Councilmember Herman moved and Councilmember Pe'a seconded to adopt Resolution No. 22-22, 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 Brown Property Annexation, approximately 9.84 acres, located at 2537 G 3/8 Road is eligible for annexation, as well as adopt Ordinance No. 5055, an ordinance annexing territory to the City of Grand Junction, Colorado, Brown Property, approximately 9.84 acres, located at 2537 G 3/8 Road, on final passage and ordered final publication in pamphlet form and adopt Ordinance No. 5056, an ordinance zoning the Brown Property Annexation to R-4 (Residential - 4 dwelling units per acre) zone district, from Mesa County zoning of RSFR (Residential Rural) on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Rezoning Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70 Acres Total from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac), Located South of Hwy 50 and West of B ½ Road

Applicant Applewood South, LLC requested a rezone from R-4 (residential - 4 du/ac) to R-8 (residential – 8 du/ac) for a platted lot (Lot 7, Block 5, Cimarron Mesa Subdivision) totaling 16.70-acres located south of Hwy. 50 and west of B ½ Road in anticipation of future residential subdivision development. The requested R-8 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Medium.

Senior Planner Scott Peterson and Applicant Representative Kim Kerk of Kerk Land Consulting & Development presented this item.

Council took a break at 7:00 p.m.

The meeting resumed at 7:09 p.m. Councilmember Stout did not return after the break.

The public hearing opened at 7:15 p.m.

The following spoke against this item: Paul Brennan, Donald Potter, Dave Cough, James Kozak, Lori Rodgers and Darren Boyd.

The public hearing closed at 7:28 p.m.

Discussion included that B ½ Road could be approved as an access road, park/open space will be added to the area, Neighborhood meetings are scheduled very early in the development process, per Code only neighbors within a 500' radius of a proposed development are sent neighborhood meeting notices, the developer reduced the proposed scope of development since the neighborhood meeting was held (a reduction in the scope of development does not require a re-noticing), the developer proposed 92 single-family residences for this project, a signalized light at Aspen Street/Highway 50 is in process, one access street runs adjacent to the Orchard Mesa Cemetery, currently there are two access points with another to be added with future development, there is no projected date when 26 ¼ Road will be improved, a zoning change is not required for development, and the Planning Commission recommended following the 2020 Comprehensive Plan.

Councilmember Taggart recused himself on this item.

Councilmember Herman moved and Councilmember Simpson seconded to adopt Ordinance No. 5057, an ordinance rezoning from R-4 (residential - 4 du/ac) to R-8 (residential - 8 du/ac) for Lot 7, Block 5, Cimarron Mesa Subdivision, located south of Highway 50 and west of B ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Taggart abstaining.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Herman expressed concern that citizen inquiries were not replied to in a timely manner and volunteered to coordinate the dissemination of Council emails and voicemails to ensure each councilmember knows which communications they are responsible for and that responses are timelier.

City Manager Greg Caton clarified that staff is responsible for operational issues and Council is responsible for policy issues.

Council President McDaniel asked to be copied on all communications and suggested this topic be added to a future workshop agenda for discussion.

It was determined that staff will reply to operational issues and each Councilmember will respond to inquiries that originate within their district until a formal policy is established.

Councilmember Herman requested a committee be formed to identify attainable housing projects for upcoming grant funds.

Councilmember Taggart suggested both long and short-term goals be established for affordable housing and homelessness before sub-committees are created.

Council President McDaniel noted housing strategies have been developed through Root Policy and agreed he would like to see movement. He also noted the City has an open position for a Housing Manager.

Council President McDaniel suggested this discussion be a future workshop topic.

Councilmember Reitz noted a goal from the Housing Plan was to develop a Land Bank and suggested using a portion of Matchett Park for that purpose.

Executive Session

Councilmember McDaniel moved and Councilmember Taggart seconded to go into EXECUTIVE SESSION UNDER C.R.S. 24-6-402(4)(b) OF THE COLORADO OPEN MEETINGS LAW TO CONFER WITH AND RECEIVE LEGAL ADVICE FROM THE CITY ATTORNEY REGARDING THE CITY'S POSITION AND STRATEGY(IES) RELATIVE TO THE POSSIBLE FILING OF A CONDEMNATION ACTION AGAINST USHER NV LLC REGARDING VARIOUS PROPERTY INTERESTS LOCATED TO THE EAST OF 24 ROAD AND SOUTH OF G ROAD ALL OF WHICH INTERESTS ARE REQUIRED FOR THE 24 ROAD IMPROVEMENT PROJECT. Council will return to open session to conclude the executive session and adjourn the meeting from the City Hall Administration Conference room. Motion carried unanimously.

Council moved to the Administration Conference Room for the executive session.

Executive Sessions - City Hall Administration Conference Room

The City Council of the City of Grand Junction, Colorado met in executive session on Wednesday, February 16, 2022 at 8:26 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, Rick Taggart and Mayor Chuck McDaniel. Councilmember Anna Stout was absent.

Staff present for the executive session were City Manager Greg Caton and City Attorney John Shaver.

Upon completion of the executive session, Councilmember Pe'a moved and Councilmember Herman seconded to adjourn the executive session and return to open session. Motion carried unanimously.

Adjournment

The February 16, 2022 Regular meeting adjourned at 9:03 p.m. in the Administrative Conference Room.

Laura Bauer, MMC
Interim City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: March 2, 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 to the 2022 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2022 and Ending December 31, 2022 and Setting a Public Hearing for April 6, 2022

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations and amending the 2022 City of Grand Junction Budget and setting a public hearing for April 6, 2022.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to reappropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is predominantly for the carryforward of capital projects. New spending authorization is required in order to spend additional revenues not anticipated in the original 2022 budget, the potential distribution of ARPA funds to reimburse lodging tax revenue loss, as well as for the increased costs on the Fire Station #8 project.

BACKGROUND OR DETAILED INFORMATION:

A detail listing of supplemental appropriation by fund is provided in the agenda documentation. The following provides additional information for the supplemental

requests. The 2022 Supplemental Appropriation includes spending authorization in the following funds:

General Fund 100

The General Fund requires a total supplemental appropriation of \$201,088. A supplemental appropriation of \$147,088 is required to authorize spending of direct distribution of ARP Federal Grant Funds to the Fire Department to be used for personal protection equipment and supplies related to COVID protocol and responses. A supplemental appropriation of \$54,000 is required to perform Spring Clean Up in the Clifton area which will be fully reimbursed by Mesa County. City Council authorized the intergovernmental agreement on February 16, 2022. Because the expenditures have offsetting revenue, this action does not reduce the General Fund reserve balance.

Lodgers Tax Increase Fund 106

The Lodgers Tax Increase Fund requires a total supplemental appropriation of \$557,494 in order to distribute the lodging tax revenues to Visit Grand Junction (VGJ), the Air Alliance, and the Sports Commission for revenues above budget in 2021 (\$147,950), expected increase in budgeted revenues in 2022 (202,838), and a contingency in 2022 for revenues exceeding budget (10% of budget or \$206,706). Because appropriation authority is required to disburse the revenues coming into this fund, if revenues are higher than budgeted, the budget needs to be increased to disburse all the funds. Moving forward, a contingency for revenues exceeding budget is proposed in order to provide the spending authority to disburse actual revenues that are generated in a timely manner to the partners. The increased amount by partner is as follows: Visit Grand Junction \$232,295, Air Alliance, \$185,825, and Sports Commission \$139,374.

First Responder Tax Fund 107

The First Responder Tax Fund requires a supplemental appropriation of \$699,550 for increased costs for the construction of Fire Station #8 which is a transfer to the Sales Tax CIP Fund (\$558,590), and the carryforward of the purchase of vehicles that were additions in 2021 but due to supply chain delays did not arrive in 2021 (\$140,960). The First Responder Fund has sufficient reserves to fund the increase in Fire Station #8. Because the vehicles were previously appropriated in the 2021 budget that spending does not reduce the First Responder Fund balance.

American Rescue Plan Fund 114

The American Rescue Plan Fund accounts for the direct distribution of ARPA federal funds to the City of Grand Junction. The distribution in 2021 was \$5.2 million and another \$5.2 million is expected this year for a total \$10.4 million. As described in the memo to Council on February 1, 2022 on "ARPA Revenue Loss Calculation Update", the first year's (2020) calculation of revenue loss is \$3,967,323. Of that amount, \$1,387,130 was attributable to loss in total lodging tax revenue, and \$703,701 was the portion from the additional 3% lodging tax (effective in 2019) that is shared between Visit Grand Junction, Air Alliance, and Sports Commission. The recommendation was to distribute the lodging revenue loss, there was further discussion and some support

by Council, and therefore staff has brought this item forward for Council's consideration. Should Council choose to distribute, a supplemental appropriation of \$1,387,130 is required and would be allocated to the partners as follows: Visit Grand Junction \$976,661, Air Alliance, \$234,544, and Sports Commission \$175,925.

Sales Tax CIP Fund 201

The Sales Tax CIP Fund is where all the City's capital projects are budgeted, with the exception of transportation capacity, utility, and internal service funds' projects. With the exception of the increase to Fire Station #8 construction costs, the remainder of the supplemental appropriation in the Sales Tax CIP fund is for the carryforward of capital projects to 2022 that began but were not completed in 2021. Detail is provided in the agenda documentation listing each of the nine projects in the carryforward request. The larger projects include the completion of Lincoln Park Stadium project, including the lighting conversion, Fire Station #8, and Fire Station #3. The total required supplemental appropriation for the Sales Tax CIP Fund is \$20,810,913 and because the projects were previously appropriated in the 2021 budget, and Fire Station #8 is funded by First Responder Funds, this spending does not reduce the Sales Tax CIP Fund balance.

Transportation Capacity Fund 207

The Transportation Capacity Fund requires supplemental appropriation of \$4,391,534 for the carryforward of two projects in 2022 that began but were not completed in 2021. The two projects are the 24 and G Road Expansion including the Leach Creek Bridge (\$3,781,990) and the F 1/2 Road Parkway right-of-way work (\$609,544). Because the projects were previously appropriated in the 2021 budget, this spending does not reduce the Transportation Capacity Fund balance.

Water Fund 301

The Water Fund requires a total supplemental appropriation of \$1,995,540 for the carryforward of projects started in 2021 that will be completed in 2022. These projects include the Carson Lake Dam rehabilitation, water line and meter replacements, flowline projects and reservoir improvements. Because the projects were previously appropriated in the 2021 budget, this spending does not reduce the Water Fund balance.

Information Technology Fund 401

The Information Technology Fund requires a supplemental appropriation of \$156,190 for the carryforward of a core switch upgrade.

Communication Center Fund 405

The Communication Center Fund requires a supplemental appropriation of \$80,248 for the carryforward of microwave replacements at radio sites.

Sewer Fund 900

The Sewer Fund requires a total supplemental appropriation of \$3,638,224 for the carryforward of projects started in 2021 that will be completed in 2022. These projects

include wastewater plant improvements, sewer line rehabilitation and replacements, and lift station elimination projects. Because the projects were previously appropriated in the 2021 budget, this spending does not reduce the Sewer Fund balance.

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 are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce 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 and to set a public hearing for April 6, 2022.

Attachments

1. 2022 Supplemental Appropriation March 2,2022
2. March 2nd Supplemental Detail Listing

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	\$ 201,888
Lodgers Tax Increase Fund	106	\$ 557,494
First Responder Tax Fund	107	\$ 699,550
American Rescue Plan Fund	114	\$ 1,387,130
Sales Tax CIP Fund	201	\$ 20,810,913
Transportation Capacity Payment Fund	207	\$ 4,391,534
Water Fund	301	\$ 1,995,540
Information Technology Fund	401	\$ 156,190
Communication Center Fund	405	\$ 80,248
Sewer Fund	900	\$ 3,638,224

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

Supplemental Appropriation Detail By Fund
March 2nd, 2022

Fund	Description	Amount
General Fund 100		
New	Direct Distribution of ARP Federal Funds to Fire Department PPE for COVID Protocol	\$ 147,088
New	Cooperative Agreement for Spring Clean Up in Clifton Area of Mesa County (fully reimbursed)	54,000
	Total General Fund Supplemental Appropriation	\$ 201,088
Lodgers Tax Increase Fund 106		
New	Disburse 2021 Lodging Revenues Above Budget	\$ 147,950
New	Disburse 2022 Amended Revenues	202,838
New	Budget Contingency for Disbursement of Revenues Above Budget	206,706
	Total Lodging Tax Increase Fund Supplemental Appropriation	\$ 557,494
First Responder Fund 107		
New	Fire Station #8 Construction Cost Increase-Transfer to Capital Fund	\$ 558,590
Carryforward	First Responder Vehicles	140,960
	Total First Responder Fund Supplemental Appropriation	\$ 699,550
American Rescue Plan Fund 114		
New	ARPA Revenue Loss Calculation Visit Grand Junction-Transfer To Visit Grand Junction Fund	\$ 976,661
New	ARPA Revenue Loss Calculation Air Alliance	234,544
New	ARPA Revenue Loss Calculation Sports Commission	175,925
	Total American Rescue Plan Fund Supplemental Appropriation	\$ 1,387,130
Sales Tax Capital Improvement Fund 201		
New	Fire Station #8 Construction Cost Increase	\$ 558,590
Carryforward	Stadium Project Including Lighting	\$ 8,880,883
Carryforward	Fire Station #8	5,406,691
Carryforward	Fire Station #3	3,804,471
Carryforward	Riverfront at Dos Rios	902,086
Carryforward	The Eddy Riverbank Rehabilitation Project	675,937
Carryforward	Development Code Rewrite with Housing Study Component	200,000
Carryforward	Las Colonias Outdoor Amenities	162,805
Carryforward	Safe Routes to Schools CDBG Funded	119,450
Carryforward	Avalon Theatre Improvements	100,000
	Total Carryforward	20,252,323
	Total Sales Tax Capital Improvement Plan Fund Supplemental Appropriation	\$ 20,810,913

Transportation Capacity Payment Fund 207		
Carryforward	24 Road and G Road Expansion (including Leach Creek Bridge)	\$ 3,781,990
Carryforward	F 1/2 Road Parkway	609,544
Total Transportation Capacity Payment Fund Supplemental Appropriation		\$ 4,391,534
Water Fund 301		
Carryforward	Carson Lake Dam Rehabilitation	\$ 967,575
Carryforward	Water Line and Meter Replacements	307,443
Carryforward	Flowline Projects	504,760
Carryforward	Reservoir Improvements	215,762
Total Water Fund Supplemental Appropriation		\$ 1,995,540
Information Technology Fund 401		
Carryforward	Core Switch Upgrade	\$ 156,190
Total Information Technology Fund Supplemental Appropriation		\$ 156,190
Communication Center Fund 405		
Carryforward	Microwave Replacements	\$ 80,248
Total Communication Center Fund Supplemental Appropriation		\$ 80,248
Sewer Fund 900		
Carryforward	Wastewater Treatment Plant Improvements	\$ 2,615,730
Carryforward	Sewer Line Rehabilitation and Replacements	408,185
Carryforward	Lift Station Elimination	378,224
Carryforward	CNG Gas Storage/Enhance Fueling Stations	102,174
Carryforward	Odor Control, Tiara Rado Force Main, Financial Analysis	133,911
Total Sewer Fund Supplemental Appropriation		\$ 3,638,224



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: March 2, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Zoning Approximately 0.88 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential - 4 du/ac) for the Trinklein Annexation, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022

RECOMMENDATION:

The Planning Commission heard this request at its February 8 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Trent and Laura Trinklein, are requesting a zone of annexation to R-4 (Residential 2 to 4 du/ac) for the Trinklein Annexation. The approximately 0.88 acres consists of 1 parcel of land and is located at 2067 Ferree Drive. The subject property has an existing single family residential home on it. The adjacent property to the east is zoned R-4.

The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan and the adjacent R-4 zoning of the Monument Ridge development. The request for annexation will be considered separately by the City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND:

The Applicants, Trent and Laura Trinklein, are requesting annexation of approximately 0.88 acres consisting of one parcel of land located at 2067 Ferree Drive on the

Redlands. The subject property has an existing home and one outbuilding. There is no right-of-way in the annexation. The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of the proposed Monument Ridge Subdivision located adjacent to the property and the developer's need to vacate a portion of Ferree Drive abutting the Trinklein property. The request for zoning of R-4 will be considered separately by the 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 – February 2, 2022.
- Planning Commission considers Zone of Annexation – February 8, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – March 2, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – March 16, 2022.
- Effective date of Annexation and Zoning – April 17, 2022.

Zone of Annexation Request:

The Applicants are requesting a zone district of R-4 (Residential – 4 du/ac), which is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The Applicant's property is currently zoned in the County as RSF-4 (Residential Single Family – 4 dwelling units per acre). Surrounding properties to the east, north and west are zoned R-4 in the City and RSF-4 in Mesa County with county zoning of RSF-2 to the south across Hwy 340. Surrounding development consists of single family residential on large, underdeveloped acreages to the north and east, small residential lot development to the west and large residential lot development south of Hwy 340 to the south. The large, underdeveloped property to the east is the proposed Monument Ridge Subdivision. 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 for a zone of annexation of R-4.

The R-4 zoning establishes densities between 2 and 4 dwelling units per acre, which will allow the property to subdivide or add additional density in the future. The R-4 requested zoning implements the Comprehensive Plan's Residential Low Land Use category.

The purpose of the R-4 (Residential – 4 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 a sub-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.

In addition to the R-4 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (2 to 5.5 du/ac).

- a. R-5 (Residential – 3-5.5 du/ac)
- b. CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning and future right-of-way vacation was held in-person on August 19, 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, there were 17 members of the public in attendance.

The notice was consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 5, 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 on January 28, 2022. The notice of the Planning Commission public hearing was published February 1, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS - Zone of Annexation

The criteria for review are set forth in Section 21.02.140 (a) and include 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-4 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5 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. However, staff found this criterion had not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. The staff find 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
Existing public and community facilities and services are available to the properties and

are sufficient to serve land uses associated with the proposed R-4 zone district. The proposed R-4 property consisting of 0.88 acres will remain a single-family land use. The property has street access to Ferree Drive with sanitary sewer available in the right-of-way. Domestic water service is available through a Ute Water District water line to the site from Ferree Drive and Broadway and the area can be served by Xcel Energy for electricity and natural gas. To the east along Hwy 340 (Broadway) is Redlands Middle School and Broadway Elementary School. Walking distance to the east is the Monument Village Shopping Center, with limited goods and services. Major shopping is available 3 ½ -miles away at Mesa Mall and the 24 Road area. Staff found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 densities. Therefore, the staff found this criterion had 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 are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 du/ac). The proposed zoning designation of R-4 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 Low 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 and RSF-2. Much of the surrounding area, including unincorporated Mesa County, is developed, except along the east side of this property, which is shown as Residential Low on the Land Use Map. The Land Use Map defines the immediate half-mile area around the subject property north of Broadway as Residential Low and the area south of Broadway as Rural (The Preserve Subdivision in unincorporated Mesa County). The staff finds that there is an adequate supply of R-4 zoning as defined above and therefore finds this criterion has not been met.

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

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 provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the Comprehensive Plan. Therefore, the 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-5 zone district as well as the CSR could be considered a Residential Low Land Use area, the R-4 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, thereby providing more housing 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.

Chapter 2, 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.

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 Trinklein Zone of Annexation, ANX-2021-777 request for the property located at 2067 Ferree Drive, from County RSF-4 (Residential Single Family – 4 du/ac) to City R-4 (4 du/ac), the following findings of facts have been made:

1. The request conforms with 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, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce an ordinance zoning the Trinklein Annexation to R-4 (Residential 4 du/ac) zone district, from Mesa County zoning of RSF-4 (Residential Single Family 4 du/ac) and set a public hearing for March 16, 2022.

Attachments

1. Development Application
2. Annexation Schedule - Table - Trinklein Annexation
3. Trinklein Annexation Plat-Annex Plat
4. Site Maps and Photo
5. ORD-Zoning Trinklein Annex 022322

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Trent A. Trinklein and Laura Lynne Trinklein, am the owner of the following real property:

(b) 2067 Ferree Drive
Grand Junction, CO 81507

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Annexation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

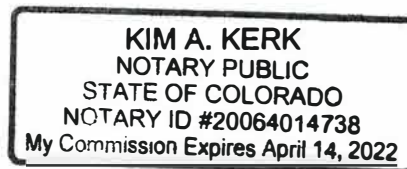
Owner signature as it appears on deed:

Trent A. Trinklein Laura Lynne Trinklein

Printed name of owner: Trent A. Trinklein and Laura Lynne Trinklein

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 28th day of September, 2021

by Trent A. and Laura Lynne Trinklein

Witness my hand and seal.

My Notary Commission expires on 04/14/2022

Kim A. Kerk
Notary Public Signature

WARRANTY DEED

THIS DEED, Made this 19th day of July, 2018 between

Eric P. Feely and Elizabeth Morris

of the County of Mesa and State of COLORADO, grantor, and

Trent A. Trinklein and Laura Lynne Trinklein

whose legal address is 2067 Ferree Drive, Grand Junction, CO 81507-9731

of the County of Mesa, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Three Hundred Five Thousand Dollars and No/100's (\$305,000.00), 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 grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows:

Lots 1 and 2 of Ellie Heights,
County of Mesa, State of Colorado.

Doc Fee \$ 30.50

also known by street and number as 2067 Ferree Drive, Grand Junction, CO 81507-9731

TOGETHER with all and singular the 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.

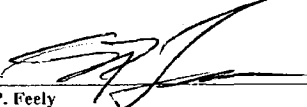
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the encasing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated June 27, 2018, between the parties.

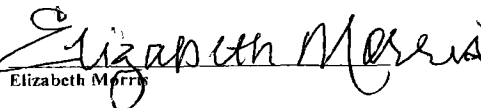
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLERS:

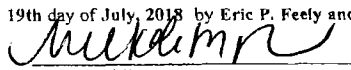

Eric P. Feely


Elizabeth Morris

STATE OF COLORADO
COUNTY OF

} ss:

The foregoing instrument was acknowledged before me this 19th day of July, 2018 by Eric P. Feely and Elizabeth Morris


Notary Public
My Commission expires:

Witness my hand and official seal.

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154019213
My Commission Expires May 14, 2019

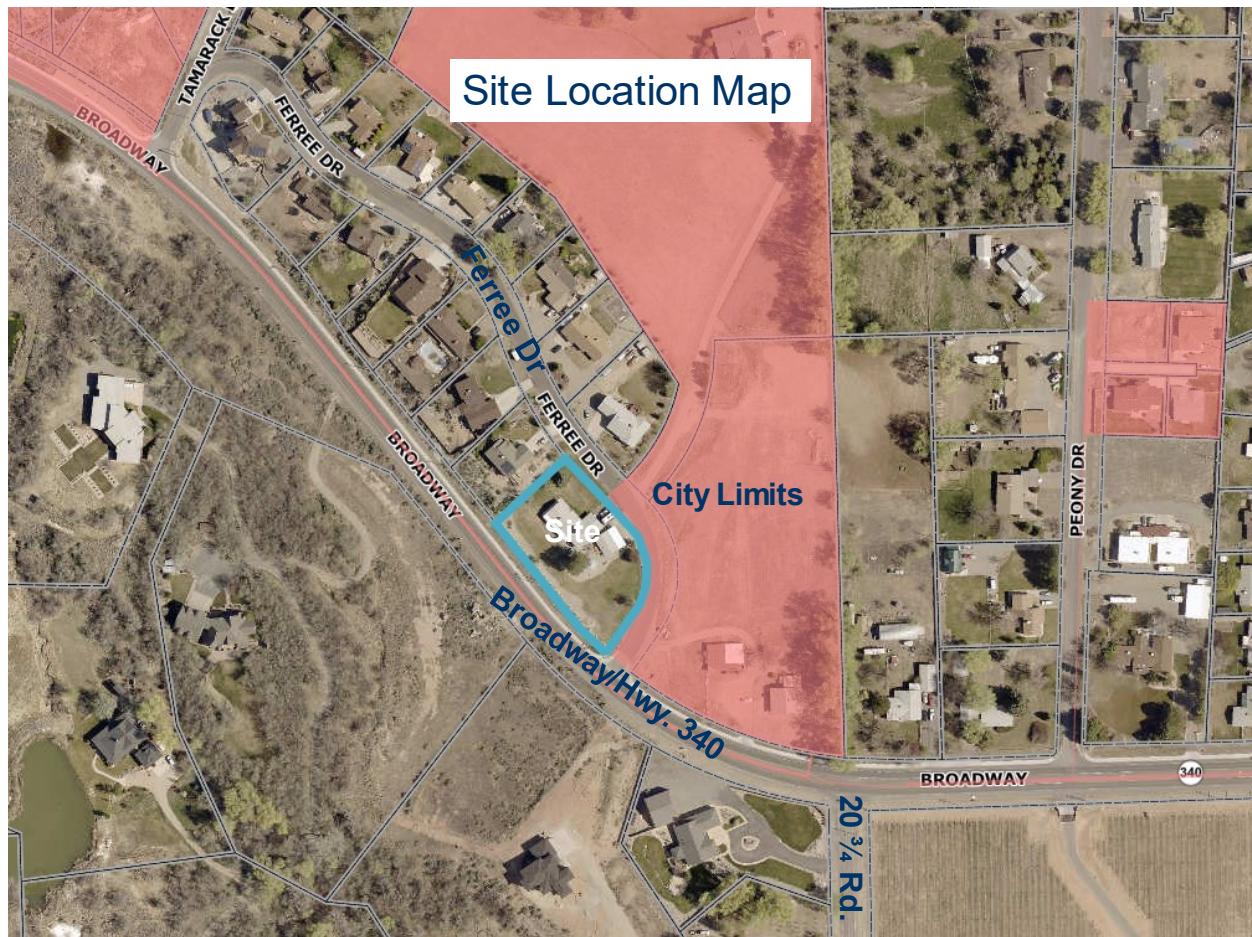
County of Mesa

WDJT
Warranty Deed to Joint Tenants



File No. F0614154

Location Map – 2067 Ferree Drive – Request for Annexation of Property



IMPROVEMENT SURVEY

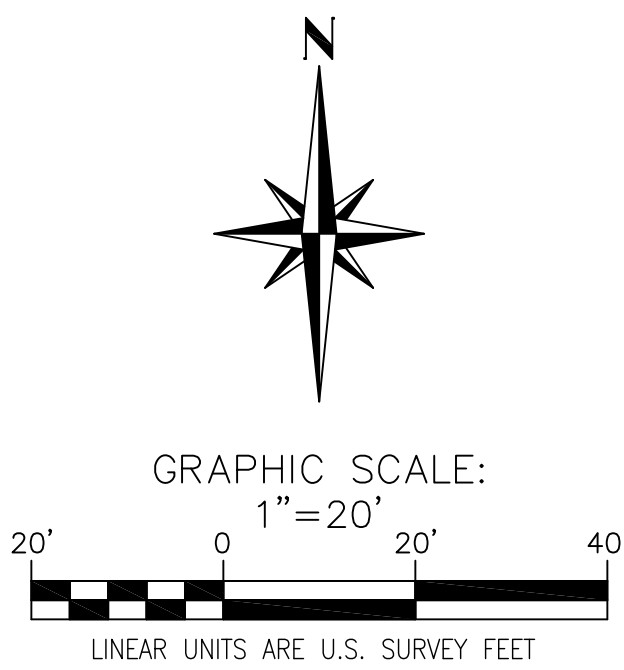
SITUATED IN THE SW¼, SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR NO CAP PLACED CAP PLS 37904
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING SIGN
EXISTING UTILITY PEDESTAL
EXISTING ELECTRIC TRANSFORMER
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING LIGHT POLE
EXISTING IRRIGATION FEATURE
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE LINE

EXISTING CONCRETE



LEGAL DESCRIPTION:

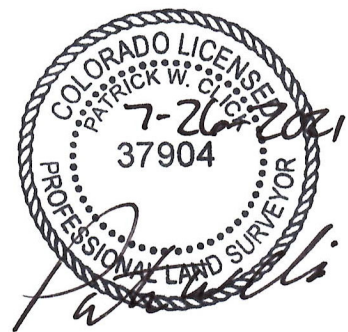
Lots 1 and 2 of Ellie Heights,
County of Mesa, State of Colorado.
Said parcels contain 0.88 Acres.

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE SOUTH LINE OF SE¼ SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th P.M., THE VALUE USED S89°26'45"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKER AS FOUND AT THE EAST AND AT THE WEST END OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2848242, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

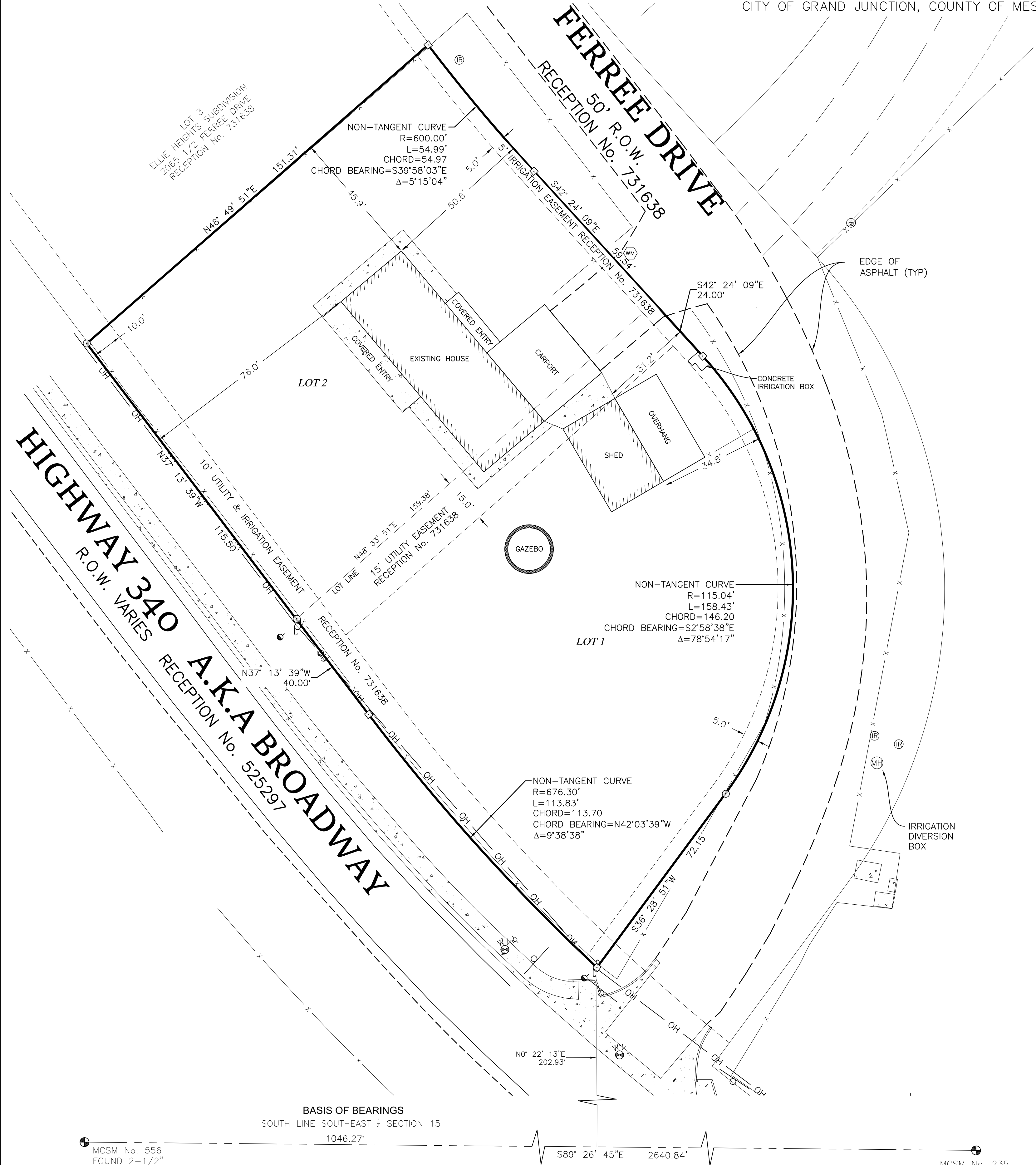
IMPROVEMENT SURVEY

2067 FERREE ROAD
SITUATED IN THE SW¼, SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DATE: 7/26/2021 JOB #: 2019112 FIELD WORK: SL
DRAWING NAME: 2019112 DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038



MCSM No. 556
FOUND 2-1/2"
BRASS CAP
SOUTH 1/4 CORNER
SECTION 15,
T11S, R101W, 6TH PM

1046.27'

S89° 26' 45"E 2640.84'

MCSM No. 235
FOUND 2-1/2"
BRASS CAP
SOUTHEAST CORNER
SECTION 15,
T11S, R101W, 6TH PM

Legal Description:

LOTS 1 & 2 ELLIE HEIGHTS SEC 15 11S 101W

[illegible]

Monument Ridge Neighborhood Meeting 08/19/21

Attendees: Kim Kerk, Scott Peterson and 17 neighbors.

Meeting called at 5:35

Kim Kerk, Project Manager (PM) introduced herself and City Planner, Scott Peterson. There are 48 lots in the subdivision. The project is in early stages, currently working with CDOT and Traffic Engineer to determine current and future traffic and access to the subdivision.

The estimated size of the homes will be approximately 9000-12000 square foot. The developer's representative is in process of gathering information to determine best course of action. We will work together to figure it out. We are in the early stages/process with city. It is the builder's intent to build something nice, stucco or craftsman style as part of the vision for neighborhood.

N1. What is being annexed into the city and will it affect our subdivision?

- A. The entire Trinkline lot will be affected. Kim showed a drawing of the Trinkline's lot that also showed the triangle piece that will have no building on it.

N2. Will Ferree Dr. be closed off?

- A. Yes, the vacated property from Ferree Dr. will go back to the Trinkline property.

N3. When you are building the subdivision where will the construction entrance be?

- A. The entrance will be on Manzanita Dr., which will be created with the subdivision and used as construction entrance access.

N4. Do you have enough irrigation shares? I could not find any proof or info.

- A. Yes, Monument Ridge Estates owns 15 shares and has an annual lease agreement on 5 additional shares. Kim emailed a copy of the lease agreement to the homeowner.

Kim confirmed to everyone that a professional is designing the irrigation system. There were many questions about the style and sizes of the homes. Kim answered that the floor plans will still be determined. Covenants will decide these rules. Neighbors are strongly against the homeowners using Ferree Dr. as a point of access to the subdivision. Scott told the neighbors they would receive post cards from the city of confirmation of submittal of the Annexation with public hearing dates.

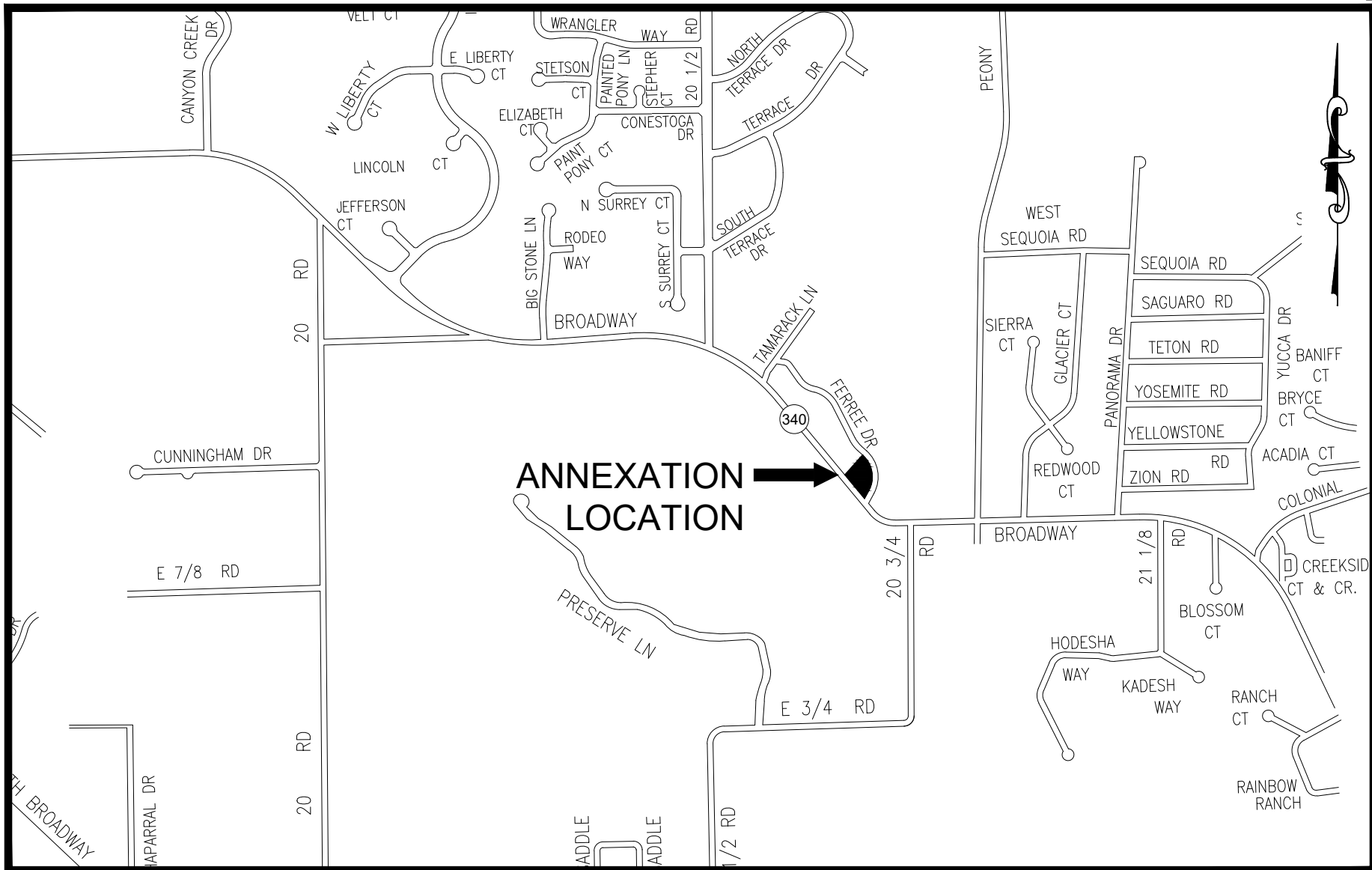
The meeting closed at 6:35 pm.

<u>TRINKLEIN ANNEXATION SCHEDULE</u>		
February 2, 2022		Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
February 8, 2022		Planning Commission considers Zone of Annexation
March 2, 2022		Introduction of a Proposed Ordinance on Zoning by City Council
March 16, 2022		Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
April 17, 2022		Effective date of Annexation and Zoning
<u>ANNEXATION SUMMARY</u>		
File Number:		ANX-2021-777
Location:		2067 Ferree Drive
Tax ID Numbers:		2947-154-10-022
# of Parcels:		1
Existing Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		0.879
Developable Acres Remaining:		0
Right-of-way in Annexation:		0
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4
Current Land Use:		Residential
Comprehensive Plan Land Use:		Residential Low
Values:	Assessed:	\$28,950
	Actual:	\$404,980
Address Ranges:		2067 Ferree Drive
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

TRINKLEIN ANNEXATION

LOT 1 & LOT 2, ELLIE HEIGHTS

Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1, Ellie Heights being the Point of Beginning;

thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses;

Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2;

thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive;

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Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY	---
ANNEXATION AREA	[Grid Pattern]
EXISTING CITY LIMITS	---

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	DELTA	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD	CHORD LENGTH
RGE.	RANGE	CHD	CHORD BEARING
P.M.	PRINCIPAL MERIDIAN	RAD.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	789.76 FT.
CONTIGUOUS PERIMETER	281.70 FT.
AREA IN SQUARE FEET	38,296
AREA IN ACRES	0.879
AREA WITHIN R.O.W.	0 SQ. FT. 0.00 ACRES

ORDINANCE NO.
XXXX

EFFECTIVE DATE
JANUARY XX, 2022

NOTE:
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RENEE BETH PARENT _____ DATE _____
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

CURVE DATA

C1	ARC = 113.83'	RAD = 676.30'	DELTA = 09°38'38"	CHORD	N42°03'38"W	113.70'
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THE PRESERVE, FILING NO. TWO
(Plat Book 16, Pages 218-219)

P.O.C. ANNEXATION
S 1/4 CORNER SEC. 15

S89°26'44"E

1,048.12'

SOUTH LINE SE1/4 (BASIS OF BEARING)
SEC. 15, T11S, R101W, 6TH P.M.
Mesa County Local Coordinate System

REPLAT OF BROCK SUBDIVISION
(Plat Book 14, Page 316)

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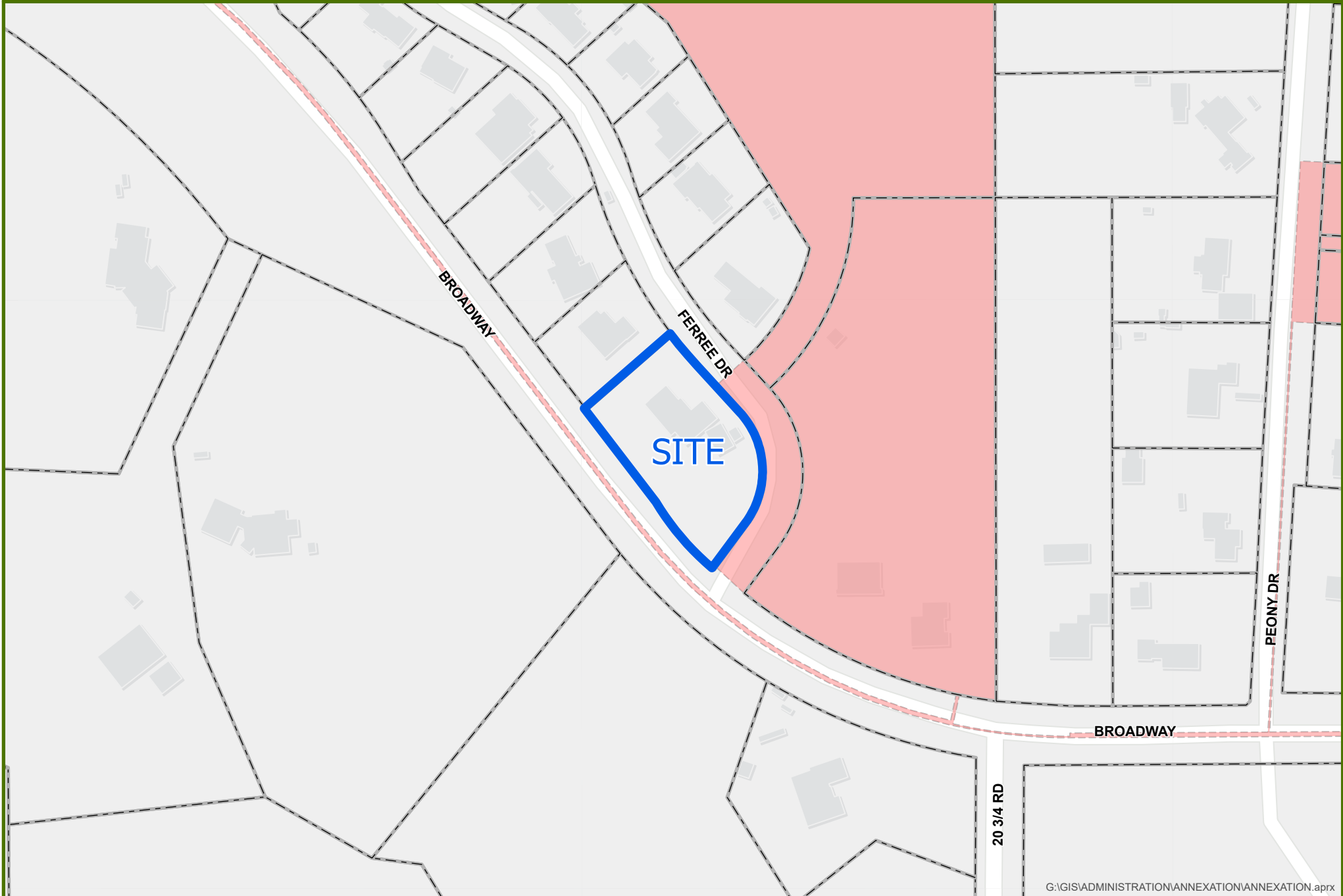
CITY OF
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**PUBLIC WORKS
ENGINEERING DIVISION**

TRINKLEIN ANNEXATION
LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

TRINKLEIN ANNEXATION



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0 100 200 Feet



Annexation



City Limits

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Date Created: 12/23/2021

TRINKLEIN ANNEXATION



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Annexation



City Limits

TRINKLEIN ANNEXATION - LAND USE



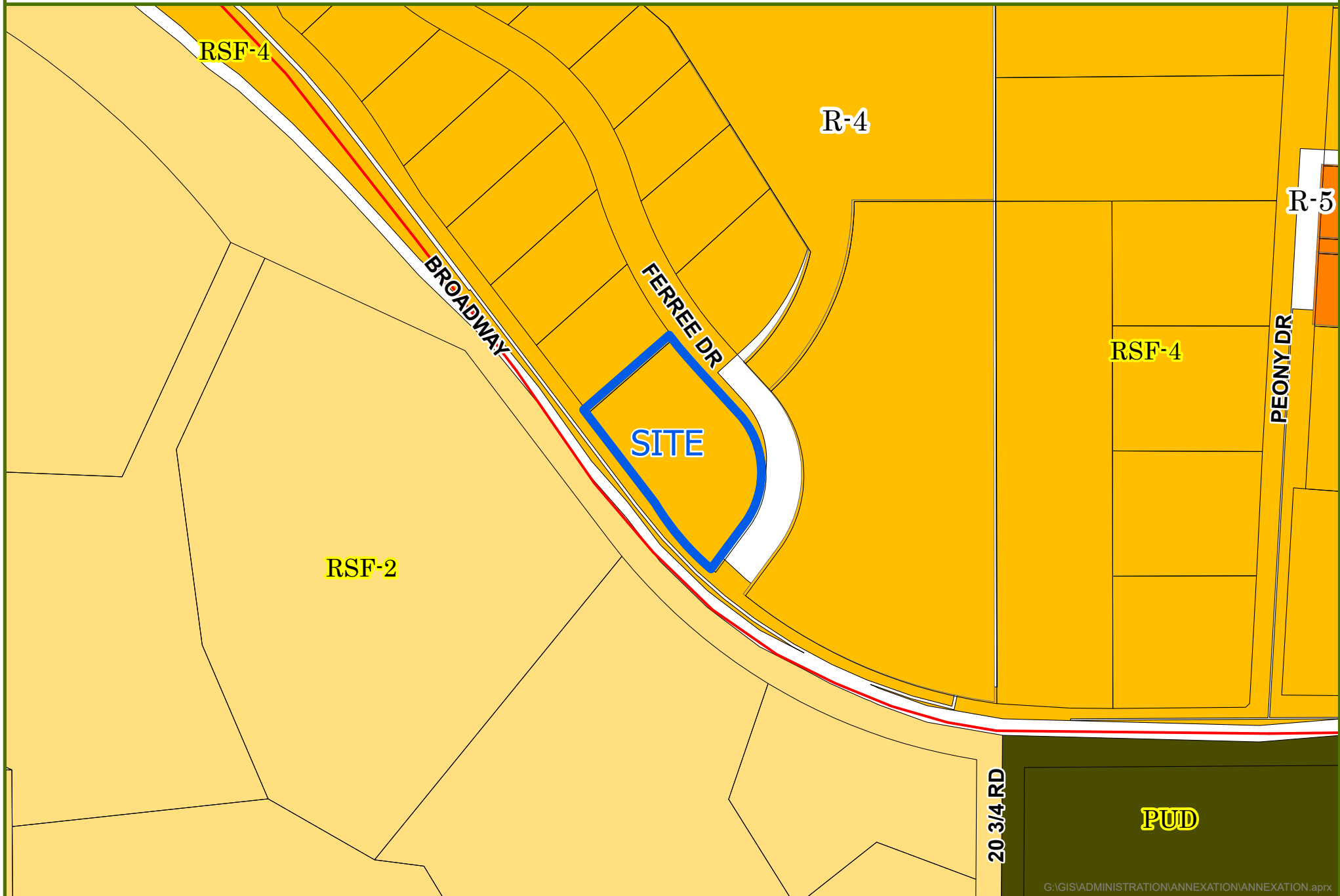
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0 100 200 Feet

 Annexation Boundary

TRINKLEIN ANNEXATION - ZONING



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0 100 200 Feet

 Annexation

City Zoning
Packet Page 44

County Zoning

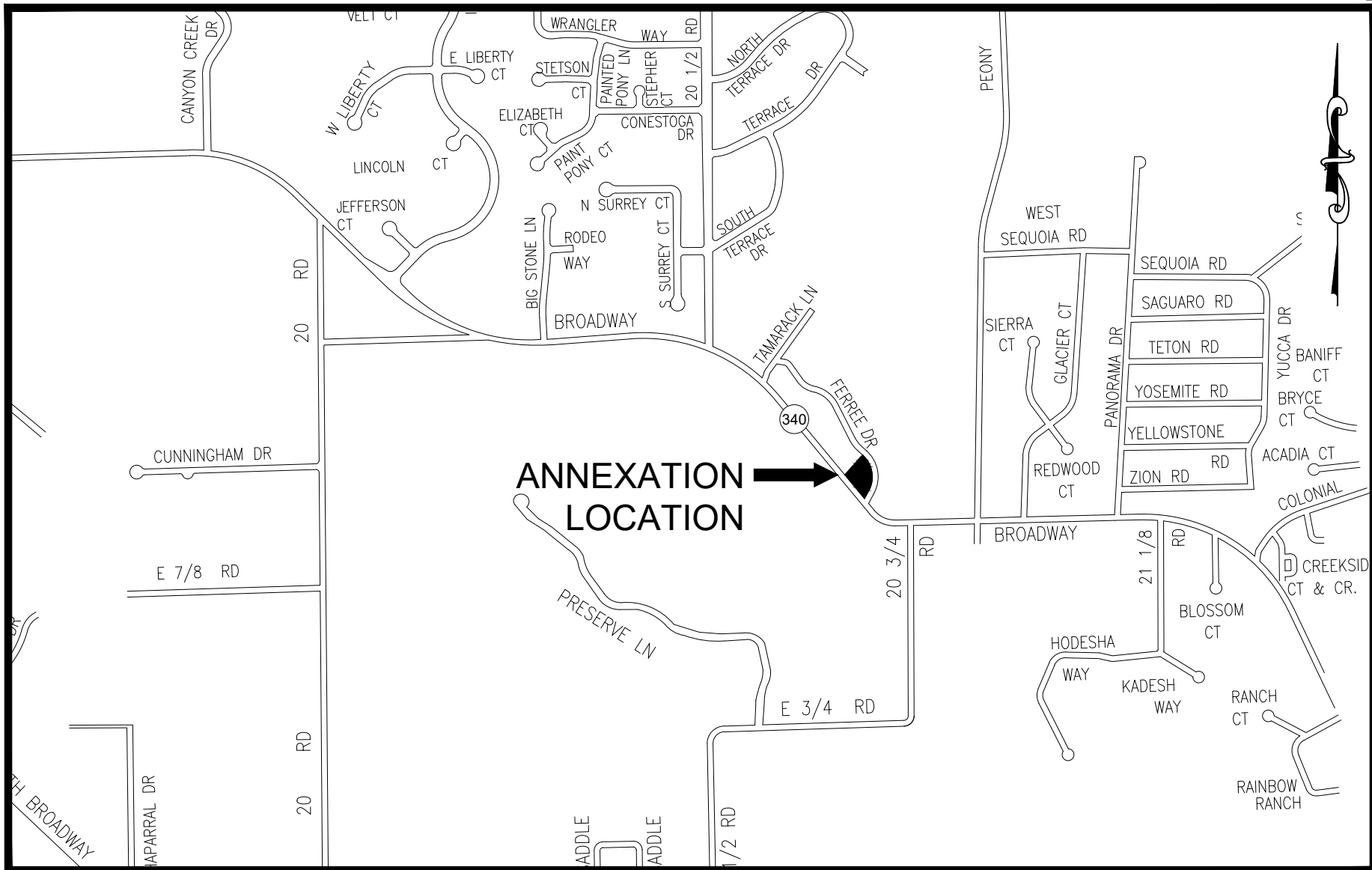
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CITY OF
Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
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**PUBLIC WORKS
ENGINEERING DIVISION**

TRINKLEIN ANNEXATION
LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1



View taken from the intersection of Broadway and Ferree Drive

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE TRINKLEIN ANNEXATION
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE
TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 0.88 acres into the City limits. The annexation is referred to as the “Trinklein Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Trinklein Annexation City R-4 (Residential – 4 du/ac) from County RSF-4 (Residential Single Family – 4 du/ac). The Planning Commission found that both the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan, and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code and that the Trinklein Annexation, a 0.88 parcel of land, is and shall be zoned R-4 (Residential – 4 du/ac) in accordance with this ordinance.

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

THE TRINKLEIN ANNEXATION, a parcel of land in the City of Grand Junction, County of Mesa, State of Colorado is described and zoned as follows:

2067 Ferree Drive

Tax Parcel #2947-154-10-022

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

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Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described.

INTRODUCED on first reading this ____ day of _____, 2021 and ordered published in pamphlet form.

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

C.B. McDaniel
President of the Council

ATTEST:

Laura Bauer
Interim City Clerk



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: March 2, 2022
Presented By: Jace Hochwalt, Senior Planner
Department: Community Development
Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Amending the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 Acres Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Setting a Public Hearing for March 16, 2022

RECOMMENDATION:

Planning Commission heard this request at its February 22, 2022 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicants, DR Land LLC, Buena Vida HQ, LLC, and the City of Grand Junction, are requesting approval of an amended Planned Development (PD) zoning ordinance and Outline Development Plan (ODP) to add approximately 2.0 acres of property to the Riverfront at Dos Rios Planned Development, change the zoning/use designations of some existing incorporated areas from Industrial/Commercial to Mixed Use, and clarify some parking and architectural standards. In April 2019, the City approved Ordinance 4849 for the ODP that established the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Subsequently, the City approved Ordinance 4982 to incorporate additional parcels within the Riverfront at Dos Rios area in January of 2021.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City acquired the majority of the approximately 60-acre area now known as the Riverfront at Dos Rios from the Jarvis family in 1990. The balance of the property was

acquired from other owners, The property is located on the northeast bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail extended, and a backwater pond for endangered fish was created between the trail and the river. The developable acreage was purchased with the intent of future redevelopment and the City has constructed a majority of the infrastructure within the development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity.

The approved ODP was intended to create a riverfront commercial/mixed use center with two points of access to Riverside Parkway and two points of access to Hale Avenue. Development pods are identified for specific types of uses, and per the current proposal, they include approximately 26.9 acres of Mixed Use, 17.0 acres of Parks and Open Space, 6.8 acres of Light Industrial/Commercial, and 4.1 acres of Mixed Use/Outdoor Recreation. While the City still owns some of the parcels within the development, a majority of the developable parcels have transferred hands over the last two years to Buena Vida, LLC (ownership of ± 4.2 acres; leased area of ± 0.9 acres along the Riverfront) and DR Land LLC (ownership of ± 15.06 acres).

The addition of the property recently purchased by DR Land LLC will add approximately 2.0 acres of Mixed-Use to the development. This parcel is located in the center of the development at 2600 Dos Rios Drive, and is further illustrated in Exhibit 2.1. Notably, this parcel is currently zoned BP (Business Park Mixed Use) and is the only additional property requesting to be incorporated into the overall planned development for this request. In addition, the proposal will be reconfiguring some of the land area boundaries, changing some areas from commercial/industrial designations to mixed-use designations, and clarifying some parking and architectural standards. In addition to the land use areas and street network, the approved ODP established specific performance standards that the development will be required to meet and conform with, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The standards were all included in the original PD zoning ordinance and are not proposed to be revised.

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

Floodplain and Drainage:

Much of the property is located within the regulated 100-year floodplain of the Colorado River and a small area directly adjacent to the riverbank is within the floodway. The City will retain ownership of the area within the Floodway to be used as open space and recreational area. Property within the 100-year floodplain will be developed in

accordance with the Flood Hazard regulations found in section 21.07.010 of the Zoning and Development Code. Stormwater management will be provided as a part of the overall development of the project.

Establishment of Uses:

The original ODP established four general categories of land use types, including Light Industrial/Commercial (LI/C), Mixed Use (MU), Mixed Use/Outdoor Recreation (MU/OR) and Parks and Recreation (PR). The original PD zoning ordinance established the specific land uses allowed in each of the categories. The total land area designated for commercial/industrial and mixed use is proposed to be changed to accommodate the possibility of more residential uses in the future. In addition, it is being proposed that community swimming pools and movie theatres, skating rinks, and arcades be allowed in the Light Commercial/Industrial areas (as they are already allowed in the Mixed Use areas).

Default Zone and Deviations:

The default zone for the original and the amended ODP is BP (Business Park). No change is proposed to the default zone district for the PD/ODP.

Architectural Standards:

Architectural standards were adopted with the original PD/ODP that require all structures within Riverfront at Dos Rios be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development. The only modification to the architectural standards is a clarifying statement that while steel intermodal containers are allowed to be used as structures, they must incorporate the architectural standards previously approved.

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 approximately 15 people in attendance, which included nine members from the City or the Applicant team. Some site history was discussed and there were a few questions specific to the proposed timeline and height of structures.

Notice was consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on December 8, 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 February 11, 2022. The notice of this public hearing was published on February 15, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

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

A majority of the property has a Comprehensive Plan Land Use designation of Mixed Use. There is also a Parks and Open Space designation along the banks of the Colorado River, and the parcel to the east of Riverside Parkway has a designation of Commercial. The Mixed Use designation provides opportunities for higher density/intensity development with a mix of uses along transportation corridors and within districts to serve adjacent neighborhoods and the broader community, and provides residential uses with a range of higher densities and types of housing. The types of uses allowed and proposed for the development are consistent with the Comprehensive Plan Land Use Map. Also, the area designated as Parks and Open Space will be preserved as open space.

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

Further, the amendment to the PD/ODP request is consistent with the following goals and/or policies of the Comprehensive Plan by providing a mixed-use development conveniently located to services and the preservation of 33% of the site as open space.

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

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

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

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

Policy C: Increasing the capacity of housing developers to meet housing demand. Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air and freight movement while protecting air, water and natural resources.

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

As proposed, the application is in conformance with the Grand Junction Comprehensive Plan and Circulation Plan.

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

For this proposal, there are two separate “rezones” occurring. The first is the incorporation of the property at 2600 Dos Rios Drive. The second is the rezoning of approximately 7.5 acres from Industrial/Commercial to Mixed Use, identified as a portion of MU-6A, MU-6B, and MU-7A in Exhibit 2.2. For the purposes of this report, each rezone will be evaluated separately.

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

Rezone 1: The City has approved a PD zone district and ODP for the Riverfront at Dos Rios property which surrounds the parcel proposed to be added to the development. The ODP envisions a mixed-use center with development pods identified for specific types of uses, including parks and open space, light industrial/commercial, mixed use/outdoor recreation and mixed use. This proposal is incorporating the property at 2600 Dos Rios Drive into the overall planned development. This property is in the center of the development, and at one of the primary access points on Riverside Parkway. The proposal to incorporate this into the Planned Development with a use category of Mixed Use is better suited from a compatibility standpoint compared to the existing BP (Business Park Mixed Use) zone district. The adoption of the existing ODP for the mixed-use conceptual plan that included specific performance standards to establish a cohesive character for the Riverfront at Dos Rios is a subsequent event that has invalidated the original premises of the BP zoning. Therefore, Staff finds this criterion has been met for this rezone request.

Rezone 2: The Applicant is seeking a rezone of approximately 7.5 acres of land currently designated as Industrial/Commercial to Mixed Use, which is currently a part of the Riverfront at Does Rios Planned Development. While the Comprehensive Plan designates these areas as Mixed Use in the Land Use map, there have been no subsequent events that have invalidated the original premise or findings. As such, staff finds this criterion has not been met for this rezone request.

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

Rezone 1: The Riverfront at Dos Rios is a proposed extension of the Riverfront at Las

Colonias development on to the east of 5th Street/Highway 50. The community investment in Las Colonias Park has resulted in the completion of the park facilities surrounding the Botanic Gardens and the amphitheater. Work is continuing to be completed at the Las Colonias Business Park that is transforming that area into a vibrant center of activity. The same is intended with the Dos Rios development. Dos Rios Drive is one of two access points to the development directly off Riverside Parkway. The PD/ODP that assigns a mixed-use category of land use to this area along Riverside Parkway and Dos Rios Drive will provide a more consistent design to the overall development than what could be done in the BP zone district. Staff finds that the character and/or condition of the riverfront area has changed such that this criterion has been met for this rezone request.

Rezone 2: The 7.5 acres of land to be rezoned from Industrial/Commercial to Mixed Use is currently situated within the Dos Rios Outline Development Plan. The Applicant is seeking this change for the purposes of being able to accommodate more residential uses within the overall development, which are limited in the Industrial/Commercial designation. With that said, it is premature to conclude that the character or condition of the area has changed to support the proposal. As such, staff finds this criterion has not been met for this rezone request.

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

Rezone 1 and Rezone 2: Existing public and community facilities and services are available to the properties and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is near the Downtown area, which provides many commercial services. In addition, the existing street network including the Riverside Parkway and Hale Avenue and enhancement of the riverfront trail through the development will provide adequate multimodal transportation infrastructure. Parks and open space exist in the vicinity and will be expanded and enhanced with the Riverfront at Dos Rios Planned Development. In conclusion, the public and community facilities are adequate to serve the type and scope of the mixed-use development; therefore, staff finds this criterion has been met for both rezone requests.

(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

Rezone 1 and Rezone 2: The Riverfront at Dos Rios is an infill development project. The City is requesting an amendment to the plan to develop the property as a Planned Development (PD) to better define the types of uses allowed and to establish specific performance standards. Because PD is a zone category based on a specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore, has not been met for both rezone requests.

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

Rezone 1 and Rezone 2: The proposed density and intensity are consistent with the Comprehensive Plan Land Use category of Mixed Use and the Planned Development allows for the further refinement of the type of desired and compatible uses within this area. The uses will address and capture the importance of the riverfront location as well as the proximity to the Riverside neighborhood that a BP zone district would not (as it pertains to Rezone 1). Should the development be constructed in full and/or in part, the City will derive benefit from the resulting development that addresses the site-specific assets of the area.

Further, the area will derive benefits from the zoning of PD (Planned Development) by providing more effective and efficient infrastructure, reducing traffic demands by providing the opportunity to live, work and play in one area and access to the Riverfront Trail system, providing 17 acres of open space that preserves and protects the banks of the Colorado River, and completion of the bicycle playground as a recreational amenity.

Staff, therefore, find this criterion has been met for both rezone requests.

In conclusion, staff finds that criteria 1, 2, 3, and 5 are met for Rezone 1, and criteria 3 and 5 are met for Rezone 2.

c) The planned development requirements of Section 21.05 of the Zoning and Development Code;

As per Section 21.05.040(f), Development Standards, exceptions may be allowed for setbacks in accordance with this section.

(1) Setback Standards. (i) Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that buildings can be safely designed and that the design is compatible with the lesser setbacks, (ii) reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space, (iii) reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural areas.

For maximum flexibility in the design of this site, the approved ODP included a reduction in the setbacks to those consistent with the B-2 (Downtown Business) zone district, which is the type of development that is proposed in Dos Rios. No further change to the approved setbacks is proposed with this amendment and, with the exception of the portion of the ODP that is on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development.

(2) Open Space. All residential planned developments shall comply with the minimum

open space standards established in the open space requirements of the default zone.

Approximately 17 acres of open space will be provided, which is 33% of the area, exceeding the Code requirement for residential projects to provide 10% of the land area in open space.

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

Fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards approved with the original ODP that address materials, height and quality of fencing. The standards are not proposed to change with this amendment to the ODP, with the exception that architectural metal fencing will be allowed, which was previously not defined in past ordinances.

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

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail. Specific standards were included in the approval of the ODP and were modified slightly to avoid confusion about 10-foot setbacks and landscaping along street frontages.

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

Streets within Riverfront at Dos Rios have been constructed and access controlled so as to allow and encourage on-street parking on both sides of the street, which will provide approximately 216 spaces throughout the development. In addition, it is anticipated that as each site is developed, parking will be provided as applicable per the PD design standards. There will also be a number of uses within the development that will be able to share parking due to overlapping hours of operation and demand. Additional standards, including the modification to the code not requiring off-site parking, were included in the approval of the ODP. The only proposed change to the previously approved ordinance is the removal of the requirement of a common public parking lot in the center of the development, which was proposed prior to the infrastructure design and completion. Common parking of 350 spaces will still be required, but can be dispersed throughout the entire development, and not isolated in a centralized parking lot.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The design and construction of streets, alleys and easements within the Dos Rios

development will meet Code requirements.

d) The applicable corridor guidelines and other overlay districts (Section 21.02.150(b)(2)(iv)).

There are no corridor guidelines or overlay districts that are applicable for this development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development (Section 21.02.150(b)(2)(v)).

Existing public and community facilities and services are available to the property and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed (Section 21.02.150(b)(2)(vi)).

The proposed project will have two access points onto Riverside Parkway, one at the existing Hale Avenue and one approximately 1,000 feet to the south on Dos Rios Drive. In addition, there will be two access points to Hale Avenue, at Lawrence Avenue and Rockaway Avenue. The proposed access points provide adequate circulation and meet or exceed all code provisions for connectivity.

g) Appropriate screening and buffering of adjacent property and uses shall be provided (Section 21.02.150(b)(2)(vii)).

No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas, which shall be screened from adjacent residential uses as follows:

- Service entrances, loading areas and dumpster areas shall be oriented in the rear or side of principal structures so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use. This section was revised slightly, in that it formerly stated that these areas would be oriented in the rear or side yard only. Due to some properties having multiple frontages, this change was appropriate to avoid confusion of what is considered a front yard on multiple frontage lots.
- Where allowed as an accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.
- If allowed, outdoor storage areas shall be screened in accordance with GJMC

Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

h) An appropriate range of density for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(viii)).

The ODP proposes a residential density of 12 units per acre as a minimum and no maximum density.

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

For maximum flexibility in the design of this site, the front setbacks as previously approved are 0 feet-10 feet for principal structures and 10 feet for accessory structures; rear yard setbacks of 0 feet for principal structures and 5 feet for accessory structures; and side yard setbacks of 0 feet for principal structures and 3 feet for accessory structures. These setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is the type of development that is proposed. With the exception of the land on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development. Staff has found the standards that exist are appropriate for the amended PD/ODP and they are not proposed to be changed with this amendment.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(x)).

Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the amendment request to the Planned Development Zoning and Outline Development Plan (ODP), City File Number PLD-2021-837, for the Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue, the following findings of fact have been made:

1. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria has been met.

2. The Planned Development is in accordance with Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.

Therefore, the Planning Commission recommends approval of the request for the

rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance approving an amendment to the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 Acres Located on the northeast bank of the Colorado River Between Highway 50 and Hale Avenue and set a public hearing for March 16, 2022.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Ordinance 4982 (2021)
5. Exhibit 5 - Proposed Ordinance with Redlines
6. Exhibit 6 - Draft 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

Date

Signature of Legal Property Owner

Date

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

Signature of Legal Property Owner

Date

Date

OWNERSHIP STATEMENT – CORPORATION OR LIMITED LIABILITY COMPANY

(a) DR LAND LLC ("Entity") is the owner of the following property:

(b) Lot 3, Lot 4, Lot 8 and Lot 9 of the Riverfront at Dos Rios Filing Three as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, and Lot 6A of the Riverfront at Dos Rios Filing Four as shown on the plat thereof recorded in Mesa County land records with Reception #2982694.

A copy of the deed 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. No Statement of Authority of the Entity has been recorded to date.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

The Entity is the sole owner of the property.

On behalf of the Entity, I have reviewed the application for the (d) PD Zoning/Plan Amendment

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 Riegler

State of District of Columbia

County of _____ ss.

Subscribed and sworn to before me on this 17 day of November, 2021 by Kevin Riegler. Witness my hand and seal.

My notary commission expires on 6/30/24

Jamie Lasser
Notary Public Signature



E RECORDED DATE 6/11/2021
COUNTY Mesa
REC. NO. 2985239



SPECIAL WARRANTY DEED

[STATUTORY FORM-C.R.S. § 38-30-113(b)]

THE CITY OF GRAND JUNCTION, a Colorado home-rule municipal corporation ("Grantor"), whose street address is 250 N. 5th Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, for the consideration of One Million Eight Hundred Forty-Two Thousand Four Hundred Thirty-Five and 54/100 Dollars (\$1,842,435.54) and other good and valuable consideration, in hand paid, hereby sells and conveys to **DR Land LLC**, f/k/a DR DEVCO LLC, a Colorado limited liability company, whose street address is 700 17th Street, Suite 200, Denver, CO 80202, the following described real property situate within the County of Mesa, State of Colorado:

Lot 3, Lot 4, Lot 8, and Lot 9 of the Riverfront at Dos Rios Filing Three as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, and Lot 6A of the Riverfront at Dos Rios Filing Four as shown on the plat thereof recorded in Mesa County land records with Reception # 2982694

with all its appurtenances and warrants the title to the same against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Signed this 9th day of June, 2021 be made effective the 9th day of June, 2021.

GRANTOR:

CITY OF GRAND JUNCTION,
a Colorado home-rule municipal corporation

By: [Signature]
Name: Greg Caton
Title: City Manager

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of June 2021, by Greg Caton, as City Manager of City of Grand Junction, a Colorado home-rule municipal corporation.

Witness my hand and official seal.

My commission expires: May 25, 2025



D-3

Jennifer L. Cingolani
Notary Public

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Buena Vida LLC ("Entity") is the owner of the following property:

(b) 535 Hale Avenue, Grand Junction CO 81501

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

I am the (c) Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Buena Vida • El Jet's Cantina + Sky Outpost

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

(e) n/a, no conflicts

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: Jennifer R Taylor

Printed name of person signing: Jennifer R Taylor

State of Colorado)

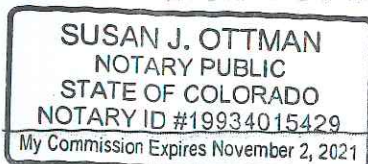
County of Mesa) ss.

Subscribed and sworn to before me on this 17th day of December, 2020

by Jennifer R. Taylor as member of Buena Vida LLC

Witness my hand and seal.

My Notary Commission expires on



[Signature]
Notary Public Signature

Jennifer R. Taylor
115 N. 5th Street
Suite 403
Grand Junction, CO 81501



THIS DEED, dated June 26, 2019, between the City of Grand Junction, a Colorado home rule municipality ("Grantor"), whose legal address is 250 North 5th Street, Grand Junction, CO 81501, and Jennifer R. Taylor, ("Grantee") whose legal address is 115 N. 5th Street, Suite 403, Grand Junction, CO 81501:

Lot 16 of Riverfront at Dos Rios Subdivision Filing One as recorded in the Mesa County Clerk & Recorder's Office with Reception Number 2880032 in the City of Grand Junction, County of Mesa, State of Colorado, hereinafter referred to as the Property.

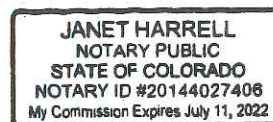
TO HAVE AND TO HOLD the said Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed the day and year first above written.



Wanda Winkelmann, City Clerk

By: Greg Caton
City Manager



STATE OF COLORADO)
) ss.
COUNTY OF MESA)

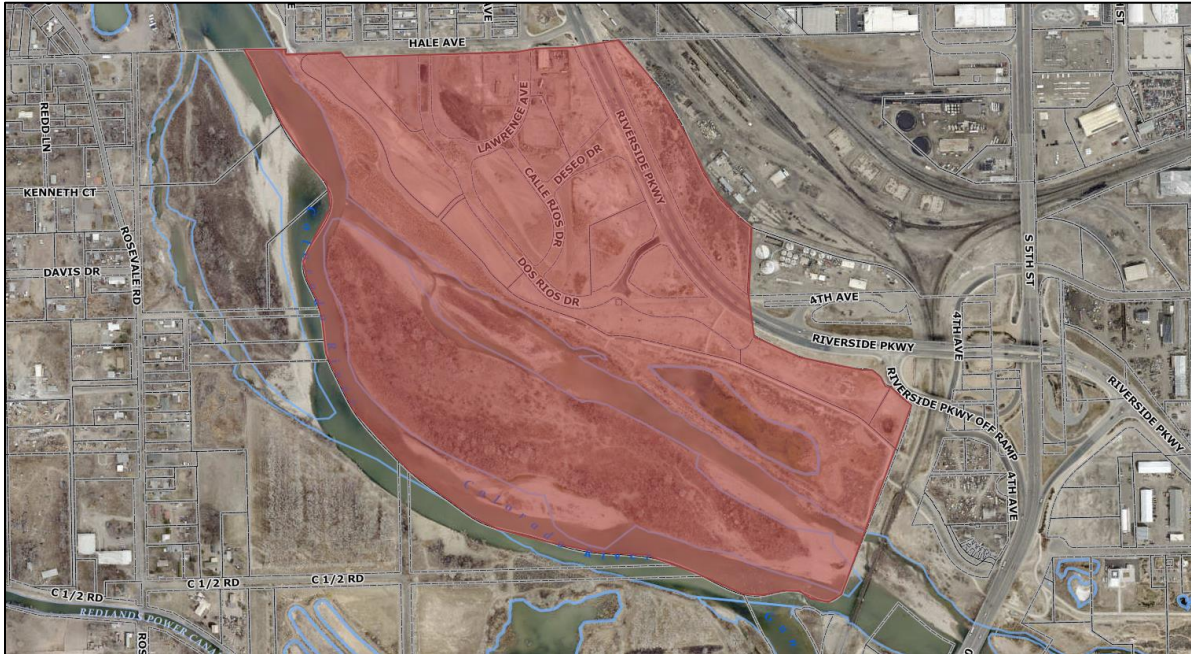
My commission expires: 7-11-2022

(Notary Public

General Project Report For Dos Rios Planned Development

Project Description (location, Acreage, Proposed Use):

The purpose of this application is to request approval of a Planned Development Amendment of the Dos Rios Development project located along the Colorado River, west of Riverside Parkway, and South of Hale Avenue. The project location area is depicted below:



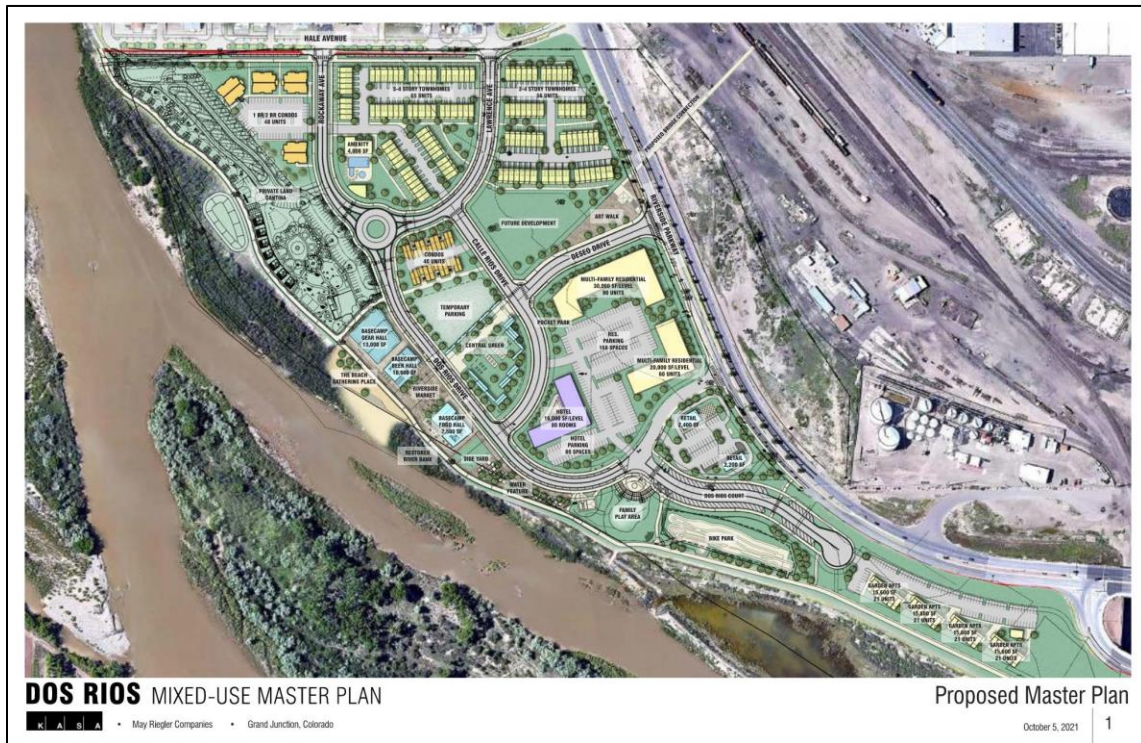
Dos Rios Project Location

The primary Applicant for this request is DR Land LLC, with the City of Grand Junction acting as Co-Applicant. DR Land LLC owns multiple parcels in the development and plans to buy more in the future from the City. May Riegler Properties (MRP) is proposing to develop the property along with KASA Architects.

The City of Grand Junction master planned the Dos Rios development over the last four years and created the Planned Development (PD) zone district to govern the land uses and standards for the mixed-use development.

MRP and KASA Architects have been working with the City of Grand Junction to complete an overall masterplan for the site. The applicant is requesting review and comment on the proposed modifications to the previously approved PD amendment for the site. The graphic below depicts the proposed masterplan for the site:

General Project Report For Dos Rios Planned Development



Dos Rios Master Plan

The project is proposing to construct numerous buildings over this existing 115-acre parcel, over a number of phases. The project currently calls for a total of 121 townhomes, 282 multi-family apartment units, 40 condominium units, an 80-key hotel, and roughly 45,000 SF of retail space, along with six distinct public realm areas, intended to provide outdoor gathering space for the residents of Grand Junction.

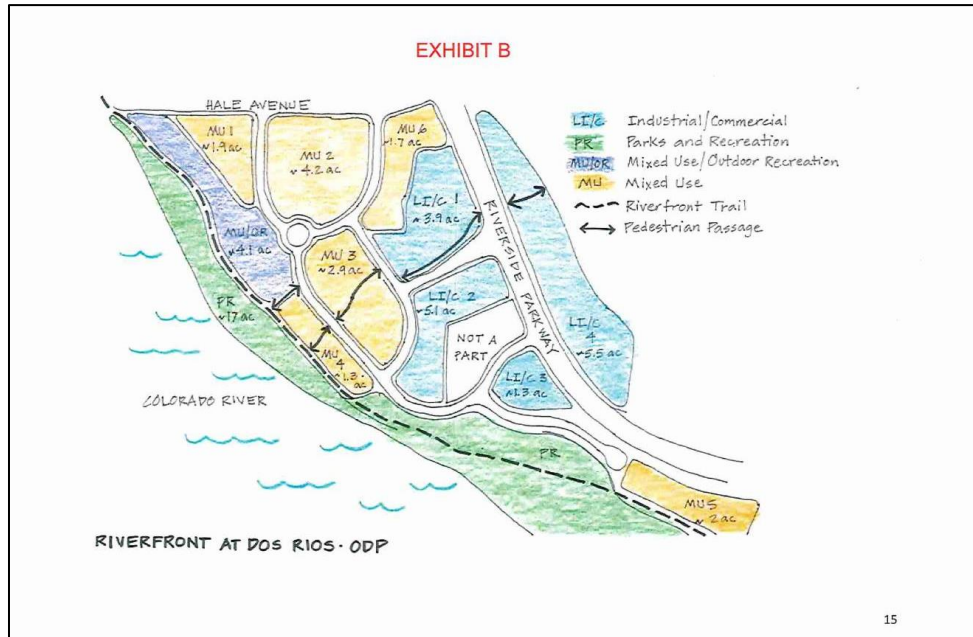
The project proposes to modify the Planned Development (PD) in a variety of ways, with a summary of these changes below:

- A. Update description of Development Boundary. As shown on page 4, the MU-7B parcel was not a part of the original PD. This parcel was recently acquired by DR Land LLC.
- E. Clarify that multi-family and single family attached dwellings are to be exempt from the minimum width requirement.
- 1.B. Provide clarity and flexibility on parking requirements.
- C.1. Provide clarity on street frontage landscaping
- D.1. Modified language to provide clarity on dumpster areas.
- F.1. Provide additional material description for fencing
- G.1. Update maximum street lighting dimension per approved and installed streetlights within the project built by the City of Grand Junction
- H.1. Provide flexibility on allowance for a Placemaking sign
- 2.A. Include shipping containers as a possible building type, still requiring elements to create character within the development.

General Project Report For Dos Rios Planned Development

Surrounding Land Uses and Zoning:

The site is currently zoned Planned Development with a Mixed-Use underlying zone district. Listed below is the City's previously approved zoning map included in the original PD Document.



Proposed Zoning:

Shown below is the proposed modification to this Zoning Map, inclusive of the new Dos Rios design, with the following proposed changes:

- Previous LI/C 1 changes to MU Zone
- Previous LI/C 2 changes to MU Zone
- New lot, previously "Not a Part" changes to MU Zone



General Project Report For Dos Rios Planned Development

Public Benefit

There are many public benefits of a large project such as Dos Rios.

The existing street grid will be utilized for the project, with minimal modifications to curb cuts and infrastructure. Additional public vehicular parking lots will be located throughout the site, and parallel street parking will continue to be utilized for public parking. A new signalized intersection will be installed at the intersection of Riverside Parkway and Deseo Drive.

Working alongside the City of Grand Junction, the project proposes to activate the previously-installed bike path by providing new gathering spaces on both sides of it, including a large playground, large-scale interactive water feature, and "The Beach," an open, sandy area nestled between the bike path and the Colorado River, providing residents of Grand Junction a new way to enjoy the river and views of the Colorado Monument.

A new plaza will be developed and installed along the Colorado River, located between two food and beverage buildings, for use by the public residents. It will connect directly to the Bike Path and the Beach, and be accessed by and located along Dos Rios Drive. It will have public space improvements such as decorative paving, decorative lighting, cooling water features, and lush landscaping.

Along Deseo Drive, a new "Art Walk" will be installed in the Right of Way. This new pedestrian plaza will link the proposed Pedestrian Bridge with the project, and provide an entry "gateway" into the Dos Rios project. It will then connect to a "Central Green" located in the middle block of the project, which will have future development uses on it, but will maintain a central connection from Deseo Drive to the Riverfront Plaza and Retail buildings. This Central Green will be intended for pedestrian passage as well as natural landscape and gathering nooks.

All of this open public space is supported by roughly 45,000 SF of various retail uses. Two retail pad sites are planned along Riverside Parkway. Three large retail buildings are planned along the Riverfront, with various uses ranging from brewery to full-service restaurant, soft-goods market, and rentable event space.

**General Project Report
For
Dos Rios Planned Development**

Neighborhood Meeting

DR Land LLC in conjunction with the City of Grand Junction conducted a Community Meeting with the surrounding property owners on November 2nd, 2021 at 5:45pm. The meeting was held

In Attendance:

Kevin Riegler – May Riegler
Jody Corey – May Riegler
Blake Piland – RM Construction
John Anderson - RM Construction
Mark Austin – Austin Civil Group
Tamra Allen – City of Grand Junction
Jace Hochwalt – City of Grand Junction
Trent Prall – City of Grand Junction
Ken Sherbenou – City of Grand Junction

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Jen Taylor – Surrounding Property Owner
Juanita Trujillo – Surrounding Property Owner
Mr. & Mrs. Trujillo – Surrounding Property Owner
Roberta Brooks – Surrounding Property Owner

The meeting was called to order at 6pm.

Jody Corey welcomed the group and thanked them for their participation. She is looking forward to a strong partnership with the Riverside Neighborhood.

Tamra Allen gave the group some history of the process of our the planned development came to be. She talked about how the developer is working with the City on the public spaces.

Kevin Riegler gave an overview of the project, the various phases and the public spaces where we are partnering with the City. He presented the renderings for the first phase of townhomes, commercial buildings along the bike path, and the splash park. He presented the amendments to the current Planned Development. The most important amendment to the PD was that a small portion of the first phase was originally zoned light industrial and the developer is applying for a change to residential.

There were a few questions concerning the high of the townhomes. The residents were expecting single-story townhomes. Kevin Riegler explained that the layout and height of the first phase of the townhomes along Hale

**General Project Report
For
Dos Rios Planned Development**

Avenue were well within the zoning and code requirements and no variance was being proposed.

The meeting was adjourned at 7:30pm.

Project Compliance, Compatibility and Impact:

The PD Amendment being applied for takes form in a redlined, modified, and updated ordinance document, submitted as part of this application. This document outlines various proposed changes to the ordinance, including (but not limited to) the below modifications:

- Updated boundary descriptions
- Updated minimum lot requirements
- Updated parking requirements
- Updated architectural standards

Schedule:

The applicant anticipates starting construction on the first phase of Townhomes in the Spring of 2022, and hopes to follow shortly thereafter with construction of some of the retail buildings throughout the site.

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Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant 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

To be completed by the Applicant

Date: 8-29-21

Project Name: Dos Rios Townhome and Apartment Project

Project street address: 600 Lawrence and 600/601 Rockaway Ave

Assessor's Tax Parcel Number: 2945-221-23-008 & -009, 2945-221-24-001

Property Owner name: DR LAND LLC

City or County project file #: _____

Name of Water Purveyor: CITY OF GJ

Applicant Name/Phone Number: Mark Austin / ACG / 970-242-7540

Applicant E-mail: marka@austincivilgroup.com

1. If the project includes one or two-family dwelling(s): None
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.

Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: _____
2,000 SF, Type IVB
 - b. List each building that will be provided with an approved fire sprinkler system: _____
Townhome buildings will include fire sprinkler system
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): 1,500 GPM w/ Out reduction

Comments: _____

Notes:

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 1,000 gpm 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 determined by Table B105.1(2) (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 2018] 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:
8" PVC Average Flow 3192 gpm @ 20 PSI
3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used 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 available fire flow:

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 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:

Ron Key Water Service Supervisor Date 8-31-21

Contact phone/E-mail of Water Supplier: _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

¹ There are three municipal 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 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2018 Edition.

⁴ <http://www.gjcity.org>

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

Hydrant Flow Test Sheet

Hydrant ID: D1-252-019		Location: Hale + Crawford	
Problem:	Pitot Pressure (PSI): 46	Static PSI: 106	Residual PSI: 92
Flow Tested Date: 8/31/2021	Color Based On Flow: Blue	GPM Flow @ 20 PSI: 3036	
Comments:			

Hydrant ID: D1-252-011		Location: Hale and Rockaway	
Problem:	Pitot Pressure (PSI): 56	Static PSI: 108	Residual PSI: 94
Flow Tested Date: 8/31/2021	Color Based On Flow: Blue	GPM Flow @ 20 PSI: 3508	
Comments:			

Hydrant Flow Test Sheet

Hydrant ID: <i>C4-252-001</i>		Location: <i>Hale and Lawrence</i>	
Problem:	Pitot Pressure (PSI): <i>42</i>	Static PSI: <i>100</i>	Residual PSI: <i>88</i>
Flow Tested Date: <i>8/31/2021</i>	Color Based On Flow: <i>Blue</i>	GPM Flow @ 20 PSI: <i>3033</i>	
Comments:			

Hydrant ID:		Location:	
Problem:	Pitot Pressure (PSI):	Static PSI:	Residual PSI:
Flow Tested Date:	Color Based On Flow:	GPM Flow @ 20 PSI:	
<i>Average Flow 3192</i>			

Vicinity Map

EXHIBIT 2.1

GREEN AREAS – New Parcels

RED OUTLINE – Original ODP Boundary



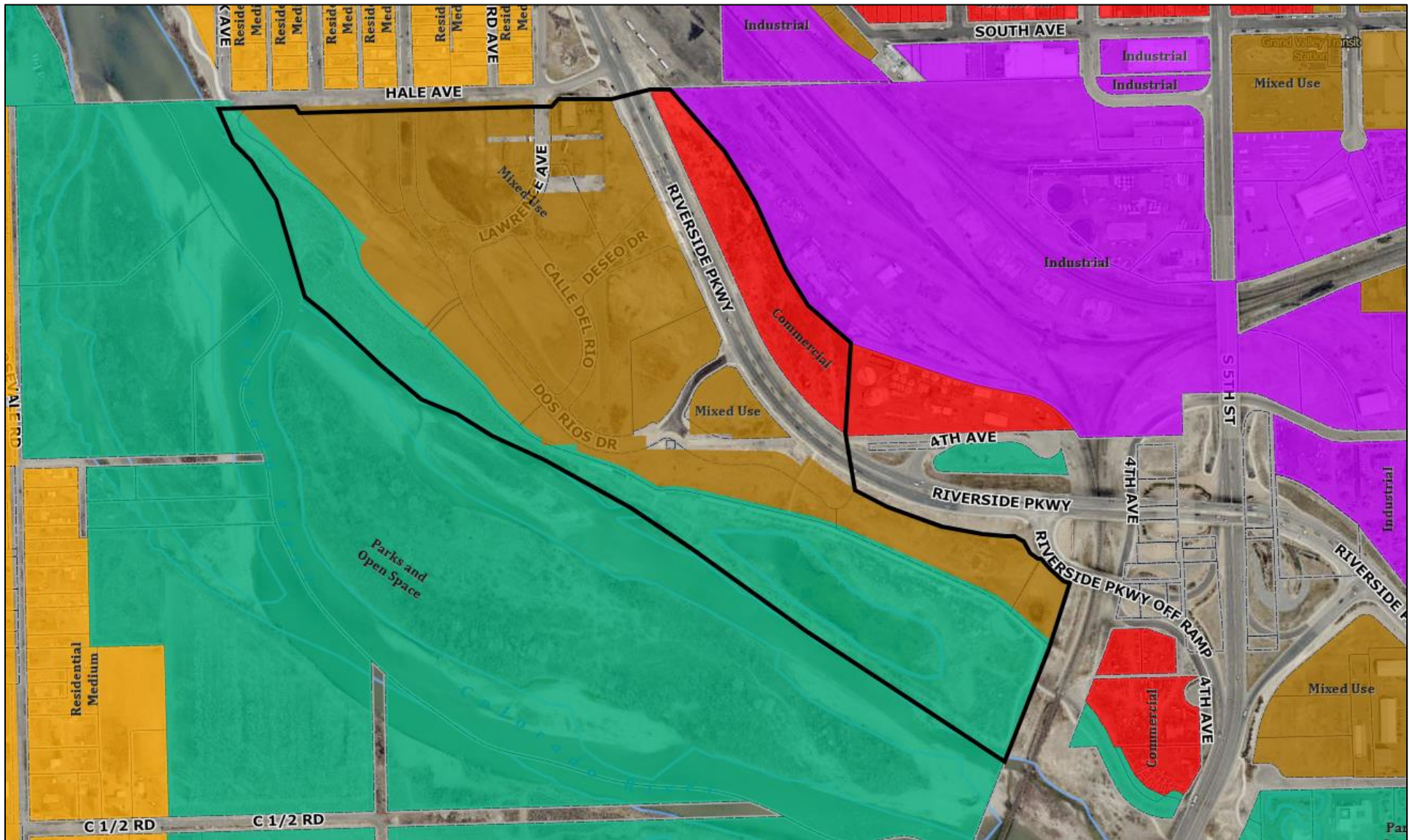
Use Boundary Map

EXHIBIT 2.2



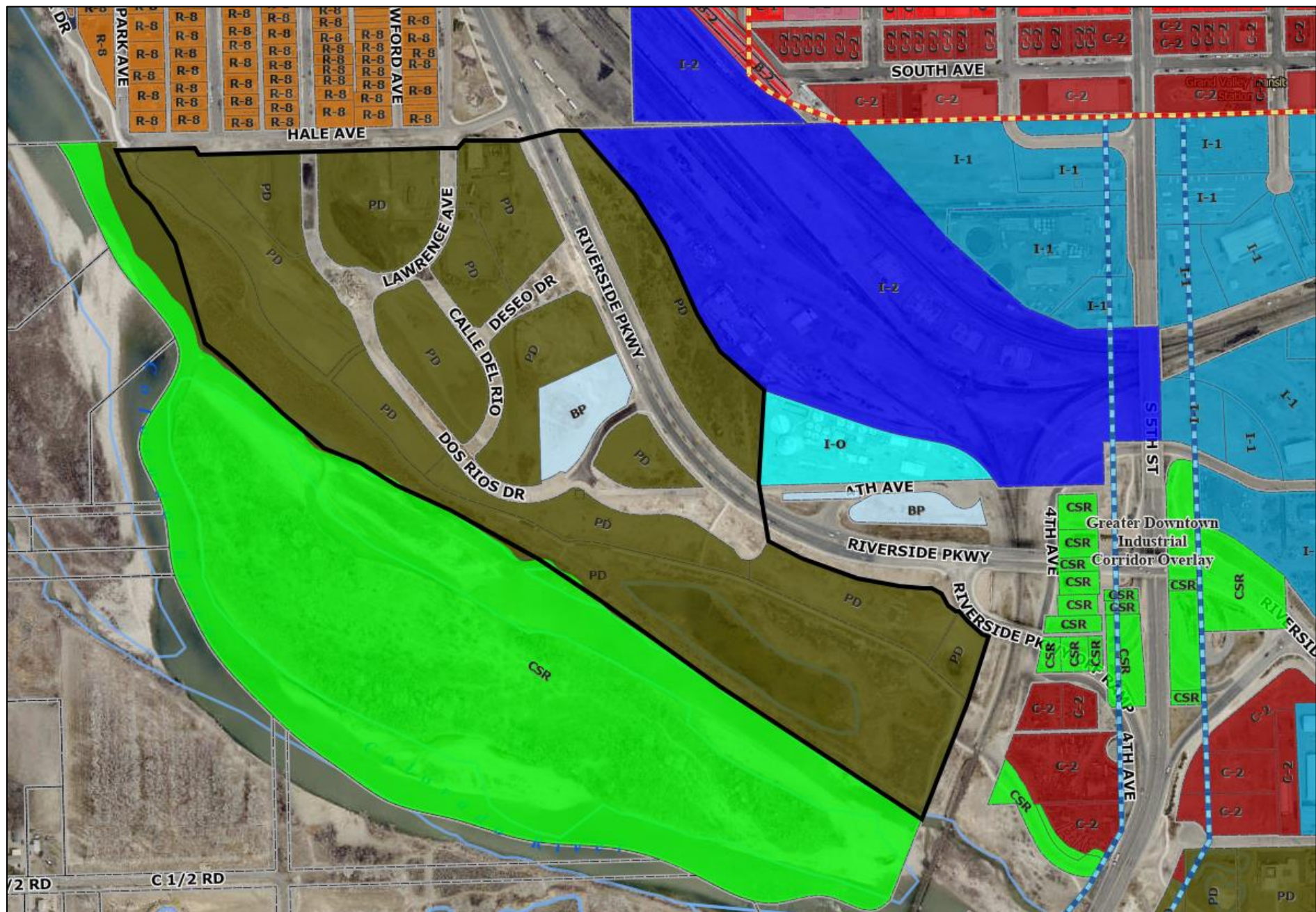
Comprehensive Plan Land Use Map

EXHIBIT 2.3



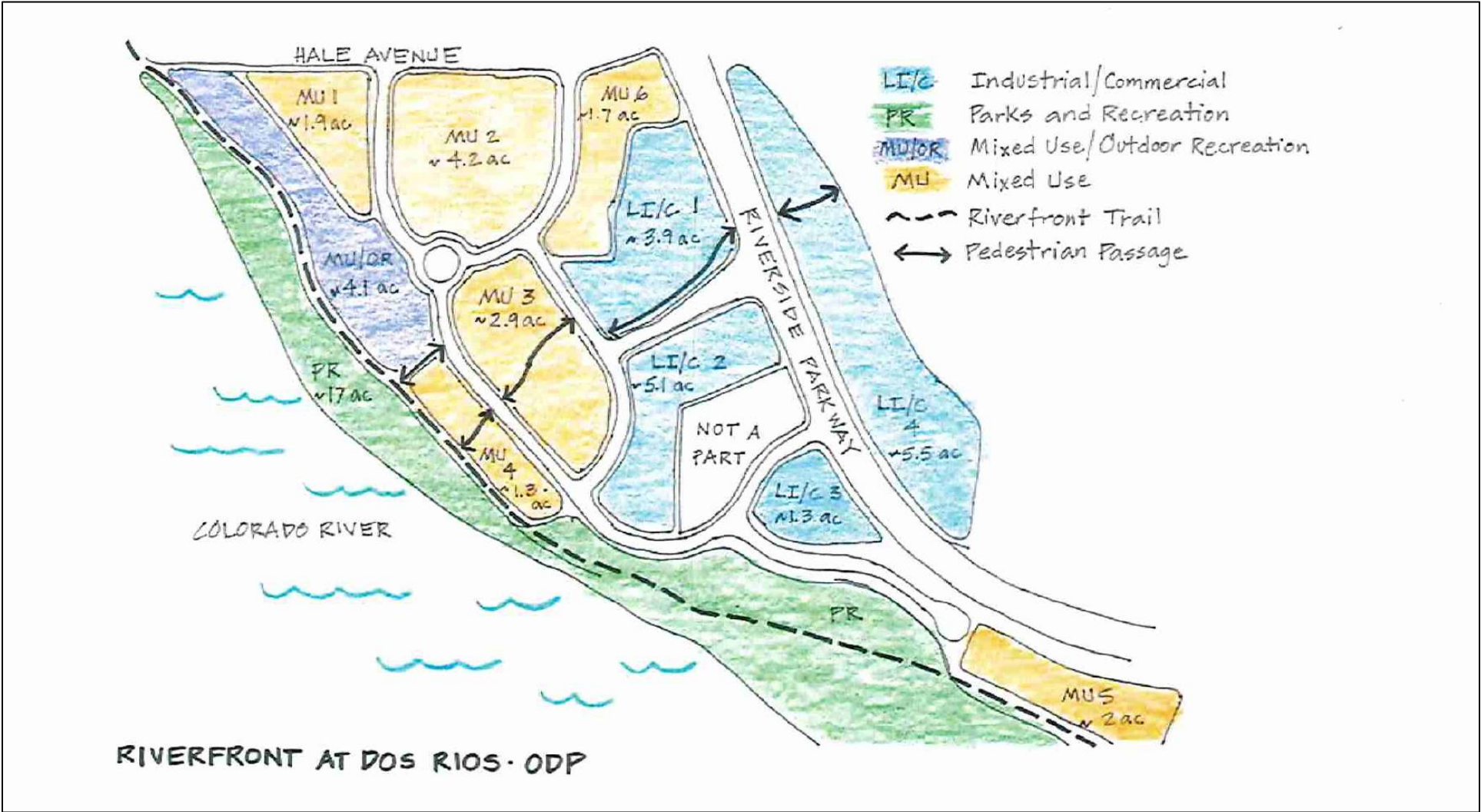
Current Zoning Map

EXHIBIT 2.4



Existing Outline Development Plan Map (January, 2021)

EXHIBIT 2.5



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For
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Schedule:

The applicant anticipates starting construction on the first phase of Townhomes in the Spring of 2022, and hopes to follow shortly thereafter with construction of some of the retail buildings throughout the site.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4982

**AN ORDINANCE AMENDING ORDINANCE 4928
TO REZONE TO PLANNED DEVELOPMENT (PD)
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR
THE RIVERFRONT AT DOS RIOS**

**LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4928 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

ALL of Lots 1 through 9 Riverfront at Dos Rios Filing 3 containing 110.35 acres;

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One located within Section 22 and 23 1S 1W UM recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

636 and 636-1/2 Lawrence Avenue: Lots 8 through 12 Block 1 O'Boyles Subdivision Section 22 1S 1W containing 0.37 acres.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)	No Minimum except .5 in LI/C		
Width (min. ft.)	25		
Frontage (min. ft.)	n/a		
Setback	Principal	Accessory	
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			
Lot Coverage (max.)	n/a		
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4		

Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached.** A one-family dwelling **attached** to one or more other one-family dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and

customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.
3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).
3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and

maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.
3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.
4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.
 - a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.
 - b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).
 - c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.
 - d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.
2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.
 - a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.
 - b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.
 - c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.
2. Monument signs shall be located no closer than 2 feet from the front property line.
3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.
4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.
5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.
6. In all land use areas, monument signs shall not exceed 8 feet in height.
7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.
8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.
9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.
2. Façade articulation/modulation such as recessed and projecting elements

or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

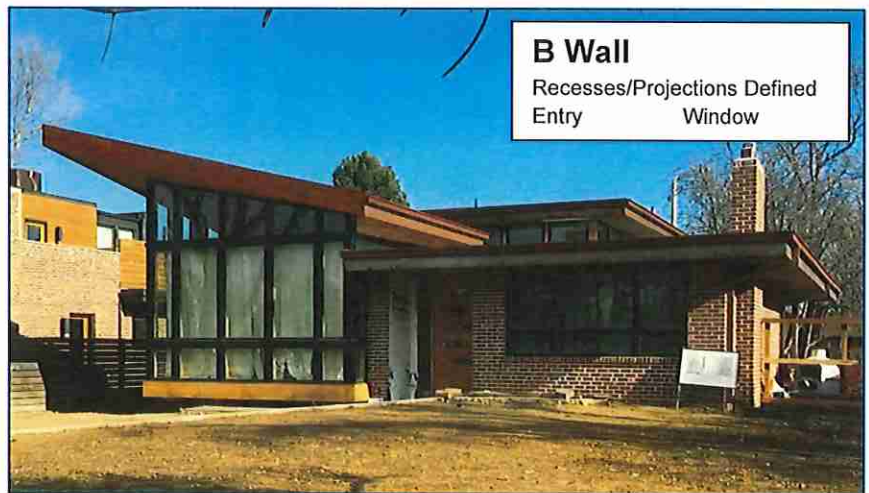
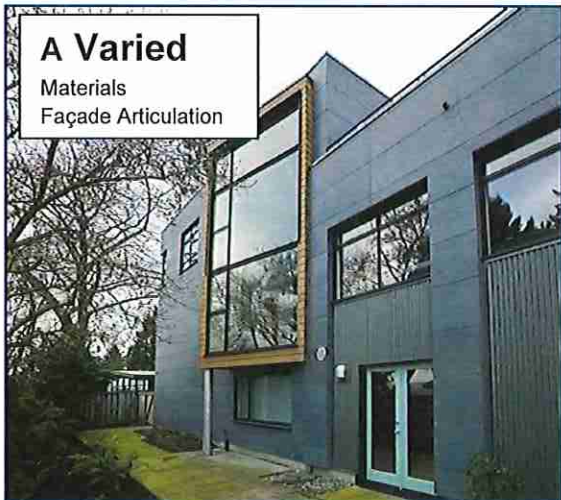
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

8. Other architectural details that provide visual interest such as:

- use of accent colors
- awnings or porticoes
- other variations in materials, details, surface relief and texture.

9. Building(s) on the site utilize renewable energy sources or passive solar.

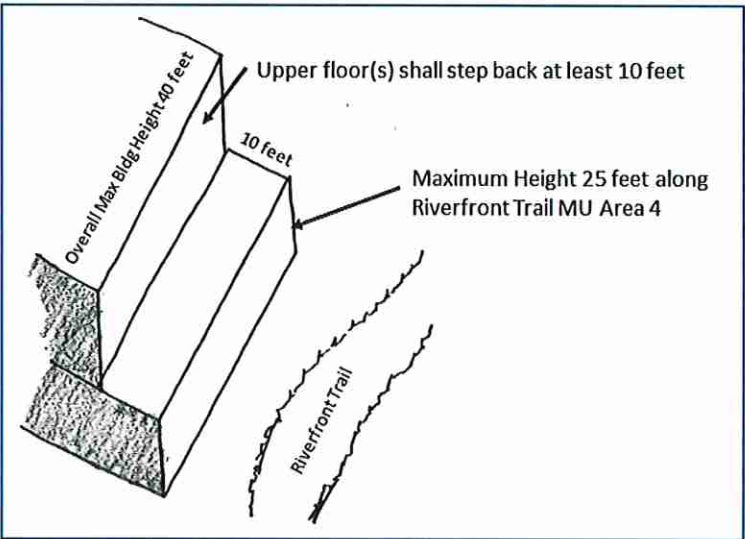
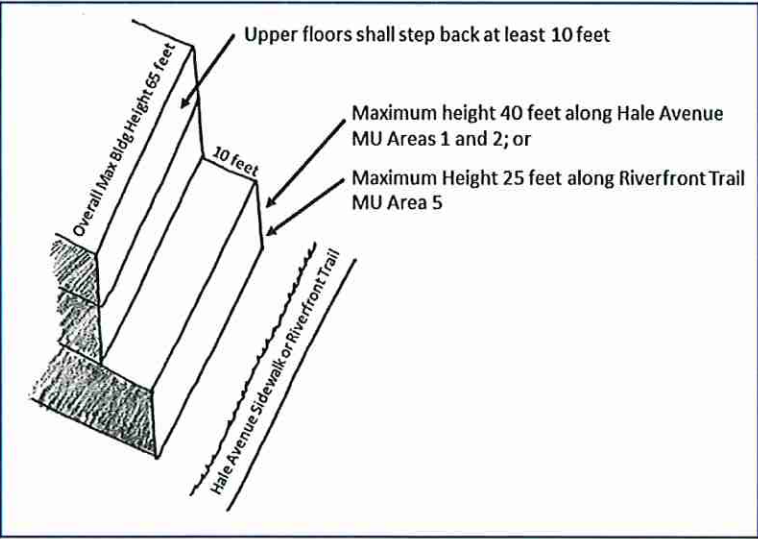


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down

such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.



E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this 6th day of January 2021 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of January 2021 and ordered published in pamphlet form.



President of City Council

ATTEST:



City Clerk



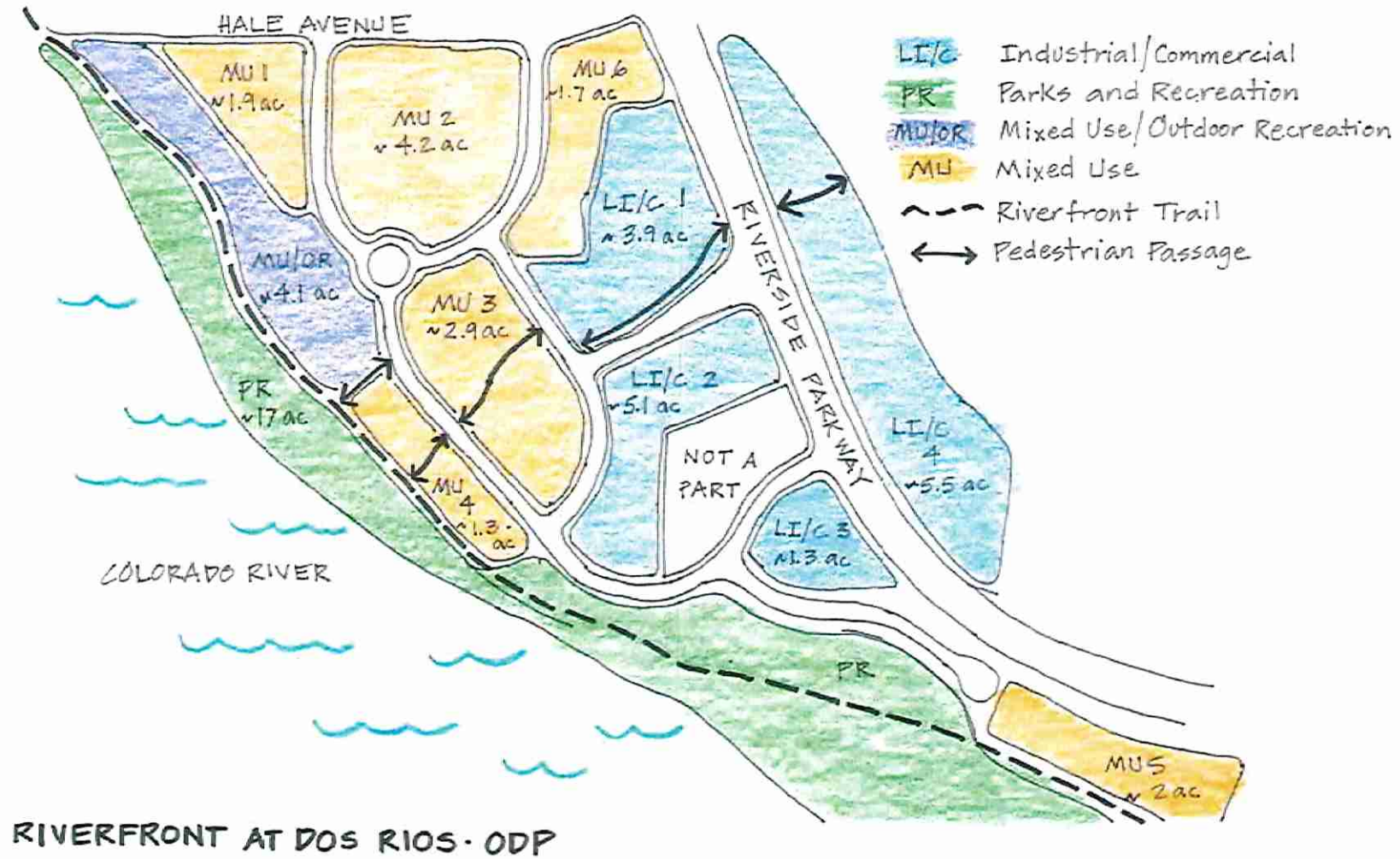
EXHIBIT A

GREEN AREAS – New Parcels

RED OUTLINE – Original ODP Boundary



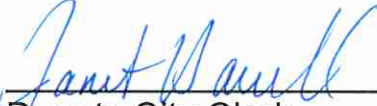
EXHIBIT B



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4982 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of January 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of January 2021, at which Ordinance No. 4982 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of January 2021.


Deputy City Clerk

Published: January 08, 2021
Published: January 22, 2021
Effective: February 21, 2021



**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING ORDINANCE ~~4928~~ 4982
TO REZONE TO PLANNED DEVELOPMENT (PD)
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR
THE RIVERFRONT AT DOS RIOS**

**LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE ~~4928~~ 4982 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

Lots 6A and 6B Riverfront at Dos Rios Filing Four containing 4.44 acres
recorded 5/25/2021 at Reception Number 2982694;

Lots 1 through 5, 7 through 10, and Tract A of Riverfront at Dos Rios Filing 3 containing 99.67 acres recorded 9/16/2020 at Reception Number 2942736.

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

2600 Dos Rios Drive: Lot 12 Jarvis Subdivision Filing 3 recorded 3/23/2018 at Reception Number 2834555 Mesa County Records Containing 2.00 Acres.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)	No Minimum except .5 in LI/C		
Width (min. ft.)	25**		
Frontage (min. ft.)	n/a		
Setback	Principal		Accessory
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			
Lot Coverage (max.)	n/a		
Height (max. ft.)	65		

	except 40 feet in Mixed Use Area 4
Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

** Minimum lot area, lot width and lot frontage do not apply to single-family attached dwellings, two-family dwellings, or multifamily.

F. The allowed land uses shall be assigned by areas as depicted ~~on the Outline Development Plan (ODP)~~ in Exhibit B and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended.
A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community		A	A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A	A		
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* Single Family Attached. A one-family dwelling attached to one or more other one-family dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios ~~shall be~~ have been constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. ~~There will also be a common public parking lot located near the center of the development.~~ Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.
3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is ~~10 feet or less~~ than 10 feet.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is

required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented to the side or rear of principal structures ~~in the rear or side yard only~~ so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either architectural metal panel, wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.
2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.
3. The maximum height of any fence in the Light Industrial/Commercial areas ~~of the Riverfront at Dos Rios~~ and Mixed-Use areas that abut Riverside Parkway is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.
4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.
 - a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed ~~12~~ 15 feet in height.
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 - c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.
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2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below. Structures incorporating shipping containers (also known as steel intermodal containers) are also required to incorporate at least four of the following elements.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.
2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.
3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.
4. Wall recesses or projections that break up scale and massing.
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.
7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.
8. Other architectural details that provide visual interest such as:
 - use of accent colors
 - awnings or porticoes
 - other variations in materials, details, surface relief and texture.
9. Building(s) on the site utilize renewable energy sources or passive solar.

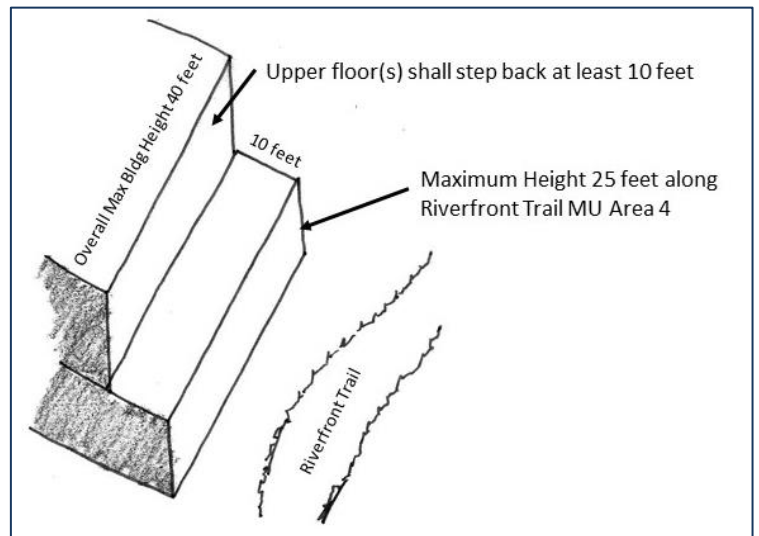
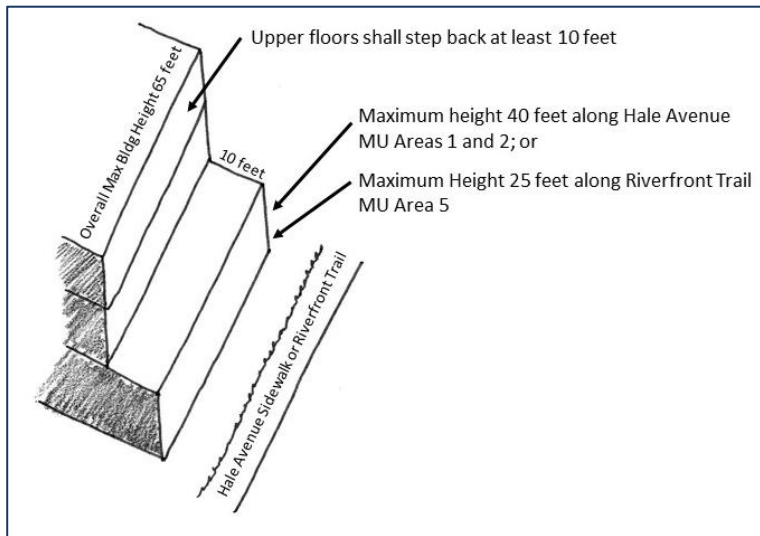


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C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

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

PASSED and ADOPTED this ____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A

GREEN AREAS – New Parcels

RED OUTLINE – Original ODP Boundary



EXHIBIT B



**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING ORDINANCE 4982
TO REZONE TO PLANNED DEVELOPMENT (PD)
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR
THE RIVERFRONT AT DOS RIOS**

**LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4982 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

All of Lots 6A and 6B at Riverfront at Dos Rios Filing Four containing 4.44 acres recorded 5/25/2021 at Reception Number 2982694;

Lots 1 through 5, 7 through 11, and Tract A of Riverfront at Dos Rios Filing 3 containing 99.67 acres recorded 9/16/2020 at Reception Number 2942736.

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One located within Section 22 and 23 1S 1W UM recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

2600 Dos Rios Drive: Lot 12 Jarvis Subdivision Filing 3 located within Section 22 Township 1 South, Range 1 West UM recorded 3/23/2018 at Reception Number 2834555 Mesa County Records Containing 2.00 Acres; and

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)	No Minimum except .5 in LI/C		
Width (min. ft.)	25**		
Frontage (min. ft.)	n/a		
Setback	Principal	Accessory	
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			

Lot Coverage (max.)	n/a
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4
Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

** Minimum lot area, lot width and lot frontage do not apply to single-family attached dwellings, two-family dwellings, or multifamily.

F. The allowed land uses shall be assigned by areas as depicted in Exhibit B and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended.

A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community		A	A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A	A		
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* Single Family Attached. A one-family dwelling attached to one or more other one-family dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios have been constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.
3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is less than 10 feet.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented to the side or rear of principal structures so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either architectural metal panel, wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.
2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.
3. The maximum height of any fence in the Light Industrial/Commercial areas and Mixed-Use areas that abut Riverside Parkway is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.
4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.
 - a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 15 feet in height.
 - b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).
 - c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.
 - d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.
2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.
 - a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

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

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

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

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

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

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

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

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

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

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below. Structures

incorporating shipping containers (also known as steel intermodal containers) are also required to incorporate at least four of the following elements.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.
2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.
3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.
4. Wall recesses or projections that break up scale and massing.
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.
7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.
8. Other architectural details that provide visual interest such as:
 - use of accent colors
 - awnings or porticoes
 - other variations in materials, details, surface relief and texture.
9. Building(s) on the site utilize renewable energy sources or passive solar.

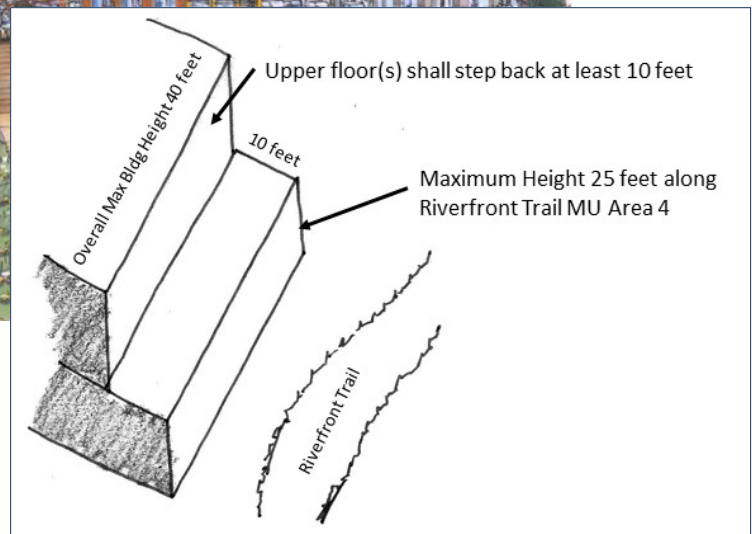
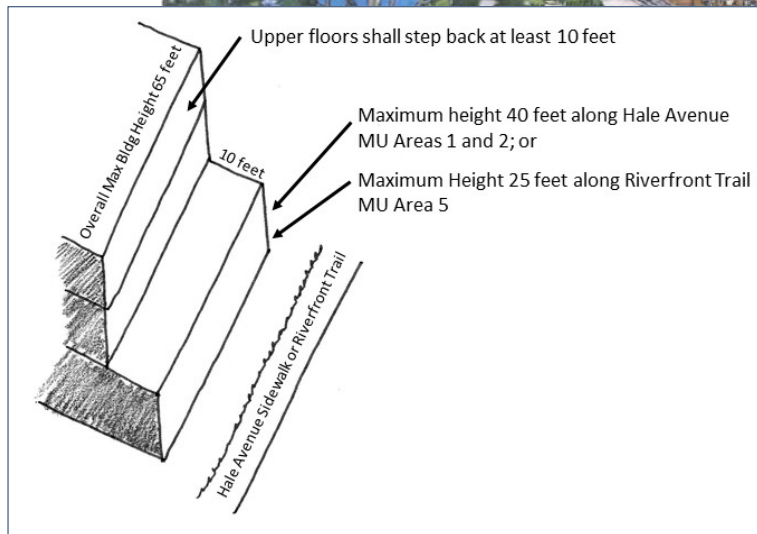


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.

Example: Buildings Step Down to Pedestrian Level



E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this 2nd day of March, 2022 and ordered published in pamphlet form.

PASSED and ADOPTED this 16th day of March, 2022 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A

GREEN AREAS – New Parcels

RED OUTLINE – Original ODP Boundary



EXHIBIT B





Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: March 2, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, 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 Keyser Court Annexation of 1.83 Acres, Located at 3110 through 3117 Keyser Court, and Setting a Public Hearing for April 6, 2022

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, BK Holdings II LLLP is requesting annexation of approximately 1.83 acres consisting of 8 parcels of land located at 3110 through 3117 Keyser Court and includes portions of unbuilt right-of way in Crystal Drive and Keyser Court. The subject property is located within the River Bend Subdivision and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicants are requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property along with the rest of the undeveloped portions of the River Bend Subdivision already annexed into the City limits. 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.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, BK Holdings II LLLP is requesting annexation of approximately 1.83 acres consisting of 8 parcels of land located at 3110 through 3117 Keyser Court and

includes portions of unbuilt right-of way in Crystal Drive and Keyser Court. The subject property is located within the River Bend Subdivision and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property along with the rest of the undeveloped portions of the River Bend Subdivision already annexed into the City limits. 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 – March 2, 2022.
- Planning Commission considers Zone of Annexation – March 8, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – March 16, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – April 6, 2022.
- Effective date of Annexation and Zoning – May 8, 2022.

ANALYSIS

The property is currently adjacent to the existing city limits to the 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 Keyser Court 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 Keyser Court Annexation has just over 31% 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 properties have existing urban utilities available and are part of the undeveloped portion of the River Bend Subdivision that was originally platted in 1982 and planned for 5.5 to 8 dwelling units

per acre. Over half of the land area of River Bend Subdivision was developed following the subdivision platting. The Applicant /Developer has stated they will be constructing the road improvements within the established right-of-way to serve the 8 platted lots.

e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the City limits on the south side and is currently interconnected with existing urban services. Utilities and City services are available and currently serve the existing urban area adjacent to 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. 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.

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 \$620 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.

Fiscal Impacts by City Department.

Fire Department

Currently, the property is in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates \$402 per year in property taxes for the eight development sites. If annexed, the property will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate \$278 per year. If the property develops at the estimated 8 dwelling units with an estimated value of \$350,000, the estimated annual property tax revenue (at the current residential assessment rate) would be approximately \$1,557 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. City services are supported by a combination of property taxes and sales/use taxes.

Utilities

The eight lots being annexed are located within the Clifton Water District and sewer is available to each lot, each individual lot will have to pay the Plant Investment fee for new construction when homes are built. There is no financial impact to the Utilities

Department.

SUGGESTED MOTION:

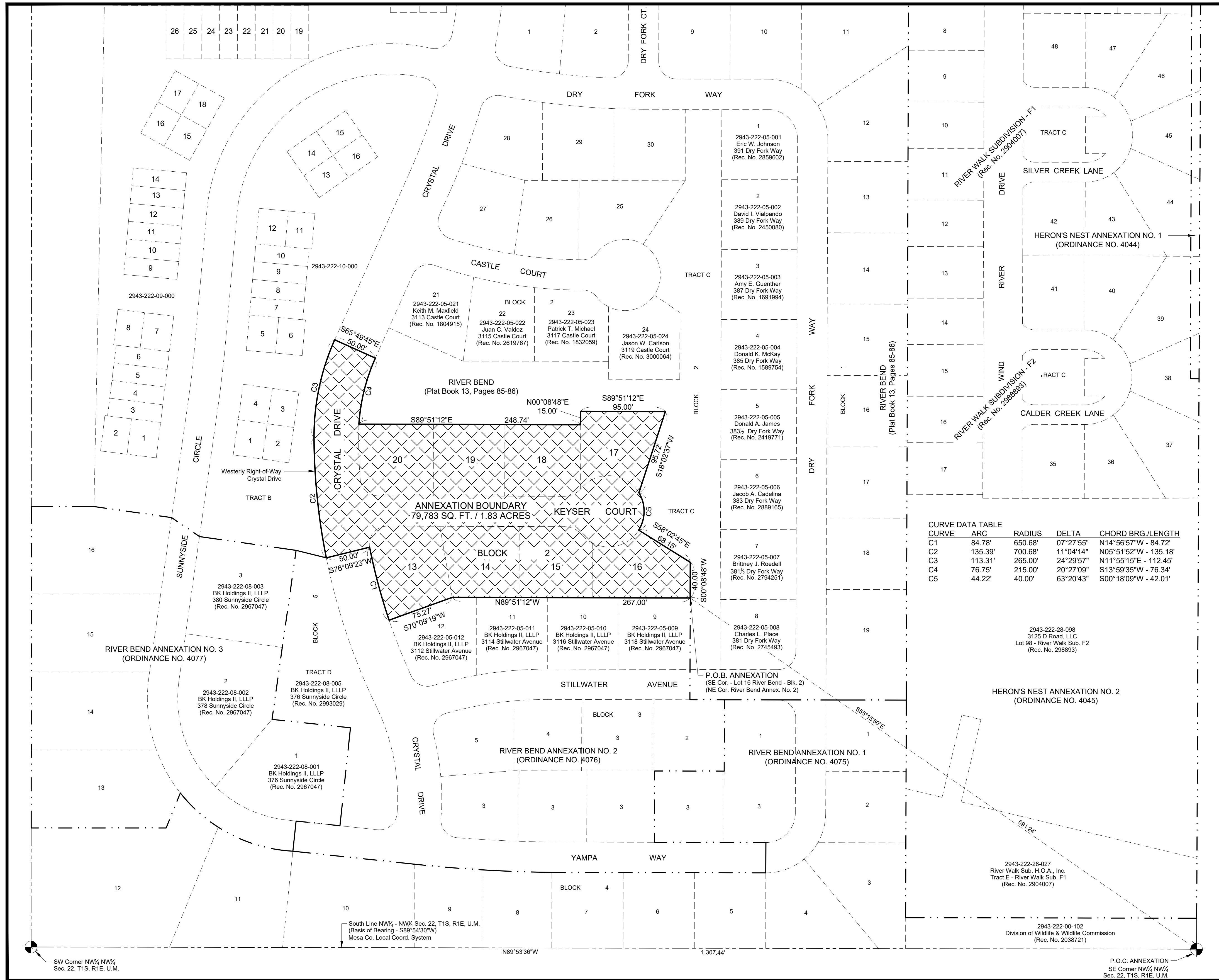
I move to (adopt/deny) Resolution No. 23-22, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation and exercising land use control over the Keyser Court Annexation, approximately 1.83 acres, located at 3110 through 3117 Keyser Court, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Keyser Court Annexation, approximately 1.83 acres, located at 3110 through 3117 Keyser Court, and set a public hearing for April 6, 2022.

Attachments

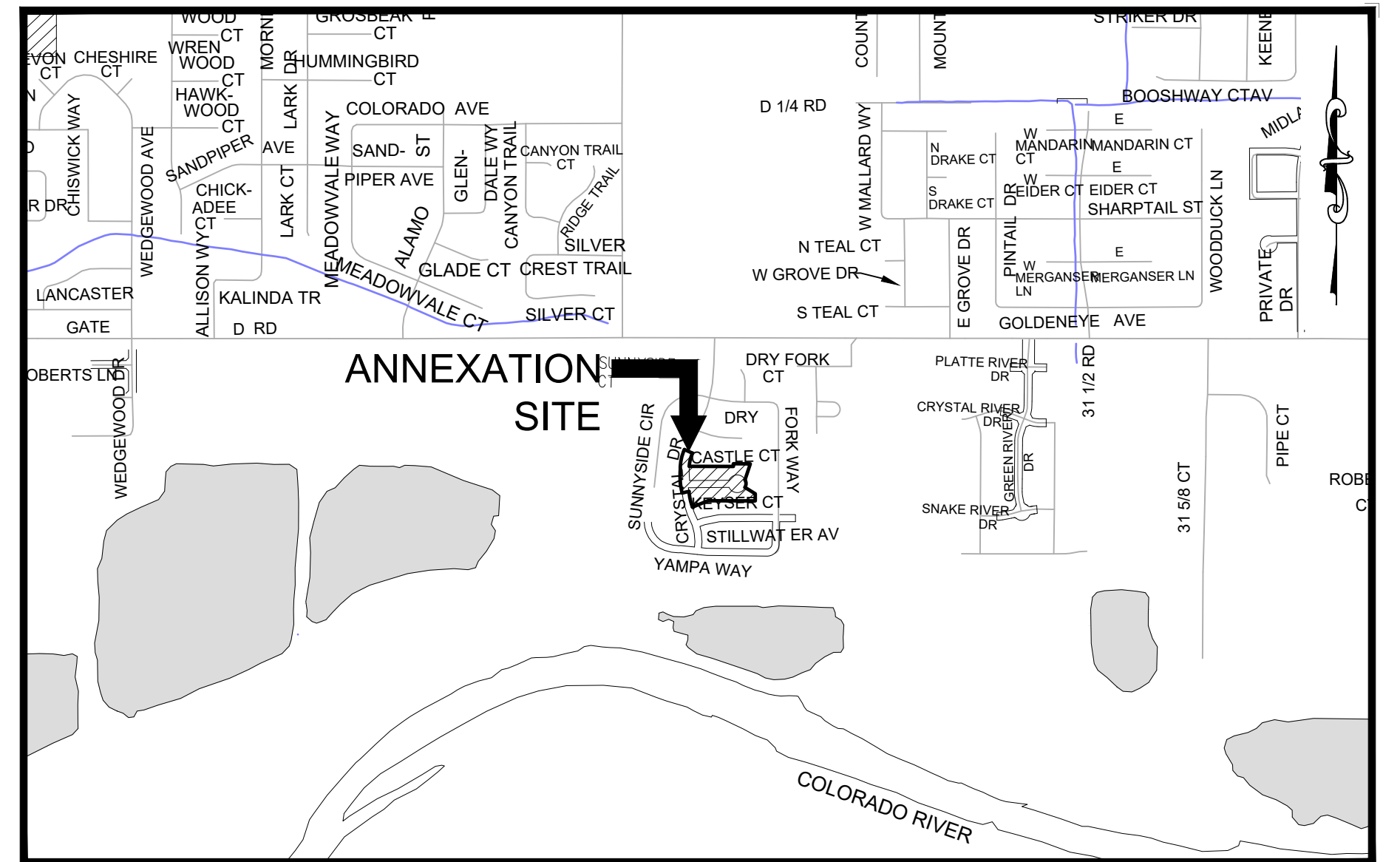
1. Keyser Court Annexation Plat
2. Annexation Schedule - Table - Keyser Court Annexation
3. Site Maps and Photo
4. Resolution - Referral of Petition Keyser Court Annexation
5. Keyser Court Annexation Ordinance

KEYSER COURT ANNEXATION

Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of **RIVER BEND ANNEXATION NO. 2, ORDINANCE NO. 4076** and the Point of Beginning; thence along the Northerly line of said **RIVER BEND ANNEXATION NO. 2** the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwestly along the arc of a 650.68 foot radius curve concave Northeastly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

- 1) Northwestly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northeastly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwestly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N00°08'48"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 95.00 feet;
- 3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwestly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses:

- 1) S58°02'45"E, a distance of 68.15 feet;
- 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

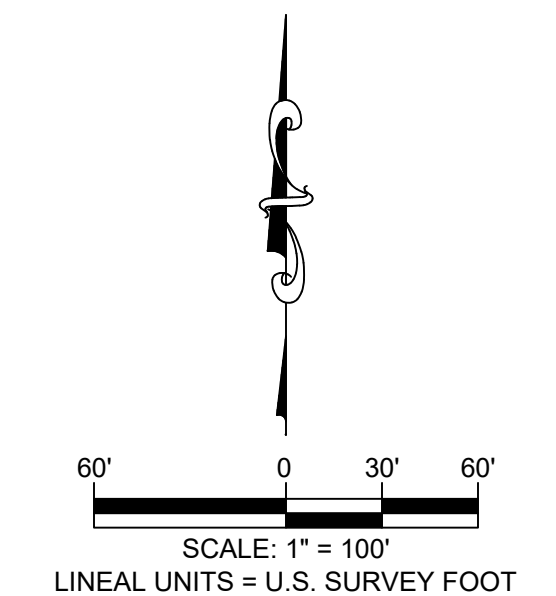
Said Parcel of land CONTAINING **79,783** Square Feet or **1.83** Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY	— — — — —
ANNEXATION AREA	
EXISTING CITY LIMITS	- - - - -

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,534.85 FT.
CONTIGUOUS PERIMETER	477.05 FT.
AREA IN SQUARE FEET	79,783 FT ²
AREA IN ACRES	1.83
AREA WITHIN R.O.W.	26,768 FT ²
	0.61 ACRES



SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	RAD.	RADIUS
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHB.	CHORD BEARING
TWP.	TOWNSHIP	BLK.	BLOCK
RGE.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
XXXX

EFFECTIVE DATE
FEBRUARY XX, 2022

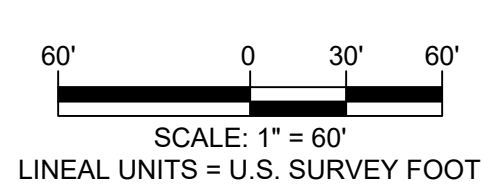
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

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

G:\Data\SURVEY\Annexations\2021\877 Keyser Court - Dove\60CAD\Keyser Court Annexation Plat.dwg — PLOTTED 2022-01-27

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: 01/27/2022
DESIGNED BY: RBP DATE: 01/27/2022
CHECKED BY: CVW DATE: 01/27/2022
APPROVED BY: RBP DATE: 01/27/2022



CITY OF
Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

KEYSER COURT ANNEXATION
Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1
OF
1

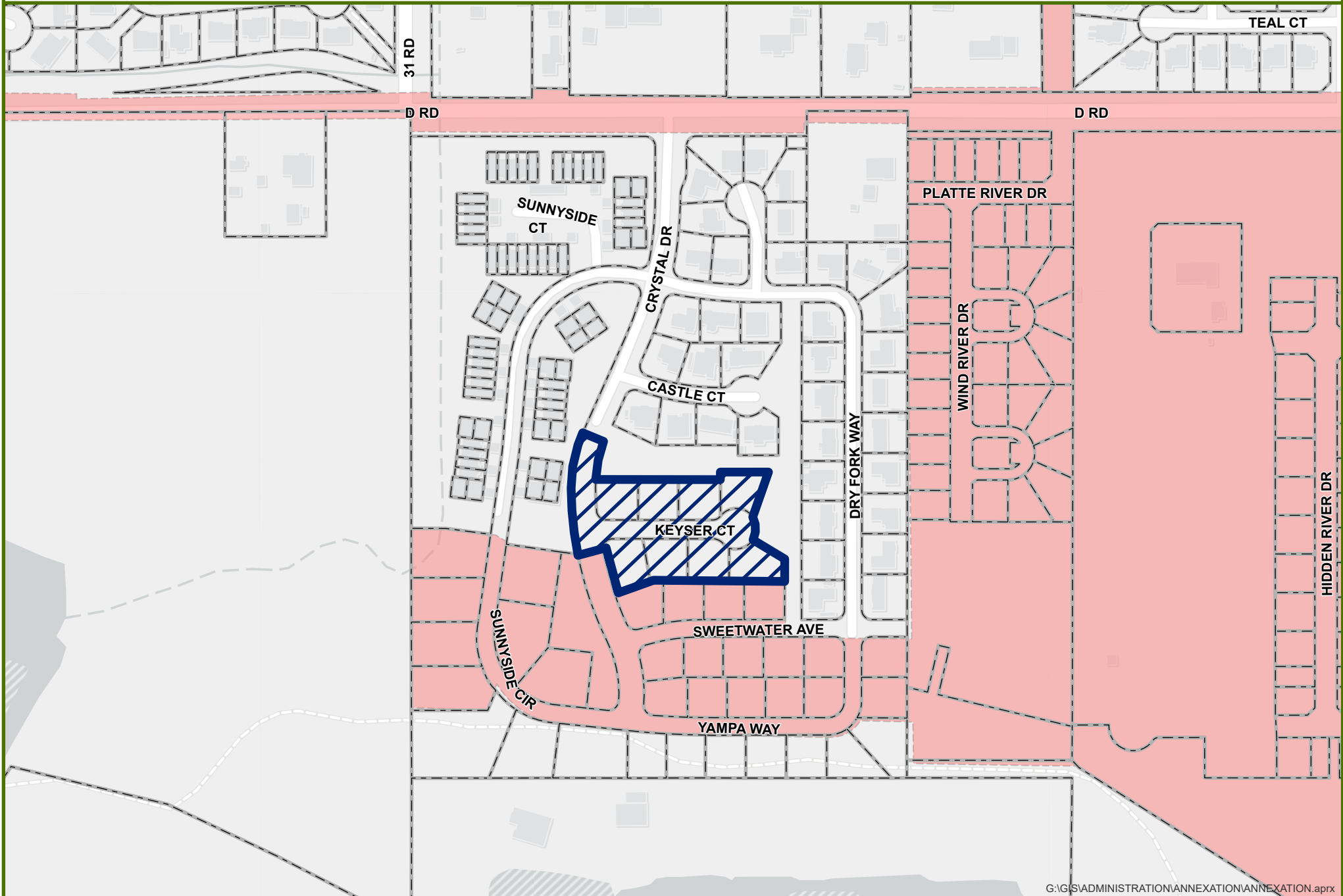
KEYSER COURT ANNEXATION SCHEDULE

March 2, 2022	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
March 8, 2022	Planning Commission considers Zone of Annexation
March 16, 2022	Introduction of a Proposed Ordinance on Zoning by City Council
April 6, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 8, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:	ANX-2021-877
Location:	3110 through 3117 Keyser Court
Tax ID Numbers:	2943-222-05-020; 2943-222-05-019; 2943-222-05-018; 2943-222-05-017; 2943-222-05-013; 2943-222-05-014; 2943-222-05-015; 2943-222-05-016
# of Parcels:	8
Existing Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	1.83
Developable Acres Remaining:	1.22
Right-of-way in Annexation:	0.61 (future Crystal Drive and future Keyser Court)
Previous County Zoning:	PUD
Proposed City Zoning:	R-8
Current Land Use:	Vacant
Comprehensive Plan Land Use:	Residential Medium
Values:	Assessed: \$34,800
	Actual: \$120,000
Address Ranges:	3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117 Keyser Court
Special Districts:	Water: Clifton Water
	Sewer: City
	Fire: Clifton Fire District
	Irrigation/Drainage: Grand Valley Irrigation Company (GVIC)
	School: District 51
	Pest: Grand River Mosquito District & Upper Grand Valley Pest
	Other: Colorado River Water Conservancy

KEYSER COURT ANNEXATION



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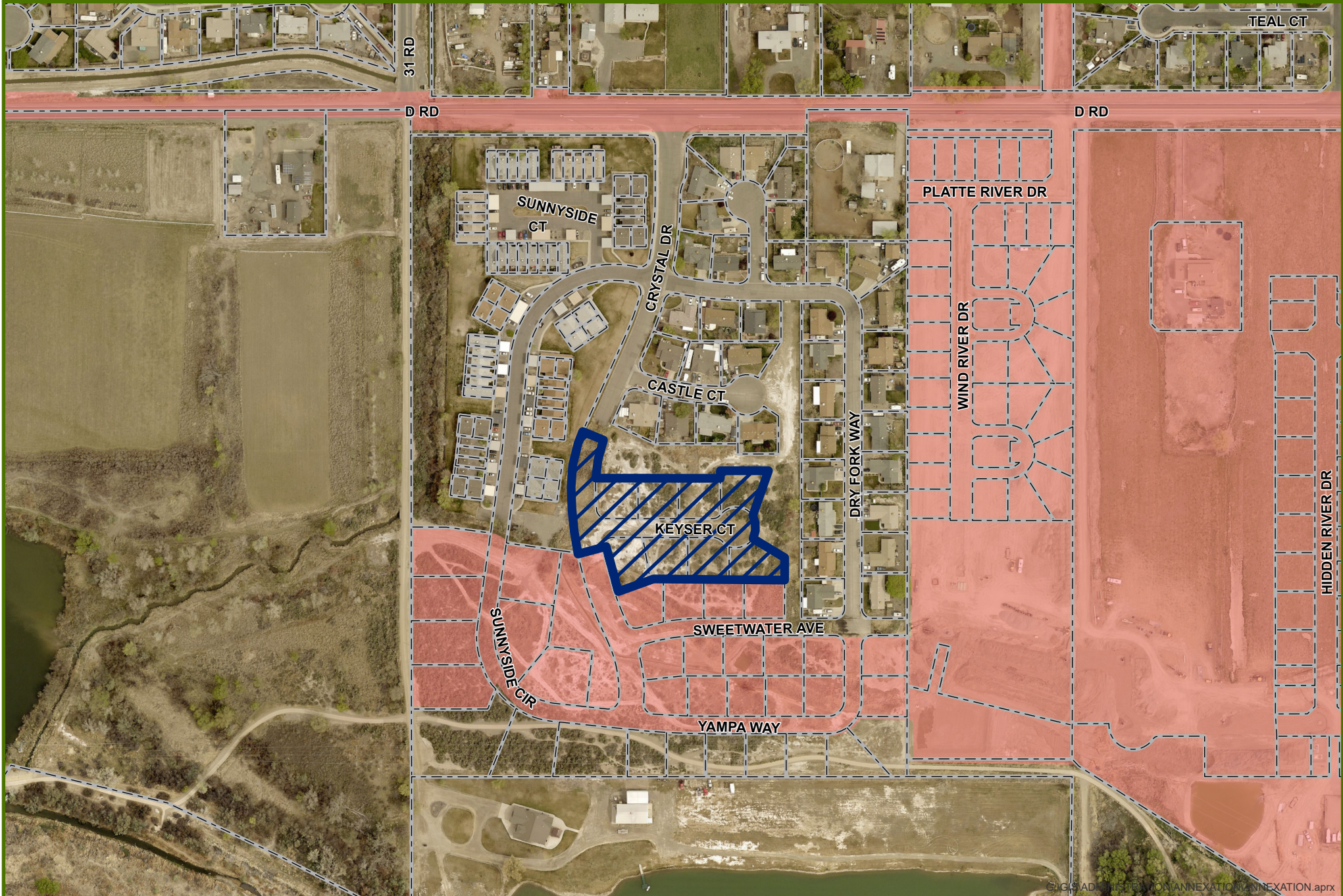


Annexation



City Limits

KEYSER COURT ANNEXATION



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0 200 400 Feet

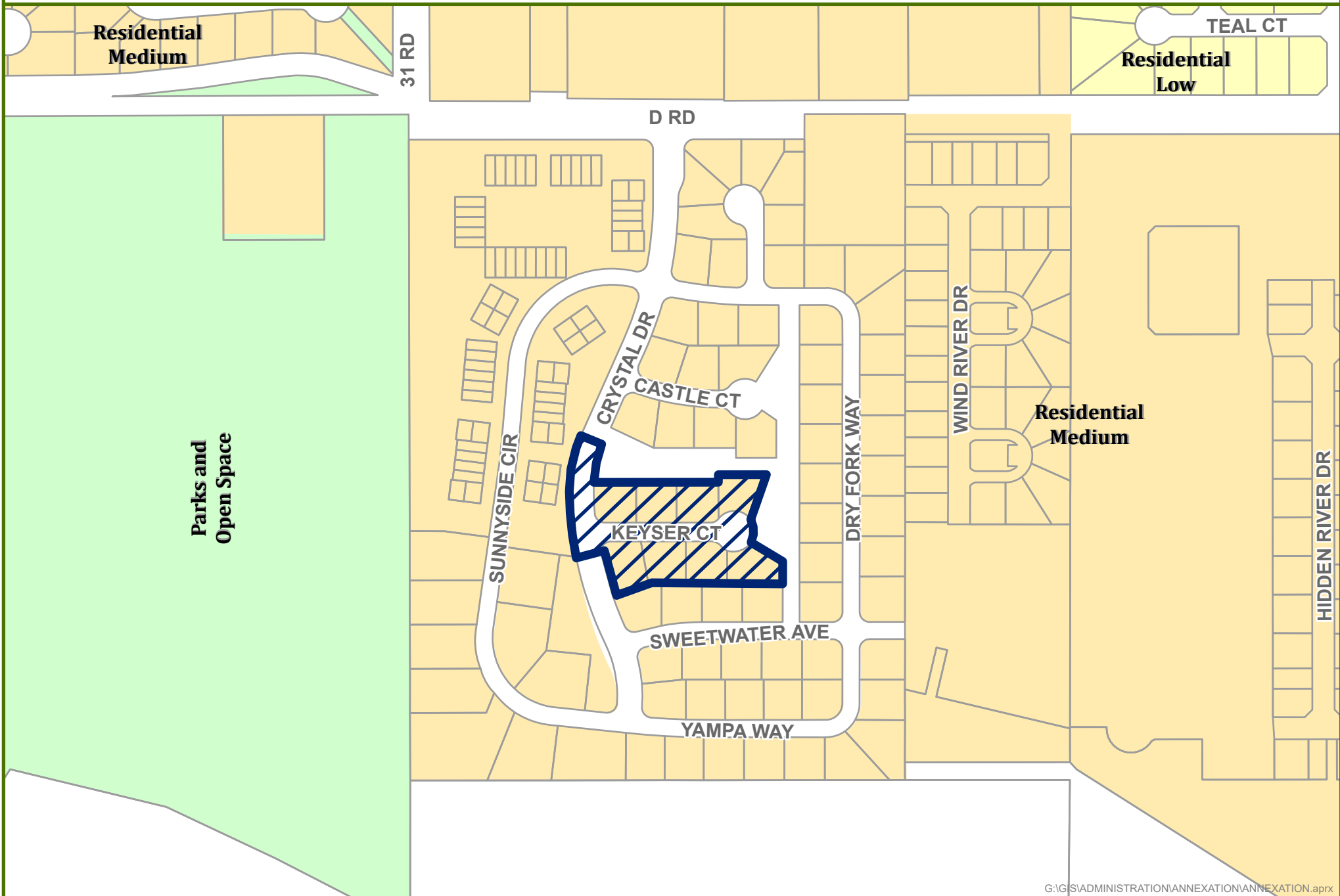


Annexation



City Limits

KEYSER COURT ANNEXATION - LAND USE



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0 200 400 Feet



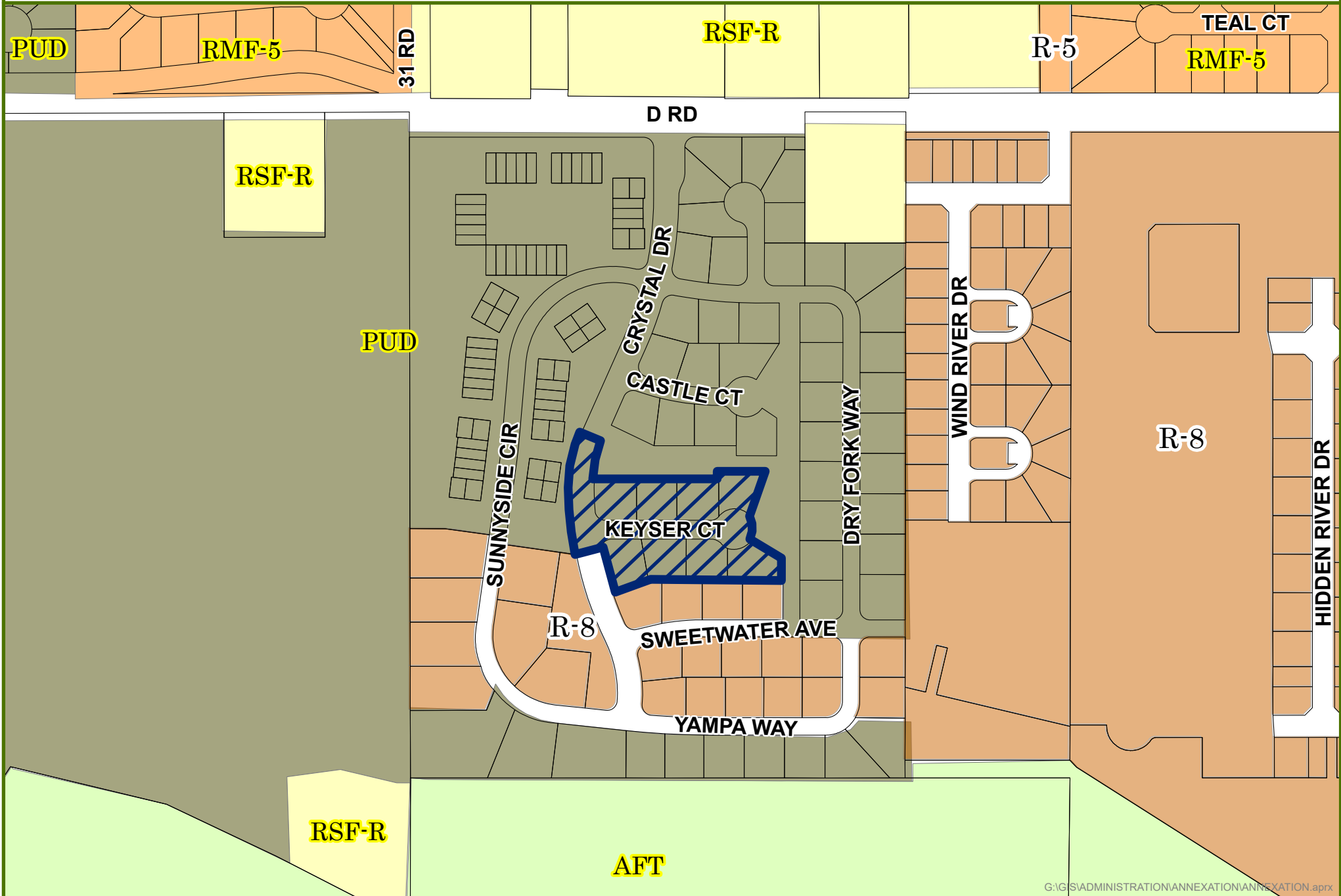
Annexation Boundary

Packet Page 141

Date Created: 2/23/2022

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

KEYSER COURT ANNEXATION - ZONING



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 200 400 Feet



Annexation

City Zoning

County Zoning



Google Street View from the southern terminus of Crystal Drive looking south into the annexation area.

**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 2nd day of March 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**

KEYSER COURT ANNEXATION

**APPROXIMATELY 1.83 ACRES
LOCATED 3110, 3111, 3112, 3113, 3114, 3115, 3116, AND 3117 KEYSER COURT**

WHEREAS, on the 2nd day of March, 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:

**KEYSER COURT ANNEXATION
Perimeter Boundary Legal Description
Keyser Court Annexation**

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court of said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of *RIVER BEND ANNEXATION NO. 2, ORDINANCE 4076* and the Point of Beginning; thence along the Northerly line of said *RIVER BEND ANNEXATION NO. 2* the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 650.68 foot radius curve concave Northeasterly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

1) Northwesterly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;

2) Northeasterly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwesterly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

1) N00°08'48"E, a distance of 15.00 feet; 2) S89°51'12"E, a distance of 95.00 feet;

3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S58°02'45"E, a distance of 68.15 feet; 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79,783 Square Feet or 1.83 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 6th day of April, 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 2nd day of March, 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

<i>DATES PUBLISHED</i>
March 4th, 2022
March 11th, 2022
March 18th, 2022
March 25th, 2022

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
KEYSER COURT ANNEXATION**

**APPROXIMATELY 1.83 ACRES
LOCATED AT 3110, 3111, 3112, 3113, 3114, 3115, 3116, AND 3117 KEYSER COURT**

WHEREAS, on the 2nd day of March, 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:

**KEYSER COURT ANNEXATION
EXHIBIT A**

**Perimeter Boundary Legal Description
Keyser Court Annexation**

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court of said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of *RIVER BEND ANNEXATION NO. 2, ORDINANCE 4076* and the Point of Beginning;

thence along the Northerly line of said *RIVER BEND ANNEXATION NO. 2* the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 650.68 foot radius curve concave Northeasterly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

- 1) Northwesterly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northeasterly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwesterly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N00°08'48"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 95.00 feet;
- 3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S58°02'45"E, a distance of 68.15 feet; 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79,783 Square Feet or 1.83 Acres, more or less, as described.

INTRODUCED on first reading on the 2nd day of March 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

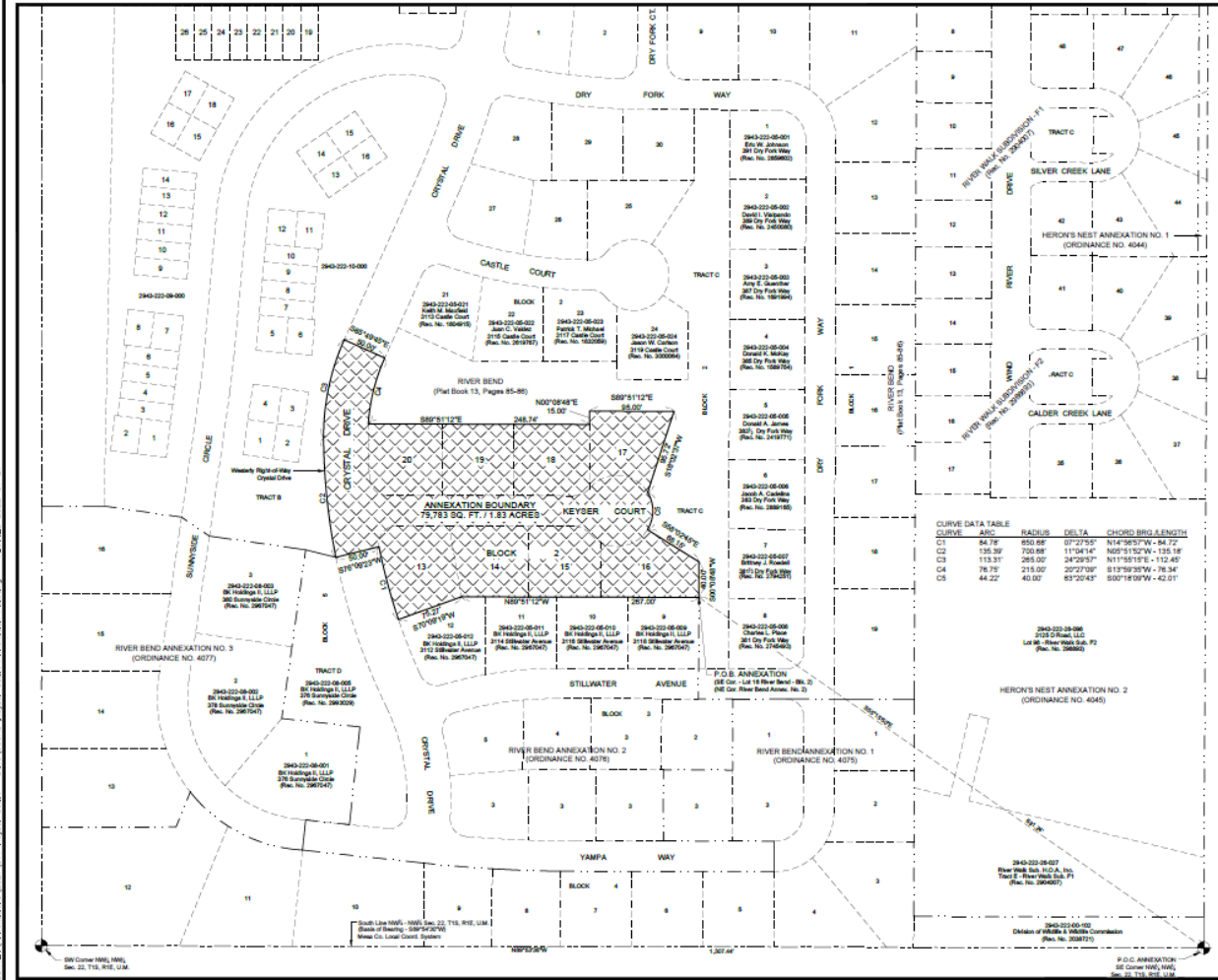
Attest:

City Clerk

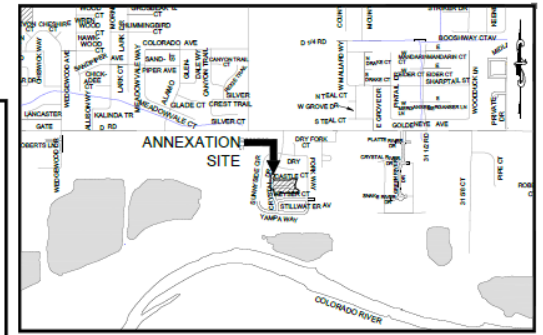
EXHIBIT A

KEYSER COURT ANNEXATION

Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Way being Keyser Court (labeled as Crystal Court of said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto, thence N05°15'00"W, a distance of 691.24 feet to the Southwest Corner of said Lot 15 and being the Northwest Corner of RIVER BEND ANNEXATION NO. 2, ORDINANCE 4078 and the Point of Beginning, thence along the Northernly line of said RIVER BEND ANNEXATION NO. 2 the following four (4) courses:

- 1) N18°17'17"W along the South line of said Lots 14, 15 & 16, a distance of 287.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Eastern Right-of-Way boundary of said Crystal Drive;
- 3) Northwestly along the arc of a 850.88 foot radius curve concave Northwestly, a distance of 84.72 feet to a central angle of 07°27'51" whose chord bears N14°56'37"W, a distance of 84.72 feet and being the Westernly boundary of said Lot 13;
- 4) S78°02'27"N, a distance of 50.00 feet to a point on the Westernly Right-of-Way boundary of said Crystal Drive;

thence along said Westernly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

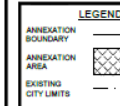
- 1) Northwestly along the arc of a 700.88 foot radius curve concave Easternly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northwestly along the arc of a 285.07 foot radius curve concave Easternly, a distance of 113.31 feet to a central angle of 24°29'51" whose chord bears N11°59'25"W, a distance of 112.40 feet;

thence S89°49'45"E, a distance of 50.00 feet to a point on the Eastern Right-of-Way boundary of Crystal Drive, thence Southwestly along the arc of a 215.07 foot radius curve concave Easternly along said Easternly Right-of-Way boundary of Crystal Drive, a distance of 44.22 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S17°59'25"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 14, 15 & 16, a distance of 284.74 feet to a point on the West line of said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N05°18'47"E, a distance of 45.00 feet;
- 2) S89°51'12"E, a distance of 49.00 feet;
- 3) S18°02'37"W, a distance of 69.72 feet to a point on the Cal-de-Sac Right-of-Way boundary of Keyser Court, thence Southwestly along the arc of a 40.00 foot radius curve concave Westernly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 83°20'43" whose chord bears S07°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S89°42'45"E, a distance of 68.15 feet; 2) S00°04'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79.783 Square Feet or 1.83 Acres, more or less, as described.



LEGEND	SURVEY ABBREVIATIONS
ANNEXATION BOUNDARY	P.O.C. POINT OF COMMENCEMENT
ANNEXATION AREA	P.O.B. POINT OF BEGINNING
EXISTING CITY LIMITS	R.O.W. RIGHT OF WAY
	SEC. SECTION
	TWP. TOWNSHIP
	RANGE RANGE
	U.M. UTE MERIDIAN
	NO. NUMBER
	REC. RECEPTION

AREAS OF ANNEXATION
ANNEXATION PERIMETER
CONTIGUOUS PERIMETER
AREA IN SQUARE FEET
AREA IN ACRES
AREA WITHIN R.O.W.

ORDINANCE NO.
XXXX

EFFECTIVE DATE
FEBRUARY XX, 2022

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

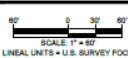
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. No. 30286
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE, - BLOCK C
GRAND JUNCTION, CO. 81501

DATE

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
DESIGNED BY: RSP
CHECKED BY: CWM
APPROVED BY: RSP

DATE: 01/27/2022
DATE: 01/27/2022
DATE: 01/27/2022
DATE: 01/27/2022



CITY OF
Grand Junction
COLORADO
333 WEST AVENUE, - BLOCK C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

KEYSER COURT ANNEXATION
Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: March 2, 2022

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Kirsten Armbruster and Gus Hendricks

Information

SUBJECT:

Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 8

RECOMMENDATION:

Staff recommends approving a procurement with FCI Constructors, Inc., for a guaranteed maximum price of \$5,198,688.00 for the construction of Fire Station 8.

EXECUTIVE SUMMARY:

The City has been working with FCI Constructors Inc., and The Blythe Group to finalize the design and construction documents for the new Fire Station 8 at 441 31 Road. Based on this design and methods of construction, a guaranteed maximum price (GMP) of \$5,198,688.00 has been established. The GMP sets the construction cost and is the limit on the amount the City will have to pay FCI Constructors Inc, regardless of the actual cost of the project to the contractor.

BACKGROUND OR DETAILED INFORMATION:

In April 2019, City of Grand Junction voters approved a First Responder Sales Tax to fund expansion of public safety services for the City of Grand Junction. A portion of this revenue will pay for the construction of a new fire station to be located at 441 31 Road. The new fire station is the second of three paid for with Fire Responder Tax funds and uses the same design as Fire Station 3.

City Council previously approved a Construction Management/General Contractor (CMGC) contract with FCI Constructors, Inc. for construction of Fire Station 8 on October 6, 2021. As part of this process, the architect, contractor, and City worked on the design to establish a GMP for construction. This process has been completed and

the GMP has been established.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

Sales tax revenue from the passage of the First Responder Tax has been designated for the Fire Station 8 project. This project was budgeted in 2021 for \$5.5 million in order to complete the architectural design and secure the CMGC agreement with the contractor. Increases in material and labor costs have increased the construction budget to \$6,058,590. Approval of the procurement for the GMP is to complete the construction of the station and will be ratified with the adoption of the supplemental appropriation which is on this agenda for first reading with the second reading and public hearing scheduled for April 6, 2022.

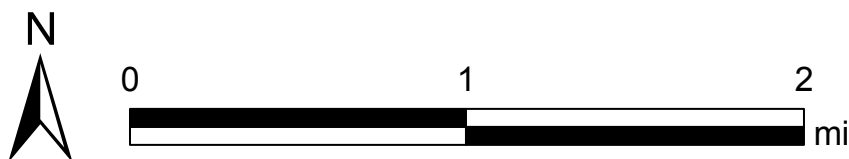
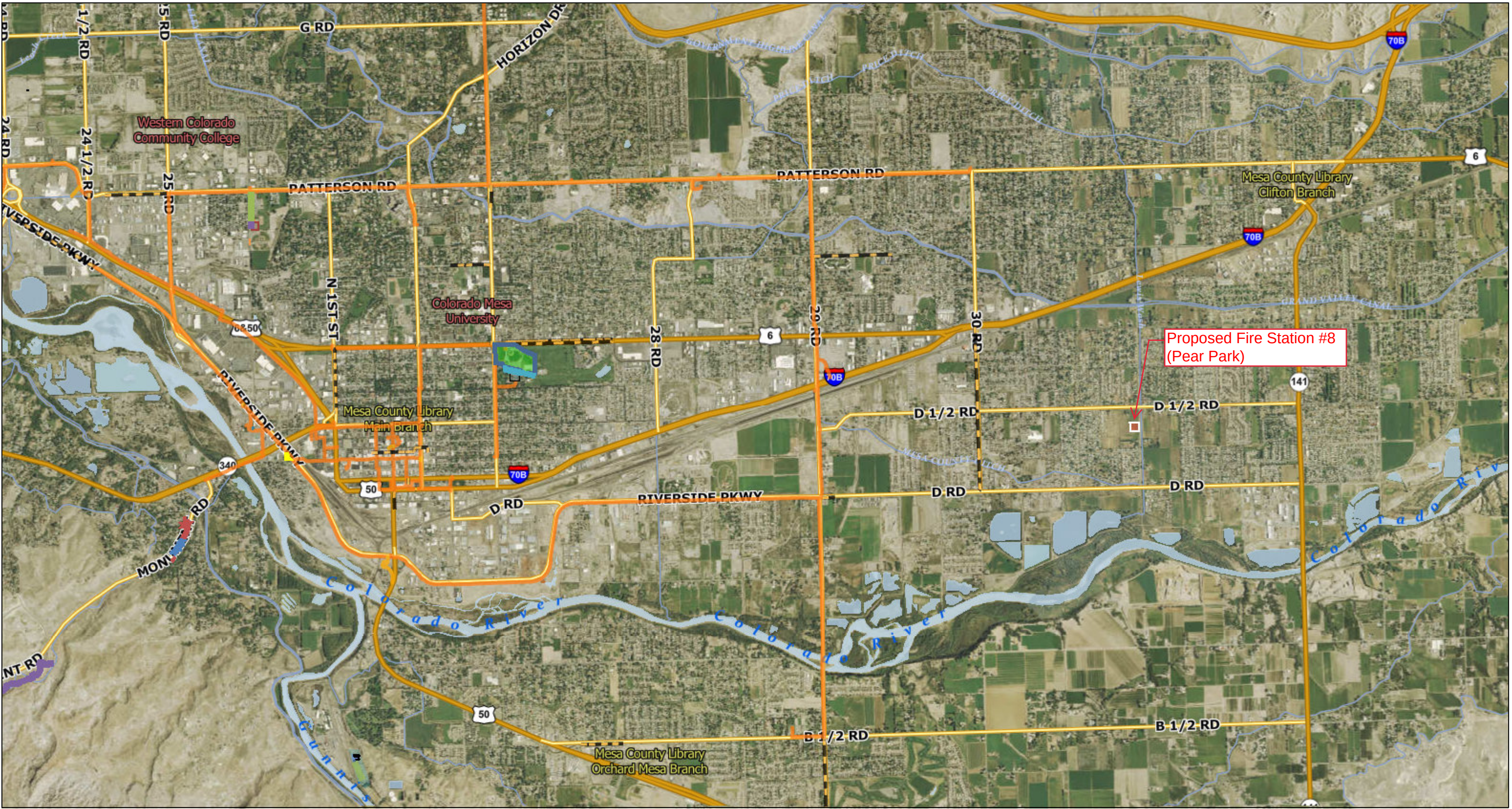
SUGGESTED MOTION:

I move to (authorize/not authorize) a contract amendment with FCI Constructors, Inc., to establish a guaranteed maximum price of \$5,198,688.00 for construction of Grand Junction Fire Station 8.

Attachments

1. Fire Station #8 - Location Map

Grand Junction Fire Department - Fire Station #8 Location Map 2



Date: 7/20/2021

1 inch = 3,009 feet
Packet Page 154



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: March 2, 2022

Presented By: Jay Valentine, General Services Director, Trenton Prall, Public Works Director

Department: Public Works - Streets

Submitted By: Trent Prall

Information

SUBJECT:

Purchase Traffic Signal Cabinets and Components

RECOMMENDATION:

Staff recommends the sole source purchase of traffic signal cabinets and components from Econolite for \$133,873.01.

EXECUTIVE SUMMARY:

The City has utilized Econolite controllers, cabinets, and transportation management system software exclusively for decades, and has experienced a high level of performance from their products and technical support staff. The compatibility and reliability of this equipment is critical to the traffic signal network and ultimately impacts the safety and flow of traffic throughout the City. This request is to purchase traffic cabinets and components from Econolite for \$133,873.01.

BACKGROUND OR DETAILED INFORMATION:

The primary justification for the sole source request to purchase Econolite products for our traffic signal system is based on compatibility with other existing City-owned equipment. The City has utilized Econolite products within its traffic signal network for decades, and has experienced a high level of performance from their products and technical support staff. As older equipment is replaced throughout the existing network, Econolite products have been utilized almost exclusively as an upgrade. Due to ever-improving technology, this equipment and associated components are quickly replaced within any given vendor's product line. Long-term support becomes difficult in this situation as previous versions quickly become obsolete, and ensuring that new and existing equipment is cross-compatible becomes absolutely critical to the system's

functionality. "Mixing" different brands of components has proven problematic within the industry, especially with regard to automated and remote control of the equipment. We do not consider mixing of signal control manufacturers to be a viable option for the City of Grand Junction. This purchase will include: TS2 Cabinets, Pole Mounted Cabinets, Backup Battery Systems, and the associated components for the replacement of existing equipment within the system. The replacements will occur both immediately and to replenish an inventory of these materials for emergency replacements.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

Funding for this purchase is included in the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a purchase order with Econolite for the purchase of traffic signal cabinets and components for \$133,873.01.

Attachments

1. Sole Source Econolite Products Memo

Memorandum

TO: Trenton Prall
FROM: Eric Mocko
DATE: 2/17/22
SUBJECT: Econolite Products Sole Source

The Transportation Engineering division is requesting approval to Sole Source Econolite products throughout the City.

Sole Source justifications have previously been approved for Econolite products including traffic signal cabinets and components, traffic signal controllers, and traffic signal communication radios.

The primary justification for this sole source is centered on compatibility with other City-owned equipment. The City has utilized Econolite controllers, cabinets, and transportation management system software exclusively for decades, and has experienced a high level of performance from their products and technical support staff. Because our traffic signal system is primarily comprised of Econolite manufactured components, the potential cost to change even one individual component to a different brand could be enormous due to compounding “downstream” issues.

From a pragmatic standpoint, the previously approved sole source documents for Centrac's ATMS, Econolite Cabinets, Econolite Controllers, and communication equipment makes updated the sole sourcing of the Econolite Cabinets and components a necessity. It should be acknowledged that in recent years a very small number of new ATMS products have entered the market that claim to be compatible with Econolite's controllers, cabinets, components and ATMS software, as well as other manufacturers' controllers and cabinets. However, to the best of our knowledge, at this time there is only one traffic agency in Colorado that has attempted to implement this type of “universal” system by mixing different brands of traffic signal controllers, signal cabinets, and ATMS software. The difficulties they have faced in implementing their system are publicly known within the industry and we do not consider mixing of signal controller manufacturers to be a viable option for the City of Grand Junction.

Our request is for Purchasing to authorize one Sole Source that covers all of the individual Econolite components, not limited to TS2 Cabinets, individual components, Cobalt Controller, MMU and UPS Systems. Because the Regional office for Econolite Control Products is located in Colorado Springs, all agencies in Colorado are able to purchase their products and get technical support directly from Econolite, eliminating a third Party vendor. A letter was provided by Econolite documenting this sole source distribution on February 17, 2022.

Attachment: Econolite Sole Source Letter



RE: Econolite Grand Junction CO TS2 Traffic Control Cabinet assembly Source letter

February 17, 2022

To Whom It May Concern:

Econolite Group Inc is the sole source provider of the Grand Junction certified UL/ISO/IPC traffic controller cabinet. The Grand Junction traffic control assembly consists of a stretch P traffic cabinet, Cobalt controller with ASC/3 firmware , EDI smart MMU, and the Zinc Blue Gen2 battery back up supply system. This assembly also contains all necessary plug ins necessary to control the intersection most efficiently and safely. This cabinet is compliant to work in conjunction with the ATMS Centrac systems with seamless operation due to providing same source components to include the traffic controller, as well as the current traffic signal system utilized by City of Grand Junction for its traffic signals. Econolite is the direct manufacturer of the traffic control assembly and all its stated components, and is sold as a direct transaction between Econolite Group Inc and end customers.

Sincerely,

Tracy L. Brookham
District Manager
Econolite Control Products Inc.



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: March 2, 2022
Presented By: Felix Landry, Planning Supervisor
Department: Community Development
Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

A Resolution Issuing a Revocable Permit to Allow a Free-Standing Monument Sign for the Pinnacle Ridge Subdivision Located at the Intersection of Mariposa Drive and Aiguille Drive within the Right-of-Way on the North Side of the Intersection

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The applicant, Robert Jones II with Two R&D LLC, requests a Revocable Permit to allow for a free standing monument sign on the northern corner of the Mariposa Drive and Aiguille Drive intersection. This sign would serve to identify the 30 lot single family residential neighborhood created by the Pinnacle Ridge Filings 1, 2, and 3.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In March, 2018, the City recorded filing 1 of the Pinnacle Ridge Subdivision. Filing one created 13 single family residential lots along Aiguille Drive within an R-2 zoning classification. In April of 2021, the City recorded filing 2 which created an additional 8 single family residential lots along Aiguille Drive in R-2 zoning. Later that year, in October 2021, the City recorded filing 3 which created an additional 9 single family residential lots on Talus Court and Spire Court off Aiguille Drive, also within R-2 zoning. Today the subdivision has 30 total lots platted for single family residential development. Some units have already been constructed.

A free-standing monument sign has been proposed to identify the subdivision and serve as an entry feature. The proposed location of the sign resides within a city-owned

lot with CSR zoning, which is approximately 1,600 square feet in area. The city-owned lot resides on the northern side of the Mariposa Drive and Aiguille Drive intersection and could not reasonably serve any higher purpose. The proposed free-standing sign has been reviewed by City Planning, Surveying, and Engineering staff and has been described as meeting our minimum standards.

A Revocable Permit is needed to ensure that any private development on public land is safely conducted in a manner that does not pose potential burdens on the public. Further, the Code provides no structure, fence, sign or other permanent object shall be constructed, maintained, or erected, or a public right-of-way used, without a Revocable Permit. The Code also provides that the Director shall make a recommendation to City Council and the City Council shall approve, conditionally approve, or deny applications for a Revocable Permit.

ANALYSIS

Issuance of a Revocable Permit is guided by GJMC 21.02.180, which identifies six approval criteria that the City Council must consider when hearing a request for a revocable permit. These six criteria, found under GJMC 21.02.080(c)(1)-(6), are listed below, along with analyses of this request's conformance with each criterion.

(1) There will be benefits derived by the community or area by granting the proposed revocable permit;

The proposed sign will serve the surrounding community with an attractive landmark to aid with wayfinding through the neighborhood, and it will also serve as an entry feature for the Pinnacle Ridge residents into their subdivision.

(2) There is a community need for the private development use proposed for the City property;

The Pinnacle Ridge subdivision consists of a unique development to those in the surrounding area and warrants a unique identifier, as this free-standing sign would provide. Furthermore, due to the topography of the area and lack of vegetation and other potential landmarks, this sign would also serve as an additional wayfinding feature.

(3) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;

The proposed location of the sign is on a three-sided 1,600 sq ft parcel owned by the City. This parcel has public right-of-way on two sides and a private residence on the third. This property provides an ideal location for the proposed sign and would not conflict with any adjacent or anticipated uses of the property.

(4) The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas;

The proposed sign complements the character of the Pinnacle Ridge subdivision which it serves, as well as the surrounding landscape. The location and size of the sign will

not negatively affect traffic circulation or access. Lastly, city engineering has found that the proposed sign will not impede the sight distance triangle of the intersection of Mariposa Drive and Aiguille Drive.

(5) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this code and other City policies; and

The proposed revocable permit does not conflict with any of the goals or policies in the Comprehensive Plan or the City's Ordinances. As a part of the overall neighborhood, the proposed revocable permit would further the following principals and goals of the 2020 One Grand Junction Comprehensive Plan:

Plan Principal 6 Efficient and Connected Transportation, Item (4)(h) Wayfinding: implement wayfinding to help people navigate when biking or walking.

Plan Principal 5 Strong Neighborhoods and Housing Choices, Item (1)(c) Housing Types: Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

(6) The application complies with the submittal requirements as set forth in Section 127 of the City Charter, this chapter and the Submittal Standards for Improvements and Development manual.

The application complies with the submittal requirements for a Revocable Permit. Therefore, this criterion has been found to be met.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 24-22, a resolution concerning the issuance of a Revocable Permit to Two R&D, LLC to allow for the installation of a free-standing monument sign within the right-of-way of the intersection of Mariposa Drive and Aiguille Drive, City File No. RVP-2021-714, as part of the Pinnacle Ridge Subdivision on property located on the northern corner of Mariposa Drive and Aiguille Drive intersection with the findings of fact and conditions described in the staff report.

Attachments

1. Submittal Application
2. Map Exhibits
3. Draft Resolution - Pinnacle Ridge RVP



Public Works and Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Sign Permit

**For Signs that DO NOT Require
a Building Permit**

Date Submitted _____
Fee \$ _____
Zone _____

TAX SCHEDULE NO. _____ CONTRACTOR ANGEL SIGN CO.
BUSINESS NAME TWORQ4D, LLC LICENSE NO. 20214201
STREET ADDRESS _____ ADDRESS 540 N. VESTGATE DR. HC 4J 81505
PROPERTY OWNER ROBERT JONES 260-4082 TELEPHONE 970-244-8934
OWNER ADDRESS 861 POOD AVE 81501 CONTACT PERSON DARREN

- | | |
|--|---|
| ☐ 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Façade |
| ☐ 2. ROOF | 2 Square Feet per Linear Foot of Building Façade |
| ☐ 3. PROJECTING | 0.5 Square Feet per each Linear Foot of Building Façade |
| ☒ 4. FREE-STANDING | 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage |

☐ Existing Externally or Internally Illuminated – No Change in Electrical Service ☒ Non-Illuminated

(1-4) Area of Proposed Sign: 26.5 Square Feet
(1-3) Building Façade: _____ Linear Feet Building Façade Direction: North South East West
(4) Street Frontage: _____ Linear Feet Name of Street: _____
(2-4) Height to Top of Sign: 66" Feet Clearance to Grade: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE: N/A

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

I hereby attest that the information on this form and the attached sketches are true and accurate.

Sam J. Howard 9/23/21
Applicant's Signature Date

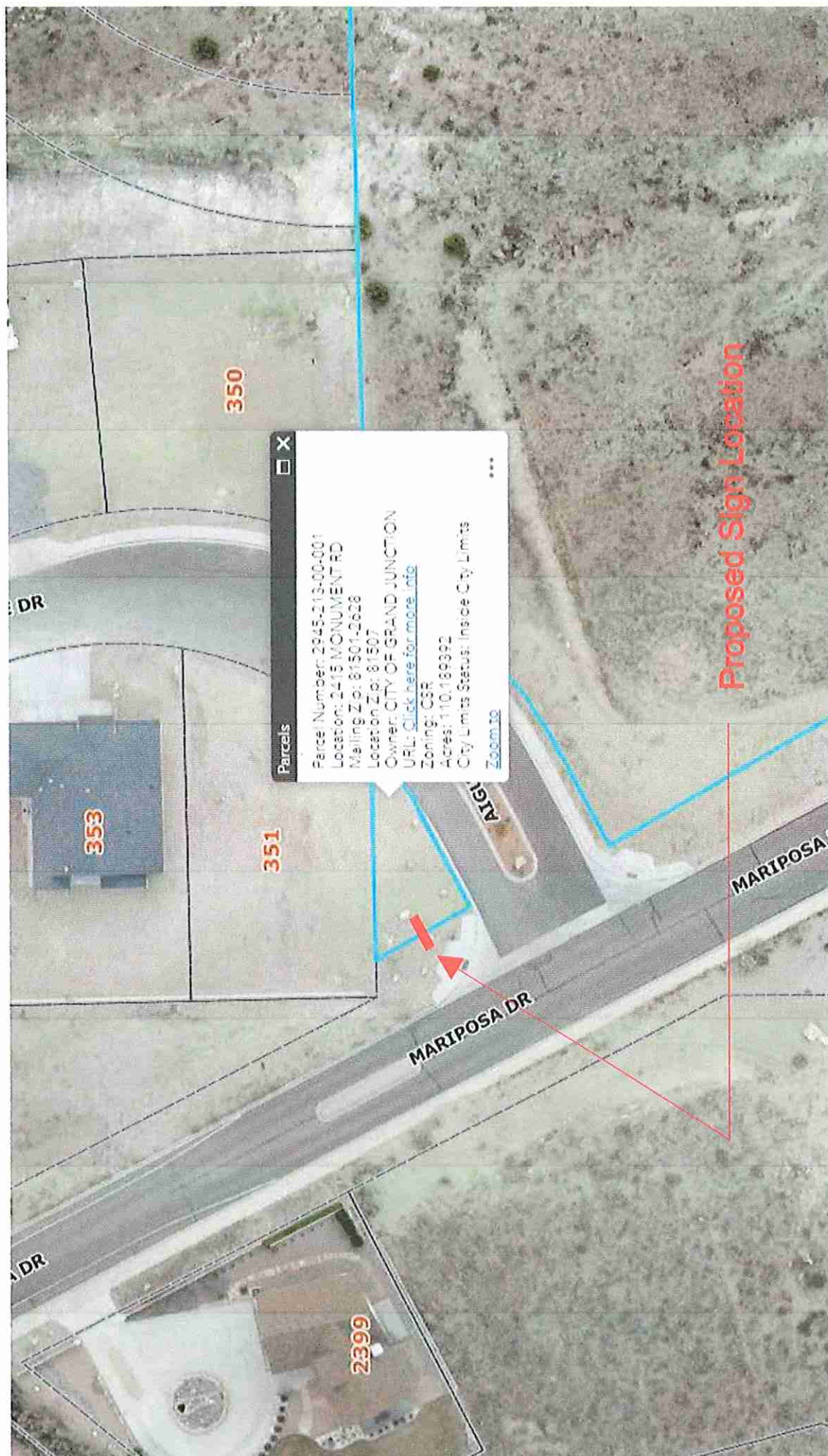
Planning Approval Date

(White: Planning)

(Yellow: Neighborhood Services)

(Pink: Applicant)





Proposed Sign Location

Double Sided Sign



Phone (970)244-8934

Fax (970)243-3859

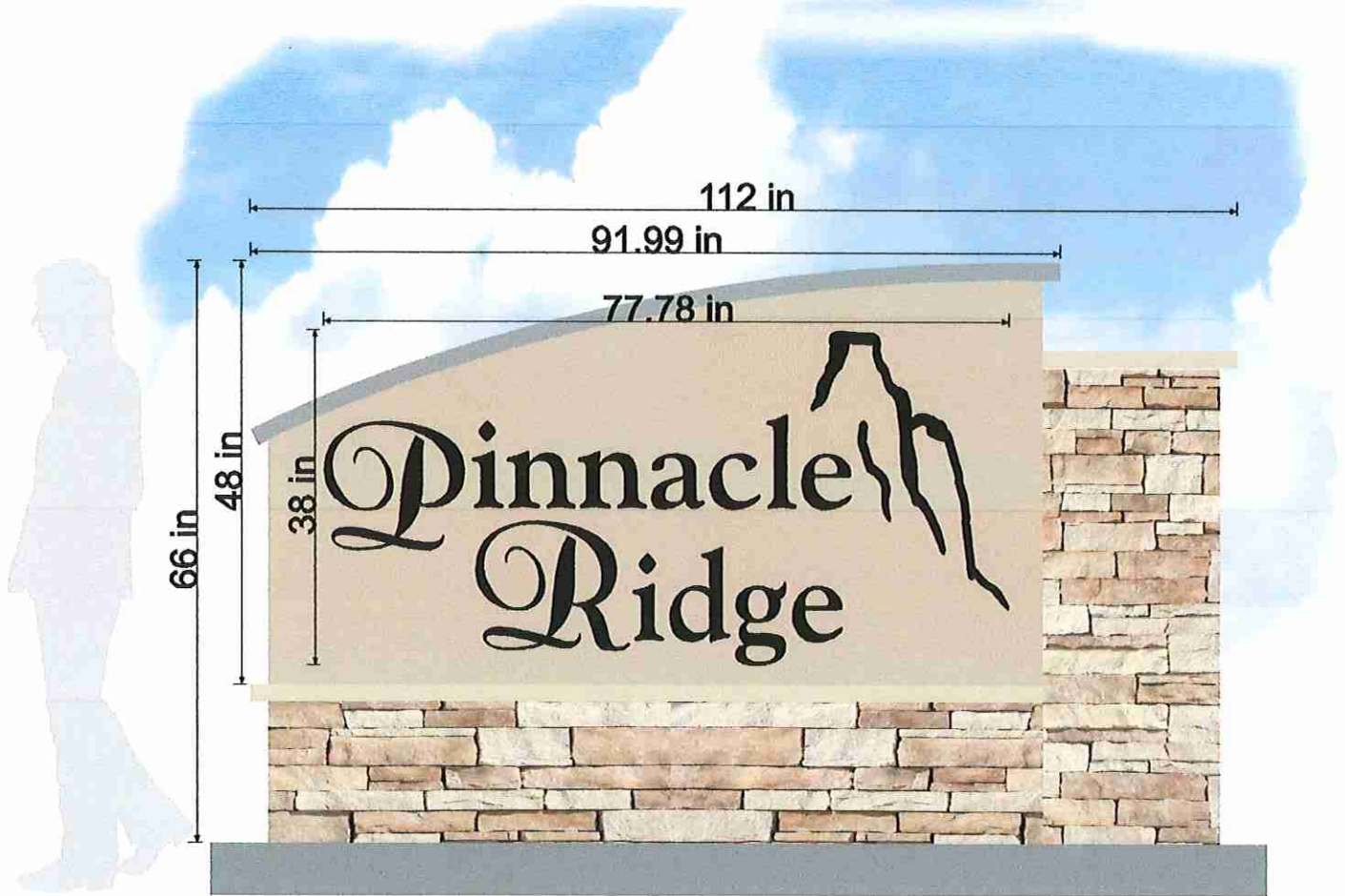
590 N Westgate Dr. Unit C
Grand Junction, CO 81505

Authorized Signature _____

Date _____

This drawing was created to assist you in visualizing our proposal. The original ideas and prices are the property of Angel Sign Co.
Permission to distribute, copy or revise this drawing and/or prices may be obtained only through a written agreement with Angel Sign Co.

Double Sided Sign



ANGEL
SIGN COMPANY
Your Image Is Our Business
signs@angelsign.com

Phone (970)244-8934

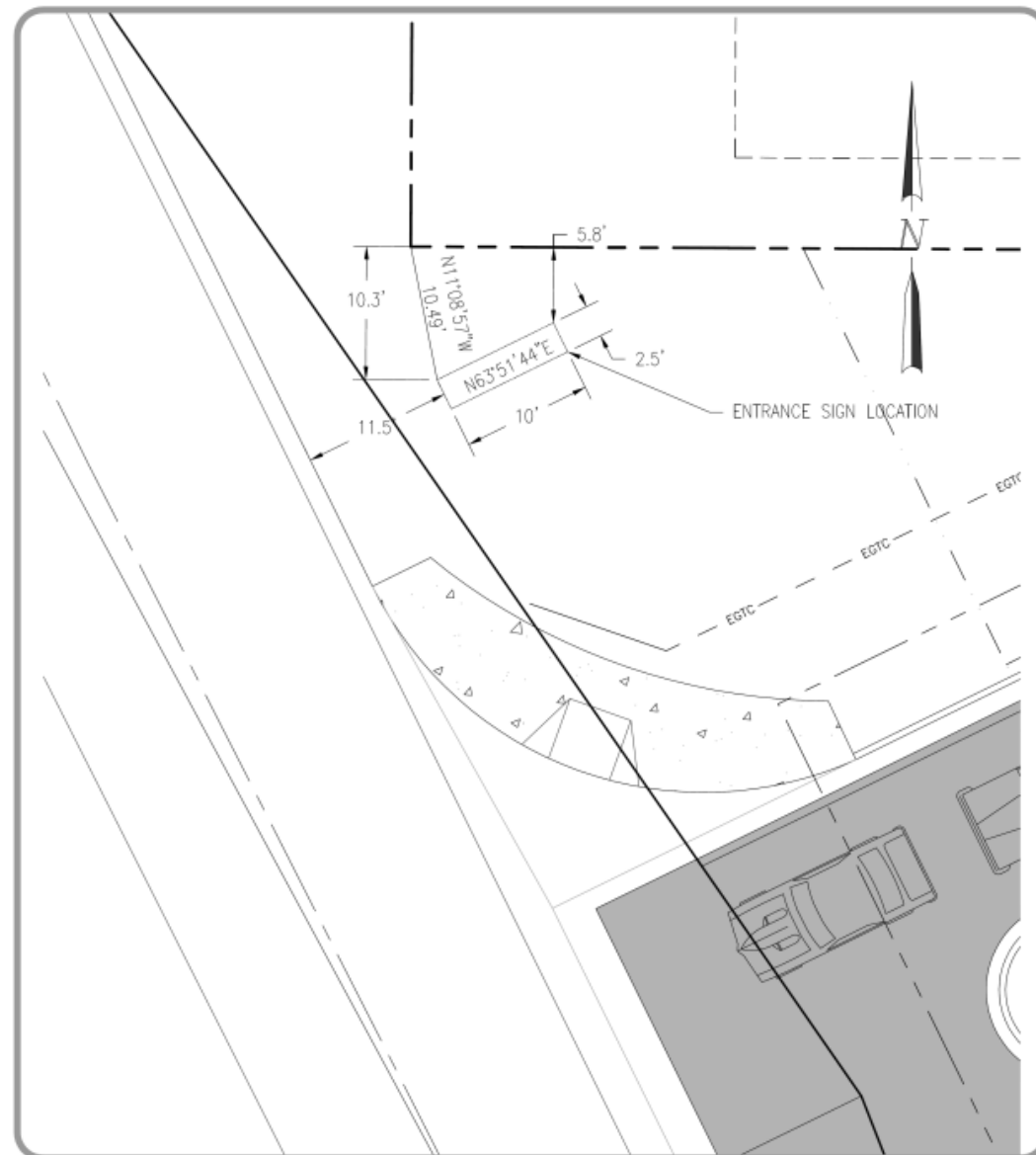
Fax (970)243-3859

590 N Westgate Dr. Unit C
Grand Junction, CO 81505

Authorized Signature _____

Date _____

This drawing was created to assist you in visualizing our proposal. The original ideas and prices are the property of Angel Sign Co.
Permission to distribute, copy or revise this drawing an/or prices may be obtained only through a written agreement with Angel Sign Co.



*Pinnacle Ridge Subdivision
Sight Distance &
Entrance Sign Exhibit*

PROJECT NO:
F04-006

DATE:
12/28/21

DRAWN BY:
DLS

- CIVIL & CONSULTING ENGINEERING
- CONSTRUCTION MANAGEMENT & SITE PLANNING
- FEASIBILITY STUDIES PERMIT EXPEDITING
- ENVIRONMENTAL SCIENTISTS
- PROJECT MANAGEMENT
- HYDROLOGIC STUDIES

Prepared By
VORTEX
ENGINEERING, INC.
2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
(970) 245-9051

EXHIBIT A

REVOCABLE PERMIT FOR SIGN

W1/4 COR.
SEC. 21
T1S, R1W
3.25" ALUMINUM
MONUMENT PLS 18480

SOUTH LINE
PINNACLE RIDGE SUB. FILING 1



RECORDED
DEED BOOK 1196 AT PAGE 301
MARIPOSA DRIVE-WAY
PINNACLE RIDGE SUB. FILING 1



SCALE 1" = 5'

Pinnacle Ridge Subdivision
Entrance Sign Revocable Permit
Grand Junction, CO

PROJECT NO:
F04-006

DATE:
01/04/22

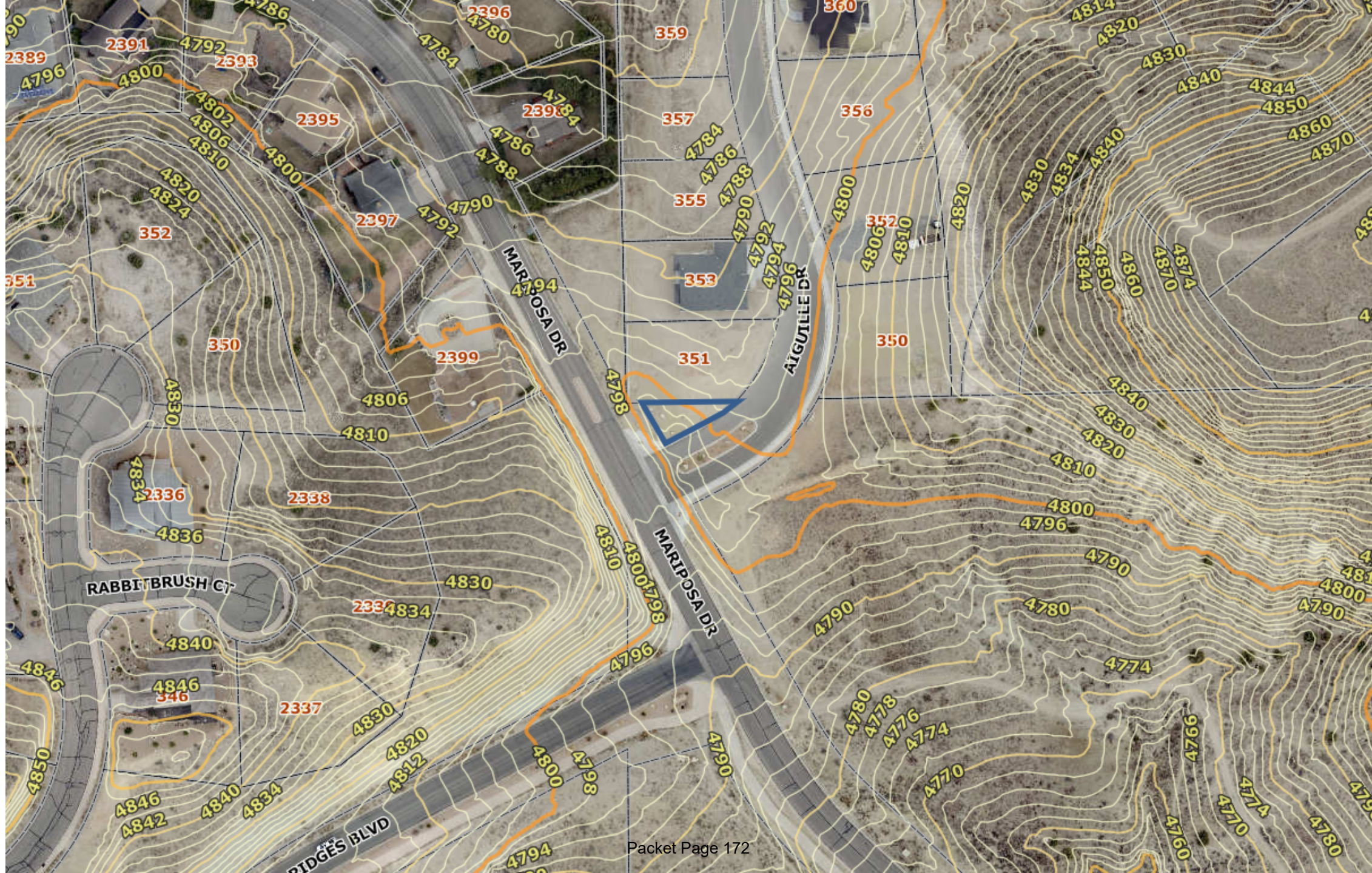
DRAWN BY:
DLS

CHECKED BY:
RWJII

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
ENGINEERING, INC.
861 Reed Avenue
Grand Junction, CO 81501
(970) 245-9051





CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO TWO R&D LLC TO ALLOW FOR A FREE-STANDING MONUMENT SIGN WITHIN THE PUBLIC RIGHT-OF-WAY OF WEST MARIPOSA DRIVE/AIGUILLE DRIVE

Recitals.

A. Two R&D LLC, hereinafter referred to as the Petitioner, has requested that the City of Grand Junction issue a Revocable Permit to allow for a free-standing monument sign within the limits of the following described public right-of-way for Mariposa Drive/Aiguille Drive, to wit (refer to Exhibits A and B for graphical representation):

Permit Area 1:

A Revocable Permit for a sign location situated in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the right-of-way of Mariposa Drive, being described as follows:

Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S89°43'25"E along the south line of Pinnacle Ridge Subdivision, Filing 1; thence S11°08'57"E a distance of 10.49 feet to the point of beginning; thence N63°51'44"E a distance of 10.00 feet; thence S26°08'16"E a distance of 2.50 feet; thence S63°51'44"W a distance of 10.00 feet; thence N26°08'16"W a distance of 2.50 feet to the point of beginning. Said strip contains 25 square feet more or less.

B. Relying on the information supplied by the Petitioner and contained in File No. RVP-2021-714 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2022.

Attest:

City Clerk

President of the City Council

REVOCABLE PERMIT

Recitals.

A. Two R&D LLC, hereinafter referred to as the Petitioner, has requested that the City of Grand Junction issue a Revocable Permit to allow for a free-standing monument sign within the limits of the following described public right-of-way for Mariposa Drive/Aiguille Drive, to wit (refer to Exhibits A and B for graphical representation):

Permit Area 1:

A REVOCABLE PERMIT for a sign location situate in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the right-of-way of Mariposa Drive, being described as follows:

Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S89°43'25"E along the south line of Pinnacle Ridge Subdivision, Filing 1;
thence S11°08'57"E a distance of 10.49 feet to the point of beginning;
thence N63°51'44"E a distance of 10.00 feet;
thence S26°08'16"E a distance of 2.50 feet;
thence S63°51'44"W a distance of 10.00 feet;
thence N26°08'16"W a distance of 2.50 feet to the point of beginning.
Said strip contains 25 square feet more or less.

B. Relying on the information supplied by the Petitioner and contained in File No. RVP-2020-714 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2022.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Petitioner:

Two R&D, LLC

AGREEMENT

Two R&D LLC, for itself and for its successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;
- (d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2022.

By: _____
Two R&D LLC

State of _____)
)ss.
County of _____)

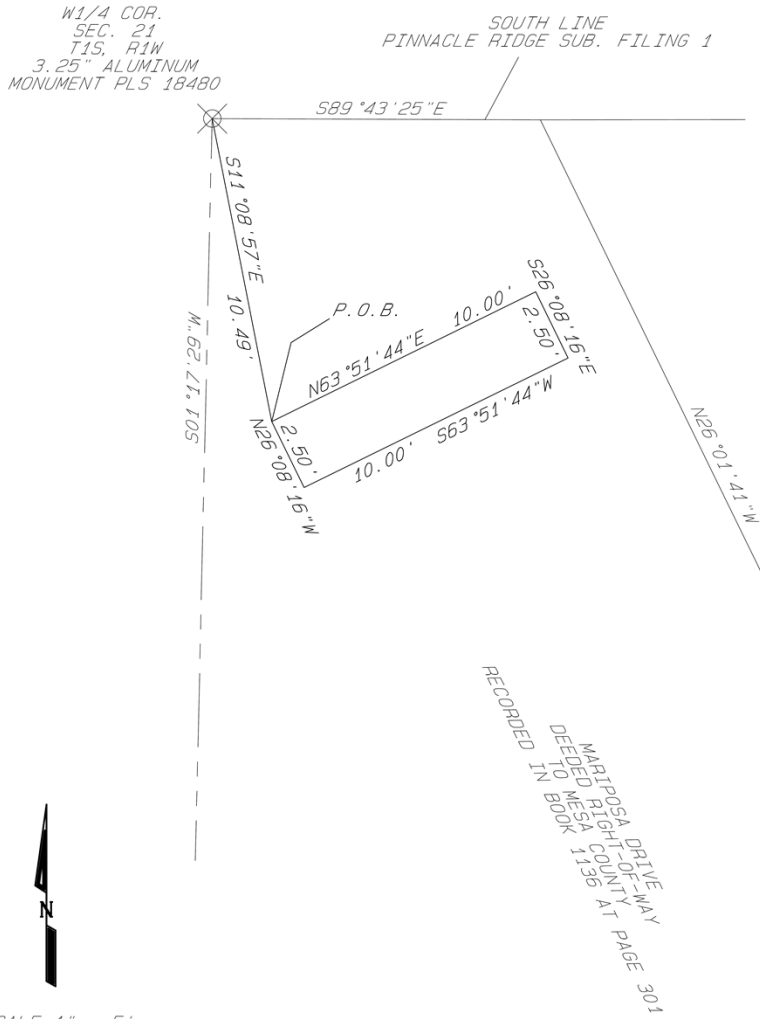
The foregoing Agreement was acknowledged before me this _____ day of _____, 2022, by Two R&D LLC.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

EXHIBIT A

EXHIBIT A REVOCABLE PERMIT FOR SIGN



**Pinnacle Ridge Subdivision
Entrance Sign Revocable Permit
Grand Junction, CO**

PROJECT NO:
F04-006

DATE:
01/04/22

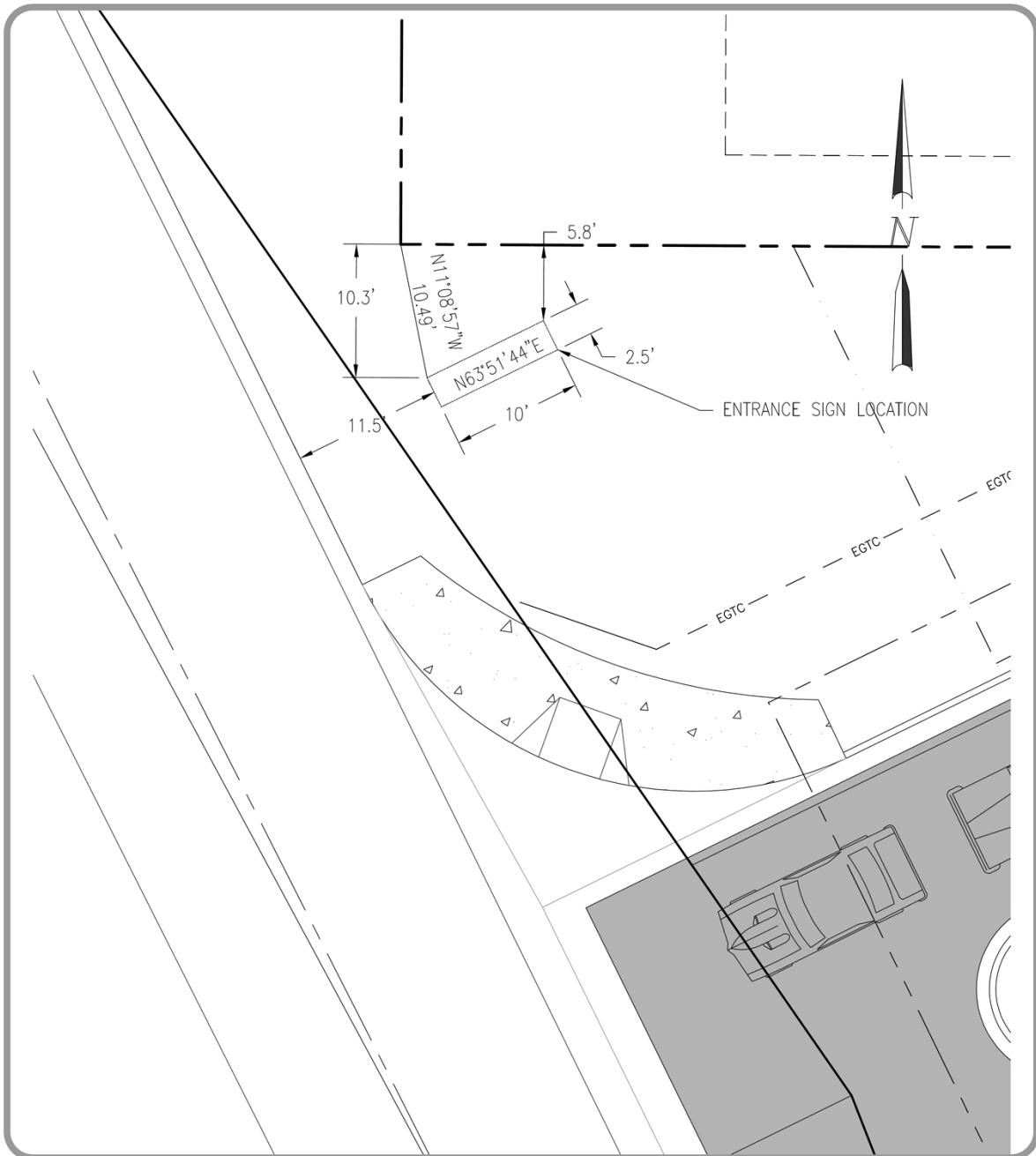
DRAWN BY:
DLS

CHECKED BY:
RWJII

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

EXHIBIT B



Pinnacle Ridge Subdivision Sight Distance & Entrance Sign Exhibit

PROJECT NO:
F04-006

DATE:
12/28/21

DRAWN BY:
DLS

- CIVIL & CONSULTING ENGINEERING
- CONSTRUCTION MANAGEMENT & SITE PLANNING
- FEASIBILITY STUDIES PERMIT EXPEDITING
- ENVIRONMENTAL SCIENTISTS
- PROJECT MANAGEMENT
- HYDROLOGIC STUDIES

Prepared By
VORTEX
ENGINEERING, INC.
2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
(970) 245-9051



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: March 2, 2022
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance Making Supplemental Appropriations for the Ridges Irrigation Pumphouse Equipment

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations and amending the 2022 City of Grand Junction Budget for the Ridges Irrigation pumphouse equipment to March 2, 2022.

EXECUTIVE SUMMARY:

This supplemental appropriation will provide necessary spending authority for the Ridges Irrigation pumphouse equipment. In the 2022 Adopted Budget, the replacement of a motor control center in the Ridges irrigation system was funded for \$175,000 through an interfund loan between the Water and Irrigation Funds. This project recently went to bid and the low bid came in at \$215,649, so an additional \$40,649 is needed to move forward with the project. This amount will be added to the internal loan from the Water Fund.

BACKGROUND OR DETAILED INFORMATION:

In the 2022 Adopted Budget, the replacement of a motor control center in the Ridges irrigation system was funded for \$175,000 through an interfund loan between the Water and Irrigation Funds. This project recently went to bid and the low bid came in at \$215,649, so an additional \$40,649 is needed to move forward with the project. This amount will be added to the internal loan from the Water Fund.

The required supplemental appropriation is \$40,649 in the Ridges Irrigation Fund (Fund 309), and the revised Supplemental Appropriation Ordinance for this project is

attached.

Also included on this agenda is the procurement approval for the improvements as well as the rate resolution setting the Golf Course Irrigation Rate for 2022.

FISCAL IMPACT:

The additional funds required for this project will be added to the existing loan from the Water Fund to the Irrigation Fund.

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.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5058, 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 for the Ridges irrigation pumphouse equipment on final passage and order final publication in pamphlet form.

Attachments

1. March 2022 Supplemental Appropriation Ordinance Irrigation Fund

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
Ridges Irrigation Fund	309	\$ 40,649

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 #5.a.i.

Meeting Date: March 2, 2022
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Mark Ritterbush

Information

SUBJECT:

Procurement Approval for Shadow Lake Pump Station Electrical Improvements

RECOMMENDATION:

Staff recommends the approval of the authorization for the City Purchasing Division to execute a contract with EC Electric of Grand Junction, CO for the Shadow Lake Pump Station Electrical Improvements in the amount of \$215,648.73.

EXECUTIVE SUMMARY:

This request is to award a contract to EC Electric for the installation of new electrical equipment at the Shadow Lake Pump house. The improvements include the replacement of existing electrical switchgear for better reliability of service at the pump house. The contract for the Shadow Lake Pump Station electrical improvements is with EC Electric of Grand Junction, CO in the amount of \$215,648.73.

BACKGROUND OR DETAILED INFORMATION:

The Shadow Lake Pump house, located at 376 Ridges Blvd. in Grand Junction, has been in service since 1987. This facility is part of the supply system providing irrigation water to the Ridges community and the Redlands Golf Course. The facility design remains mostly unchanged with only minor modifications and standard equipment replaced due to deterioration and wear. The facility is now over 34 years old and although all electrical equipment has been well maintained, there is a need to replace components of the aging Motor Control Center (MCC) switchgear to provide reliable water distribution to customers. The existing main breaker in the Ridges Pump house is tripped on a regular basis, especially during the summer months due to surges. Due to age of the facility, equipment that is older has a secondary challenge of obsolescence and decreased repair parts availability. Replacing the existing MCC with new

switchgear in 2022 will allow for continued service for several decades. A formal Invitation for Bids (IFB) was issued via BidNet (an online site for government agencies), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractor's Association, and advertised in the Daily Sentinel. A mandatory site visit was scheduled, and three (3) contractors attended. Two contractors submitted bids with the following prices:

Contractor	Location	Bid Amount
EC Electric	Grand Junction, CO	\$ 215,648.73
Sturgeon Electric	Grand Junction, CO	\$ 230,110.00

The Grand Junction Utilities Department is requesting authorization to enter into a contract for the Shadow Lake Pump Station Electrical Improvements with EC Electric of Grand Junction, CO for the Shadow Lake Pump Station Electrical Improvements in the amount of \$215,648.73.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

Also included on this agenda is the supplemental appropriation as well as the rate resolution setting the Golf Course Irrigation Rate for 2022.

FISCAL IMPACT:

The expense for the electrical improvements will be funded by the 2022 Ridges Irrigation Fund subject to approval of supplemental appropriation by Council. The 2022 Adopted Budget included \$175,000 for this capital project necessitating a supplemental appropriation of \$40,649 to fund this project.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a contract with EC Electric of Grand Junction, CO for the Shadow Lake Pump Station Electrical Improvements in the amount of \$215,648.73 subject to approval of supplemental appropriation by Council.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: March 2, 2022
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch

Information

SUBJECT:

A Resolution Adopting Rates, Fees, and Charges for Ridges Irrigation Golf Course
Effective January 1, 2022

RECOMMENDATION:

Staff recommends the adoption of the resolution setting the irrigation rate for the Golf Course for 2022.

EXECUTIVE SUMMARY:

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops. Rate changes for Ridges Irrigation are in accordance with the financial plan and rate studies conducted and approved. Rates for residential customers were approved by Council on December 1, 2021. However, the Golf Course rate was not explicitly set with that resolution which brings this action. Rates for the Golf Course are increased 5%, consistent with residential customers.

BACKGROUND OR DETAILED INFORMATION:

The City operates the Ridges Irrigation System as a stand-alone enterprise account. Rates and fees for enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. Rates are reviewed every year by City Council for adoption in the final budget ordinance. Rates for these services are very competitive as compared to other similar utilities in the state and are among the lowest in the Grand Junction area.

Rates are developed based on a 10-year financial forecast model that includes expenses in the operational budget, as well as anticipated capital needs over the 10-

year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large-step increases. The Ridges Irrigation Fund has been financially stable for many years.

Also included on this agenda is the procurement approval for the improvements as well as the supplemental appropriation.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 25-22, a resolution adopting rates, fees and charges for Ridges irrigation.

Attachments

1. Rates and Fees Resolution Ridges Irrigation

RESOLUTION NO. ____-22
A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR RIDGES
IRRIGATION

Recitals:

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

Now, therefore, be it resolved that:

Effective January 1, 2022, rates for Ridges Irrigation services change according to the following schedule:

Water Rates				
City Water System Monthly Service Charge	2021	2022 Proposed	\$ Change	% Change
Ridges Irrigation System				
Golf Course	\$ 9,838.91	\$ 10,330.86	\$ 491.95	5%

PASSED and ADOPTED this ____ day of _____, 2022.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: March 2, 2022
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance Making Supplemental Appropriations for the Lincoln Park Multipurpose Building with Colorado Mesa University

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations and amending the 2022 City of Grand Junction Budget for the Lincoln Park Multipurpose Building with Colorado Mesa University.

EXECUTIVE SUMMARY:

This supplemental appropriation will provide necessary spending authority for the Lincoln Park Multipurpose Building. The required supplemental appropriation is \$500,000 in the General Fund (Fund 100) from the reserves for the City's portion (transfer to Sales Tax Capital Fund), and \$3,146,172 in the Sales Tax Capital Fund for the project, of which \$2,646,172 will be reimbursed by CMU. Because the General Fund \$500,000 transfer was already appropriated in the 2021 amended budget, this action does not decrease the projected 12/31/2022 General Fund Reserves.

BACKGROUND OR DETAILED INFORMATION:

In 2021, City Council approved amendments to the 2021 budget for the Stadium project which included the Multipurpose Building predominantly funded by Colorado Mesa University (CMU). The building will include lockers for the CMU football team, public restrooms, and multi-purpose rooms. Originally, the cost of the building was estimated at \$2.8 million with CMU funding \$2.3 million and the City funding \$500,000. Earlier this month, Shaw Construction, as the Construction Manager-General Contractor on the project, provided a Guaranteed Maximum Price (GMP) of \$3,146,172. CMU has agreed to fund \$2,646,172 and the City funding will remain at \$500,000. In order to have the

funds necessary to execute the amendment to the construction contract with Shaw Construction (on this agenda), a supplemental appropriation is required to re-appropriate the 2021 budget and add the additional cost that CMU will be funding.

The required supplemental appropriation is \$500,000 in the General Fund (Fund 100) from the reserves for the City's portion (transfer to Sales Tax Capital Fund), and \$3,146,172 in the Sales Tax Capital Fund for the project, of which \$2,646,172 will be reimbursed by CMU. Because the General Fund \$500,000 transfer was already appropriated in the 2021 amended budget, this action does not decrease the projected 12/31/2022 General Fund Reserves.

Also on this agenda is the Intergovernmental Agreement (IGA) with CMU as well as the procurement approval for the guaranteed maximum pricing for the Multipurpose Building.

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.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5059, 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 for the Lincoln Park Multipurpose Building on final passage and order final publication in pamphlet form.

Attachments

1. March 2 2022 Supplemental Appropriation Ordinance Lincoln Park Multipurpose Building

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	\$ 500,000
Sales Tax CIP Fund	201	\$ 3,146,172

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 #5.a.ii.

Meeting Date: March 2, 2022
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Intergovernmental Agreement with Colorado Mesa University for the Multipurpose Building at Lincoln Park Stadium

RECOMMENDATION:

Staff recommends approval of the Intergovernmental Agreement with Colorado Mesa University for the addition of the Lincoln Park Multipurpose Building.

EXECUTIVE SUMMARY:

This Intergovernmental Agreement (IGA) for City Council consideration defines the partnership between the City and Colorado Mesa University (CMU) for the construction, financing, maintenance, use and operation of a new 5,230 square foot building to be used as a locker room for CMU and meeting rooms for the City and CMU.

BACKGROUND OR DETAILED INFORMATION:

With the renovation of the Lincoln Park Stadium in full swing, an additional improvement is planned with the construction of the Multipurpose Building south of Stocker Stadium and west of the Barn. The new building will feature lockers with associated facilities to be used by the CMU football team. The other major component is the meeting rooms, which will be used by CMU and the City. These are designed to allow CMU coaches space for meetings during the football season and practice and for multipurpose use by the City to compliment the Barn and help meet the significant demand for indoor facility space.

The IGA captures the most salient elements of the partnership. This includes the construction of the facility through a change order to the existing design contracts with Perkins and Will, the lead architect and engineer, and Shaw Construction, the project's Construction Manager/General Contractor, which is up for Council consideration in agenda item i.i.c. The City will be the owner of the facility, yet CMU will be the primary user. Financing of the building is captured including CMU being responsible for all project costs minus the City's \$500,000 contribution. The term of the

agreement is 25 years with two subsequent renewal terms available. The use of the new addition is also described with the lockers being used by CMU and the meeting rooms being shared by both the City and CMU. The design is complete and provides a building that meets the needs of both partners. For example, the City will use the meeting rooms when not in use for CMU football for a diversity of uses, including fitness programs and meetings, which will complement the Lincoln Park Barn and the Hospitality Suite in the Lincoln Park Tower. The Barn is used over 300 days per year and we expect a similarly high level of usage for the new Multipurpose Building should it be approved.

FISCAL IMPACT:

The change order approving the addition of the multipurpose Building to the Stadium Renovation is \$3,146,172, which covers construction. \$2,646,172 of this is to be paid by CMU and \$500,000 is to be paid by the City. After the City's \$500,000 contribution, all other remaining project costs will be paid by CMU, which is spelled out in the IGA. The total project cost including design/engineering, other soft costs and site development costs, is estimated to be \$3,500,000, \$3,000,000 to be paid by CMU and \$500,000 to be paid by the City.

SUGGESTED MOTION:

I move to (adopt/deny) the Intergovernmental Agreement with CMU for the Stadium Multipurpose Building.

Attachments

1. IGA IRedline final discussion 5 with site location

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (“**IGA**”) is entered into _____, 2022 (“**Effective Date**”), by and between the State of Colorado by and through the Trustees of Colorado Mesa University for the benefit of Colorado Mesa University (“**CMU**”) and the City of Grand Junction (“**City**”). CMU and the City are together referred to as the “**Parties**.”

RECITALS

A. CMU is a Colorado public institution of higher education with its main campus located in Grand Junction, Colorado.

B. The City is a Colorado home rule municipality.

C. The City owns certain real property commonly known as Lincoln Park, which is home to Stocker Stadium and Suplizio Field, (“**Stadium**”), with a mailing address of 1240 Gunnison Avenue, Grand Junction, Colorado (“**Property**”). The City is currently under contract with Shaw Construction (“**GC**”) for the 2021-2022 Lincoln Park Stadium Renovation Project (“**Project**”). The Project provides for the renovation of certain aspects of the Stadium and various improvements to it and to the Property (“**Construction Contract**”).

D. The City desires to enter into this IGA with CMU regarding the construction and use of a building contemplated by the Construction Contract for the Project, which is planned to be located on a portion of the Property, at approximately the location depicted on the attached **Exhibit A** (“**Premises**”). When constructed the Premises will include a CMU football locker room facility (“**Locker Rooms**”) and meeting rooms (“**Meeting Rooms**” and collectively, the “**Facility**”). The Meeting Rooms are intended to be used by CMU and the City. The Locker Rooms are intended to be used by CMU.

E. The City has agreed to pay \$500,000.00 toward the development and construction of the Facility in exchange for certain use of the Meeting Rooms (“**City Payment**”). CMU has agreed to pay all remaining project costs related to design, construction, site development and soft costs in exchange for use of the Locker Rooms and use of the Meeting Rooms on a schedule and terms to be initially established by this IGA. CMU’s financial participation in the Project is estimated to be about \$3,000,000 (“**CMU Payment**”).

F. CMU, in cooperation with the City, will control the design, development, and construction of the Facility, and together with the City will be responsible for the maintenance and repair of the Facility after construction and for the terms of CMU’s use of the Facility.

G. CMU and the City desire to enter into this IGA to set forth each Party’s expectations and understanding of the terms and agreements related to the design, construction and use and operations of the Facility.

AGREEMENT

For and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Construction of Facility; Ownership of Improvements. The City will contract for the construction of the Facility by executing a Change Order to the Construction Contract, and the City will pay, pursuant to reimbursement by CMU as described herein the Construction Contract, and work cooperatively with CMU in the construction of the Facility, and any other agreements with the GC and any other principals or architects involved in the Project on the Property. Notwithstanding the foregoing. The Facility, together with any modifications, renovations, or improvements shall be the property of the City and the existence of this IGA and/or the CMU Payment shall neither be nor be claimed by CMU or any person or entity claiming through or under it to be a lien on the Facility and/or the Premises and/or the Stadium or any other interest of the City. The certificate of occupancy for the Facility shall be issued in the City's name. All fixtures and personal property in the Facility shall be the sole property of CMU.

2. Financing. CMU will budget and commit up to \$3,000,000 to the construction of the Facility to cover the Guaranteed Maximum Price ("**GMP**") for the Facility under the Construction Contract, all associated site development and all associated soft costs including design and engineering costs ("The Total Project Cost") to be used for the design, development, and construction of the Facility. The City Payment will go toward the first \$500,000.00 of fees and costs incurred for the Facility under the Construction Contract. The City's payment will not exceed the \$500,000. After the City Payment has been paid, CMU shall reimburse the City for all costs within 30 days of invoice incurred for the design, development, and construction of the Facility under the Construction Contract. The construction of the Facility will also require utility stubs, which will be included in the Construction Contract and represented in the Guaranteed Maximum Price. The total cost for the design, development, and construction of the Facility is currently estimated to be \$3,500,000.00. Any overages in the Total Project Cost will be covered by CMU.

3. Lease. In consideration of the foregoing, the City hereby leases to CMU the Premises under the terms and conditions of this Section 3.

a. Term. The initial term of the IGA shall be twenty-five (25) years ("**Term**") starting on the Effective Date. The Term may be renewed for two (2) successive term(s) of twenty-five (25) years (each a "**Renewal Term**"), unless either Party notifies the other in writing not less than ninety (90) days prior to the end of the then-existing Term that the notifying Party does not wish to renew the IGA. In the event of non-renewal, the City shall reimburse CMU its payment to construct the Facility pursuant to the terms set forth in Section 3(n).

b. Access; Use of the Premises and Facility. City hereby grants to CMU and to its respective agents, employees, contractors, materialmen and laborers all easements and rights of way necessary to access the Premises for the design, construction, and use of the Facility, including any easements necessary to provide utility services to the Premises. Following completion of construction, CMU shall use the Facility for general locker room and meeting room purposes and other ancillary and related uses by CMU's employees, students, volunteers,

guests, football team members, and other personnel in its sole discretion. according to this IGA. CMU will have exclusive use of the Locker Rooms year-round. It is understood that this exclusivity does not extend or relate to use of the field at Stocker Stadium. The City will have non-exclusive use of the Meeting Rooms as set forth in Section 3(a) below. CMU shall not use or occupy the Locker Rooms or Meeting Rooms nor allow any other person to use or occupy the Locker Rooms or Meeting Rooms for any purpose prohibited by this Agreement or by applicable laws.

c. Scheduling. CMU will keep the Locker Rooms clean and in good working order and condition. CMU will have exclusive use of the Meeting Rooms from August 1st of each year until the conclusion of each football season, any time the football team has scheduled practice, and for eight (8) weeks, which is generally March and April during each spring season. CMU will provide such schedule to the City on a quarterly basis. Subject to CMU's schedule, the City will use the Meeting Rooms when available. CMU grants to the City a license to use the Meeting Rooms when available. This is generally December 1 until April 15 and then also June 1 to July 31 when CMU use will typically not be happening. The City will keep the Meeting Rooms clean and in good working order and condition when the City will be using these meeting rooms. CMU will keep the Meeting Rooms clean and in good order and condition. The City and CMU will meet at reasonable intervals to finalize the schedule. At the end of the first year the Parties will review the intensity of use of the Meeting Rooms by the City and shall determine if some fee should be collected to offset the wear and tear that said use causes. In the event the City grant use of the Meeting Rooms to any third parties CMU may object to said use. During the football season, practice or camps, the City may use the Meeting Rooms when not in use or reserved by CMU football so long as this use does not conflict with CMU's use and reservations. Although this Agreement pertains to the Facility, the Facility is tied to the playing field at Stocker Stadium. During the Fall football season CMU shall have priority in scheduling the playing field at Stocker Stadium, provided however, that CMU will defer to existing Fall uses such as School District D51 high school football games. For the Spring season the athletic director at CMU and the City's Park's Director shall collaborate to set the CMU practice schedule, which will defer to current uses.

d. Rent. During the Term and any Renewal Term, CMU shall pay to the City annual rent for each year in the amount of TEN DOLLARS (\$10.00) ("**Rent**") for the Locker Rooms and Meeting Rooms. Rent shall be due annually on the first day of January following the Effective Date, without notice, demand, abatement, deduction, or setoff unless otherwise specifically permitted in this IGA. All rental payments paid by CMU to the City shall be delivered either by mail or personal delivery to:

City of Grand Junction Finance Department
Attn: Accounts Receivable
250 N. 5th Street
Grand Junction, CO 81501-2668

All rental payments deposited by CMU shall be clearly marked "CMU Locker Room Facility." Any person or entity other than the City or CMU that has possessory interest in the Facility or improvements thereto shall be obligated to pay any and all taxes assessed thereon.

e. Utilities. All utility bills for the Premises will be in CMU's name and the Parties will pay their respective shares of said utilities based upon their use.

f. Operation, Maintenance and Fees. CMU shall have sole discretion with respect to staffing, naming and branding, events to be hosted and activities to be conducted in, and all other operations of the Facility. The Parties acknowledge that the presence of the Facility will increase the utilization on the artificial turf field surface at Stocker Stadium since CMU will hold regular practices on the field. CMU agrees to pay a reasonable fee for the use of the artificial turf field surface at Stocker Stadium the amount of which will be agreed to by the parties and will be consistent with the fee charged for the other PIAB member users of the artificial turf field surface at Stocker Stadium. The decision to replace the turf will be at the sole discretion of PIAB and the City and CMU agrees to contribute to the cost of replacing the turf consistent with the contributions of other PIAB members.

g. Remodeling. CMU may, in its sole discretion, make any alterations, replacements, additions, or improvements to the Premises, including without limitation, the Facility.

h. Signage. CMU may install informational (building name, address, hours of operation) signs on the Premises, including on the exterior of the Facility, so long as the signs are in compliance with any state, local and federal laws/guidelines. If CMU desires to install commercial signs, including but not limited to product, sponsorship or promotional signs the City may object. Any commercial sign(s) must also be in compliance with any state, local and federal laws/guidelines.

i. Damage and Destruction. If, during the term of the Agreement, the Facility is destroyed or becomes untenable as a result of damage by fire or other casualty, the Parties shall have the right, but not the obligation, to repair and restore the Facility to its former state and condition.

j. Insurance by the City. The City, at its sole cost and expense, shall maintain at all times during the Term (including any Renewal Term/s) the following insurance coverage by CIRSA (in the amounts specified below, or in such other amounts as the City shall determine appropriate from time to time determine). As allowed by law the City may assert any protection(s) afforded it by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 *et. seq.*

k. Insurance by CMU. CMU as the primary user of the property will at its sole cost and expense, maintain at all times during the Term (including the Renewal Term/s) the following insurance coverage by an insurance company of its choosing including General Liability insurance and Property Damage Liability insurance with the following limits: \$1,000,000 per occurrence, \$2,000,000 general aggregate; and \$1,000,000 umbrella coverage. This coverage will name the City of Grand Junction its officers, employees, agents and assets as additional insured so as to protect the City and the City's officers, employees, agents and assets from liability in the event of loss of life, personal injury or property damage suffered by any person or persons on, about or using the Premises, including CMU. CMU will provide the City of Grand Junction with documents demonstrating the insurance required by this Section within 30 days of the Certificate

of Occupancy. At least thirty (30) days prior to the expiration date of any policy, CMU shall deliver a renewal certificate for such policy to the City.

l. Quiet Enjoyment. The City covenants that CMU, upon paying rents and observing and performing all of the terms, covenants, and conditions on its part to be performed, shall peaceably and quietly enjoy the Premises for the Term of this Agreement.

m. Default; Remedies. Either Party shall be in default of the Agreement if it fails to perform or observe any provision of this Section 3, and this failure to perform or observe continues for thirty (30) days after receipt of written notice of such default from the non-defaulting Party, or, if such default is not capable of being cured within thirty (30) days, the defaulting Party promptly starts the process to cure such default in a commercially reasonable time. If a Party is in default hereunder, the non-defaulting Party may (without limiting its other rights and remedies): (i) cure the default, and any amount paid by the non-defaulting Party for such purpose shall be due from the defaulting Party within ten (10) days after written demand for payment from the non-defaulting Party; or (ii) terminate the Agreement pursuant to Section 3(m) below.

n. Termination. The City, upon default by CMU, or CMU upon non-renewal may terminate the IGA. Either Party terminating the IGA under this Section shall give notice of termination to the other Party at least ninety (90) days prior to such termination. Upon expiration or termination of this IGA, CMU shall peaceably surrender to the City the leased Premises in good order, condition, and repair, reasonable wear and tear excepted. If the City terminates, it shall reimburse CMU the CMU Payment for CMU's original Contribution to the initial construction, currently estimated to be \$3,000,000.

o. Default. Events of default under this IGA by either Party include: (i) failure to perform any of the material terms and covenants of the IGA after notice and opportunity to cure the failure for 30 days thereafter, or, if not capable of being cured in 30 days, such additional time as is necessary to cure as long as the curing Party commences cure within the initial 30-day period and (ii) failure to comply with the dispute resolution section of this IGA. A failure to make a future annual appropriation is not a default. If a default continues beyond all applicable cure periods, the non-defaulting Party may seek all remedies available under law or equity. Except by order of a court of competent jurisdiction the Agreement may not be terminated without the consent of both CMU and the City. If this IGA is terminated or amended prior to the end of the Term and Renewal Terms, Section 3 shall survive such termination or amendment unless and to the extent expressly terminated or amended by mutual agreement of the Parties.

4. Dispute Resolution. Unresolved disputes are subject to a good faith attempt by the Parties to settle and resolve the dispute by mutual agreement, followed by submission of the dispute to the PIAB as a mediator. If a dispute remains unresolved, either Party may elect to have the dispute resolved pursuant to litigation.

5. Memorandum of Agreement. Upon execution of this IGA, CMU may record a Memorandum of Agreement, in the real property records of Mesa County, Colorado.

6. Governmental Immunity. Notwithstanding any other provision of this IGA to the contrary, nothing in this IGA is intended to be, and shall not be construed as, a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties, or their councilors, directors, trustees, officers, employees, volunteers, or agents, under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as now or hereafter amended.

7. Non-Appropriation. All direct and indirect financial obligations of a Party under this IGA are subject to appropriation, budgeting, and availability of funds to discharge such obligations. If a Party's governing body fails to appropriate funds for that Party's obligations under this IGA, this IGA shall terminate on January 1 of the year for which the non-appropriation occurred, and neither Party shall have any further obligation to the other Party under this IGA beyond the financial obligations for which it previously appropriated funds.

8. Notices. All notices or demands under this IGA shall be in writing and shall be deemed given and received when (a) delivered personally; (b) in the case of nationally recognized overnight courier service, notice shall be deemed to have been given and received on the next business day following its deposit with such courier service; (c) in the case of the U.S. Postal Service, notice shall be deemed to have been given and received on the third business day after the deposit of a postage prepaid, certified return receipt requested, envelope, containing the notice, addressed to the receiving Party, with the U.S. Postal Service; or (d) in the case of facsimile or electronic mail transmission, notice shall be deemed to have been given and received on the day of such transmission. All notices shall be given to the respective Parties at the addresses below, until further written notice. Notice must be given to all Parties to be effective.

To City:

City of Grand Junction
Attention: City Manager
250 North 5th Street
Grand Junction, CO 81501-2668

With a copy to:

City of Grand Junction
Attention: City Attorney
250 North 5th Street
Grand Junction, CO 81501

To CMU:

Colorado Mesa University
Attention: Office of the President
1100 North Avenue
Grand Junction, CO 81501

With a copy to:

Colorado Mesa University
Attention: General Counsel
1100 North Avenue
Grand Junction, CO 81501

9. Governing Law and Venue; Attorneys' Fees. Colorado law governs the interpretation of this IGA and any legal action brought to enforce the terms of this IGA must be brought in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained herein shall be in Mesa County, Colorado. The substantially prevailing Party in any legal action brought pursuant to this IGA shall be entitled to receive its costs and reasonable attorney fees from the non-prevailing Party.

10. Severability. If any provision of this IGA should be held invalid or unenforceable, the remaining provisions shall remain effective and in full force and effect as if they had been executed by the Parties subsequent to the expungement of the invalid provision(s).

11. Modification; Integration. Modifications to this IGA are effective when made in writing and signed by the Parties and by making reference to this IGA. This IGA, including all exhibits, sets forth the entire agreement between the City and CMU.

IN WITNESS WHEREOF, the Parties have caused this IGA to be executed to be effective as of the date first written above.

State of Colorado through the Trustees of
Colorado Mesa University

City of Grand Junction, Colorado

By:_____

By:_____

Name:_____

Name:_____

Its:_____

Its:_____

DEPICTION OF THE PREMISES

Multipurpose Building





Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: March 2, 2022
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Procurement Approval Authorizing the Guaranteed Maximum Price for the Stadium Multipurpose Building

RECOMMENDATION:

Staff recommends approval of a Guaranteed Maximum Price contract amendment of \$3,146,172 with Shaw Construction for the addition of the Stadium Multipurpose Building.

EXECUTIVE SUMMARY:

As discussed by City Council at the August 30th, 2021 workshop, Colorado Mesa University (CMU) approached the City to consider building a multi-purpose building that would include locker rooms and offices for the Colorado Mesa University (CMU) football team, public restrooms, and a shared-use, multi-purpose area for City programs and services. The City has been asked for a contribution of \$500,000 towards this specific addition to the stadium complex, and CMU will fund the remaining cost. Direction was given at the August 30th workshop to pursue this addition.

On September 15, 2021, City Council approved a supplemental appropriation of \$2,800,000 for the multi-purpose building at Lincoln Park that included \$500,000 from the General Fund to reflect the City's contribution to the facility. The remaining \$2,300,000 was to be reimbursed by Colorado Mesa University (CMU). Earlier this month, Shaw Construction, the Construction Manager – General Contractor, provided a Guaranteed Maximum Price (GMP) of \$3,146,172. Given this new number, CMU will be reimbursing the City \$2,646,172. The Intergovernmental Agreement between the City and CMU is also on this City Council Meeting agenda for consideration. This specifies the terms of this relationship related to the new building regarding financing and operations.

Also on this agenda is the supplemental appropriation and the intergovernmental agreement with CMU for the Multipurpose building.

BACKGROUND OR DETAILED INFORMATION:

This multi-purpose building includes lockers for the Colorado Mesa University (CMU) football team, public restrooms, and multi-purpose rooms. The locker room is to be exclusively used by CMU. The rest of the facility will be used by CMU during the football season and by the City during the non-football season. The City plans to hold a number of different activities in the multi-purpose rooms from parks and recreation programming such as fitness and meetings in a way similar to how the Barn is used. The design evolved positively to create a 783 square foot multi-purpose space that is walled off from the locker rooms and therefore much more useable for various city purposes.

This will be helpful in providing more indoor programmable space similar to how the Lincoln Park Barn is utilized. For example, in a normal year, the Barn sees over 300 days of use, including Grand Junction Parks and Recreation programs like summer camp, pickleball, youth basketball and fitness, as well as a variety of other public uses. The new multi-purpose space in this Stadium Multipurpose building will complement the Barn as well as the nearby Hospitality Suite to better meet the needs of the community.

In June of 2021, Council approved entering into a contract with Shaw Construction for the CMGC services for the Lincoln Park Stadium Renovation Project according to the project scope provided in the June 2nd documents. The Guaranteed Maximum Price (GMP) with Shaw Construction for the Stadium Renovation was approved by City Council on November 4th in the amount of \$9,326,185. This contract amendment of \$3,146,172 is proposed to be added to this existing contract and CMU will reimburse the City \$2,646,172.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

This contract amendment of \$3,146,172 is proposed to be added to this existing contract and CMU will reimburse the City \$2,646,172. The cost to the City is capped at a \$500,000 contribution.

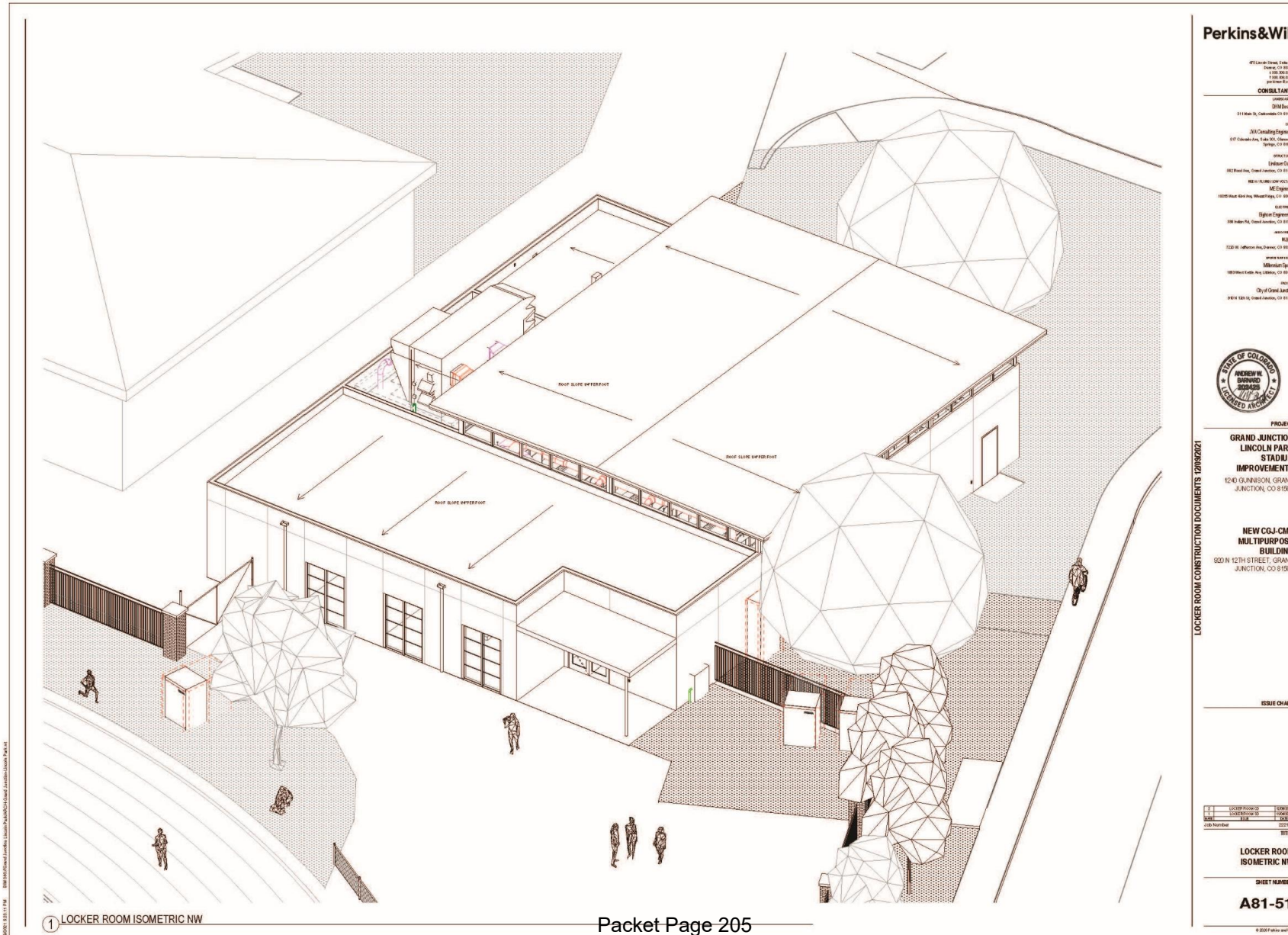
SUGGESTED MOTION:

I move to (adopt/deny) the Guaranteed Maximum Price from Shaw Construction for the Stadium Multi-purpose Building and to execute a contract amendment to the existing contract with Shaw Construction on the Lincoln Park Stadium Renovation project.

Attachments

1. Renderings of Multipurpose Building

Facility Rendering



Perkins&Will

475 North Dearborn, Suite 600
Chicago, IL 60610
Tel: 312.345.6789
perkinswill.com

CONSULTANTS

ARCHITECT
P&W Design
111 West 19th, Suite 100
Chicago, IL 60604

1994
J&K Consulting Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901

STRUCTURAL
L&K Design Group
1017 Colorado Ave., Suite 100
Spring, CO 80901

M&E PLUMBING & HEATING
M&E Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901

ELECTRICAL
L&K Design Group
1017 Colorado Ave., Suite 100
Spring, CO 80901

MECHANICAL
L&K Design Group
1017 Colorado Ave., Suite 100
Spring, CO 80901

1994
J&K Consulting Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901

1994
J&K Consulting Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901

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J&K Consulting Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901

1994
J&K Consulting Engineers
1017 Colorado Ave., Suite 100
Spring, CO 80901



PROJECT

GRAND JUNCTION
LINCOLN PARK
STADIUM
IMPROVEMENTS
1240 GUNNISON, GRAND
JUNCTION, CO 81501

NEW COLLEGE
MULTIPURPOSE
BUILDING
600 N 12TH STREET, GRAND
JUNCTION, CO 81501

ISSUE CHART

NO.	DESCRIPTION	DATE
1	LOCKER ROOM ISOMETRIC NW	10/1/10
2	LOCKER ROOM ISOMETRIC NW	10/1/10
3	LOCKER ROOM ISOMETRIC NW	10/1/10

TITLE

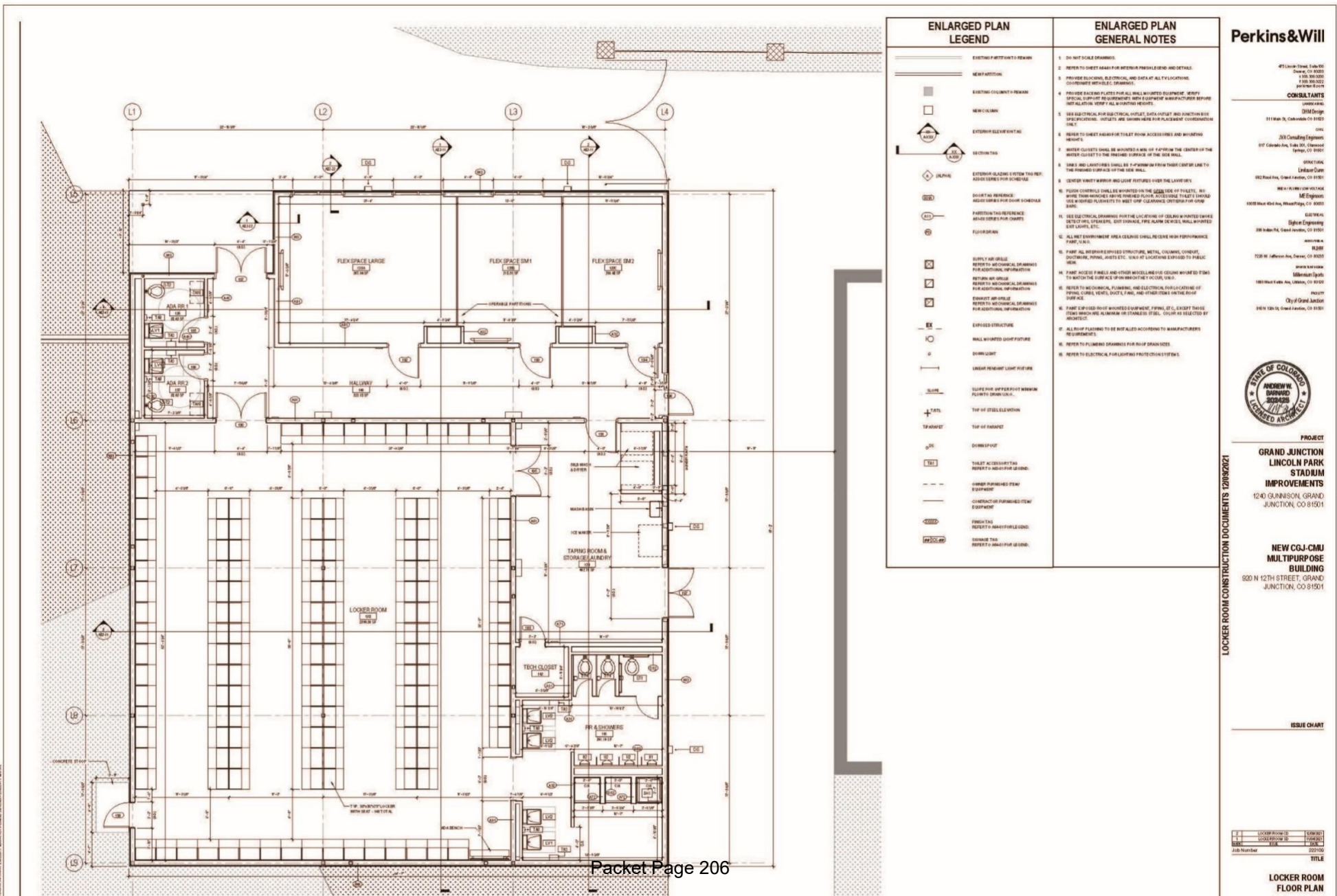
LOCKER ROOM
ISOMETRIC NW

SHEET NUMBER

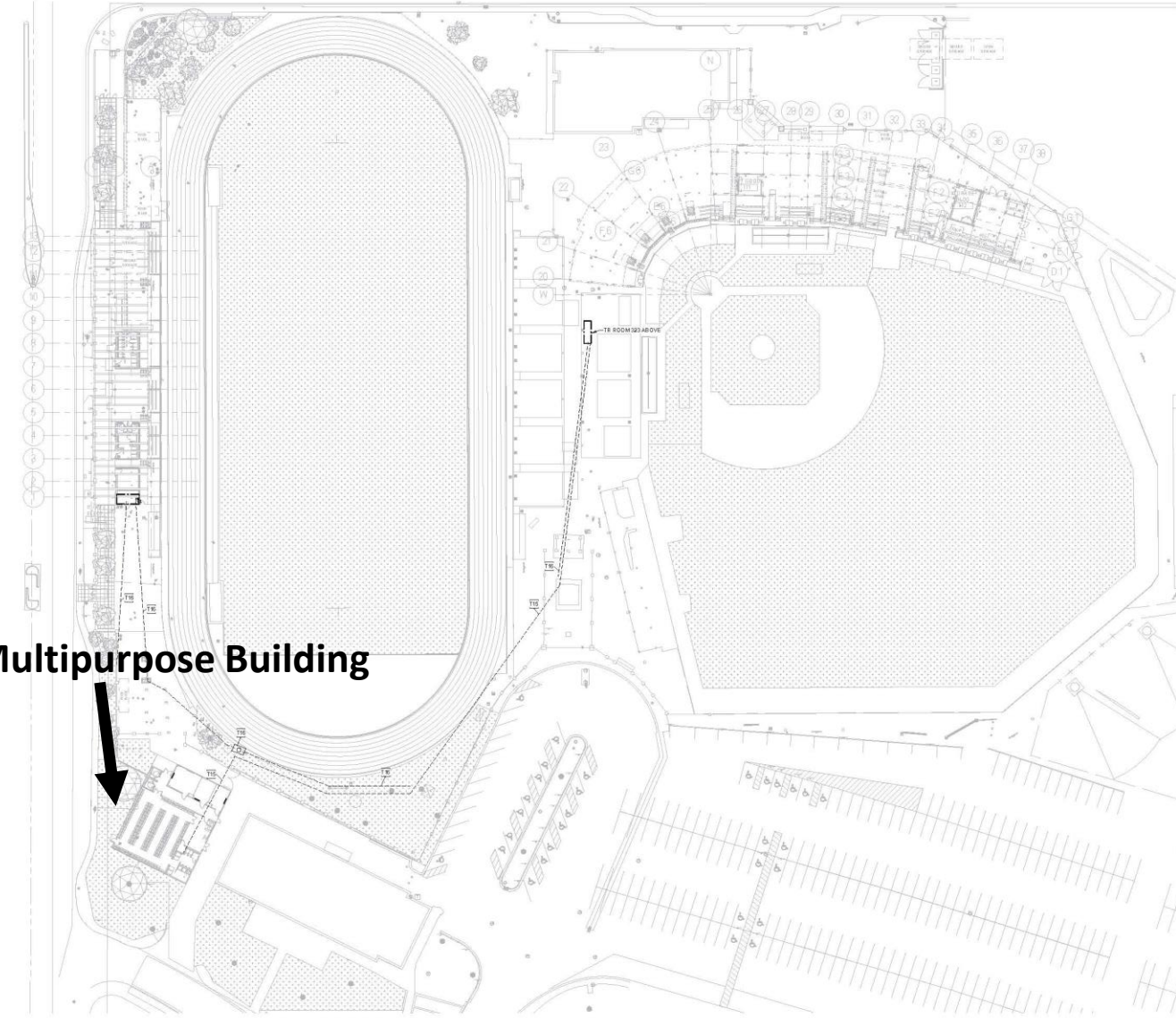
A81-51

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Floor Plan



Multipurpose Building



1. TECHNOLOGY OVERALL PLAN - LOCKER ROOM
1/32" = 1'-0"

- GENERAL NOTES:**
1. REFER TO SYMBOL LEGEND FOR ADDITIONAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, INSTALLATION OF RACEWAY, CABLES, AND DEVICES.
 2. COVERAGE CIRCLES ARE SHOWN WITH 200 FT RADIUS TO INDICATE TYPICAL COVERAGE FOR EACH E-Room BASED ON HORIZONTAL CABLE DISTANCE LIMITATIONS TO DEVICES.
 3. DASHED CIRCLES INDICATE AREAS WHERE DEVICES ARE TO BE ROUTED TO ABLE TO BE ON THE LEVEL ABOVE OR BELOW.
 4. E-Room NUMBER INDICATED AT DEVICE LINES ON PLAN DRAWINGS REFER TO THE E-Room NUMBER HORIZONTAL CABLES WITHIN THAT AREA ARE INTENDED TO ORIGINATE FROM.
 5. CONTRACTOR(S) RESPONSIBLE FOR PROVIDING DETAILS RACEWAY AND/OR CABLEING SHALL ENSURE THAT THE PATHWAYS AND CABLES TO EACH DEVICE LOCATION WITHIN EACH BOUNDARY DOES NOT EXCEED THE HORIZONTAL CABLE LENGTH LIMITATIONS OF 26.7 FEET PER WRITTEN SPECIFICATIONS AND THESE STANDARDS.
- KEYNOTES:**
16. E-Room NUMBER 2, CONDUIT AND 200 FT CIRCULAR RADIUS FROM LINCOLN POWER RIFLE WEST PARALLEL WITHIN UNDERGROUND CONDUIT ALONG THIS BOUNDARY.
 17. E-Room NUMBER 1, CONDUIT AND 200 FT CIRCULAR RADIUS FROM LINCOLN POWER RIFLE WEST PARALLEL WITHIN UNDERGROUND CONDUIT ALONG THIS BOUNDARY.

Perkins&Will

475 Lincoln Drive, Suite 100
Denver, CO 80202
303.733.4000
perkinswill.com

CONSULTANTS

ARCHITECT
301 West 15th, Colorado CO 80502

MECHANICAL
301 West 15th, Colorado CO 80502

ELECTRICAL
301 West 15th, Colorado CO 80502

PLUMBING
301 West 15th, Colorado CO 80502

PAINTING
301 West 15th, Colorado CO 80502

LANDSCAPE
301 West 15th, Colorado CO 80502

MECHANICAL
301 West 15th, Colorado CO 80502

ELECTRICAL
301 West 15th, Colorado CO 80502

PLUMBING
301 West 15th, Colorado CO 80502

PAINTING
301 West 15th, Colorado CO 80502

LANDSCAPE
301 West 15th, Colorado CO 80502

PROJECT

GRAND JUNCTION LINCOLN PARK STADIUM IMPROVEMENTS

1240 GUNNISON, GRAND JUNCTION, CO 81501

NEW CGJ-CMU MULTIPURPOSE BUILDING

920 N 12TH STREET, GRAND JUNCTION, CO 81501

KEYPLAN

ISSUE CHART

2021.10.11

LOCKER ROOM 10
JOB NUMBER 222705

TITLE

TECHNOLOGY OVERALL PLAN - LOCKER ROOM

SHEET NUMBER

T10-11