

To access the Agenda and Backup Materials electronically, go to [the City of Grand Junction Website](#). To participate or watch the meeting virtually register for the [GoToWebinar](#).



**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 19, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming February 2025 as Black History Month

Appointments

To the Horizon Drive Association Business Improvement District

Public 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.

The public has four options to provide Public 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, February 19, 2025 or 4) submitting comments [online](#) until noon on Wednesday, February 19, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Recognition from The League of American Bicyclists Awarding the City of Grand Junction the Silver-level Bicycle Friendly Community Award

Boards and Commission Liaison 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 3, 2025 Workshop
- b. Minutes of the February 5, 2025 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Dixon Annexation of 2.89 acres, Located at 2019 South Broadway, and Setting a Public Hearing for April 16, 2025

3. Continue Public Hearings

- a. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - ***Continued to March 5, 2025***

4. Procurements

- a. 2025 Ferric Chloride Chemical Purchase for the Persigo Wastewater Treatment Plant
- b. Authorize Change Order #6 with Burns & McDonnell Engineering Company, Inc. for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project
- c. Authorization of Construction Construction Contract for Street Maintenance - 2025 Asphalt Overlay Project
- d. 2025 Spending Authorization for On-Call Tree Maintenance Services
- e. Authorization to Purchase a Solid Waste Refuse Truck

5. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program for the Broadway Bridge Sidewalk Widening

- b. Resolution Authorizing a Lease for a Portion of City Property known as Hallenbeck Ranch to Jeffrey B. Thurston and Sandi L. Thurston for a Horse Corral
- c. A Resolution Authorizing City Manager to Sign a Management Agreement for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, SH1 Aspen Ridge LLC, and VIA Real Estate LLC

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction
 - ii. Introduction of an Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees and Setting a Public Hearing for March 5, 2025
 - iii. An Ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to Support Ending the Shared Micromobility Pilot and Transition to an Enduring Permit Program
 - iv. An Ordinance Setting the City Attorney's Salary

7. Procurements

- a. Development Agreement with Bruin Waste

8. Non-Scheduled Comments

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

9. Other Business

10. Adjournment



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** During Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and
- Whereas,** Black History Month grew out of the establishment, in 1926, of Negro History Week by Carter G. Woodson and the Association for the Study of African American Life and History; and
- Whereas,** the 2025 national theme for the observance is 'African Americans and Labor'; focuses on the various and profound ways that work and working of all kinds – free and unfree, skilled, and unskilled, vocational and voluntary – intersect with the collective experiences of Black people; and
- Whereas,** the observance of Black History Month calls our attention to the continued need to battle racism and build a society that lives up to its democratic ideals; and
- Whereas,** the City of Grand Junction continues to work toward becoming an inclusive community in which all citizens past, present, and future are respected and recognized for their contributions and potential contributions to our community, the state, the country, and the world; and
- Whereas,** the City of Grand Junction is proud to honor the history and contributions of African Americans in our community, throughout our state, and nation.

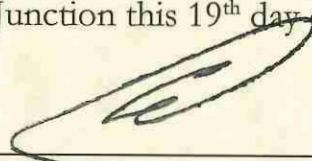
NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, in recognition of African Americans past and present in our community do hereby proclaim February 2025 as

"Black History Month"

in the City of Grand Junction and I encourage all citizens to celebrate our diverse heritage and culture and continue our efforts to create a world that is more just, peaceful, and prosperous for all.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19th day of February 2025.



Mayor



Grand Junction City Council

Regular Session

Item #

Meeting Date: February 19, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Horizon Drive Association Business Improvement District

RECOMMENDATION:

To appoint the interview committee's recommendation to the Horizon Drive Association Business Improvement District.

EXECUTIVE SUMMARY:

There are two full-term vacancies.

BACKGROUND OR DETAILED INFORMATION:

Sharah Russel's term is expiring, and Fonda Dunlap resigned. Both terms expire April 30, 2025.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Horizon Drive Association Business Improvement District.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: February 19, 2025

Presented By: Mike Bennett, City Manager

Department: City Manager's Office

Submitted By:

Information

SUBJECT:

Recognition from The League of American Bicyclists Awarding the City of Grand Junction the Silver-level Bicycle Friendly Community Award

RECOMMENDATION:

The League of American Bicyclists honored the efforts of Grand Junction to develop and maintain bike-friendly travel opportunities with a Silver-level Bicycle Friendly Community (BFC) award.

The award recognizes the work of the City of Grand Junction and its many partners towards many of the goals identified in the 2020 Comprehensive Plan and the 2023 Bicycle and Pedestrian Plan to meet the transportation needs of our community. Previously, the City was recognized at the Bronze level for the foundational multimodal infrastructure and community building the City and partners have been investing in since the 1980s to ensure safe access for all community members.

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

February 3, 2025

Meeting Convened: 5:31 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Mayor Pro Tem Randall Reitz, and Mayor Abram Herman.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Transportation and Engineering Director Trent Prall, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Colorado Mesa University Campus Master Plan

Colorado Mesa University (CMU) President, John Marshall gave an update on the CMU Master Plan.

The key points included:

- Since 1999, the core boundaries remain unchanged: 12th Street, Orchard Avenue, 7th Street, and North Avenue, although this may change going forward.
- CMU has expanded opportunistically, including the purchase of Community Hospital, now serving as a health sciences complex.
- A new initiative, the Formation District, is planned as a mixed-use area with residential, academic, and commercial developments.
- Expansion plans include improving 9th Street for better campus access, enhancing bicycle and pedestrian infrastructure, and building additional student housing (310 beds, with a potential phase two adding 200 more).
- Council members acknowledged CMU's role in local development and housing pressures.

b. 4th and 5th Street Update

The 2023 Pedestrian and Bicycle Plan (PBP) identified existing Levels of Traffic Stress and gaps along the City's sidewalk and Active Transportation Corridor networks, prioritizing projects to benefit sidewalk users and cyclists, respectively. Network gaps (i.e., missing sidewalks or no dedicated cycle facilities on higher-speed roadways) are generally prioritized over retrofitting existing facilities. Priority was assigned based on various criteria,

categorized into PBP objectives: Equitable, Safe, Connected, Multimodal Community, and Quality. Criteria include proximity to schools, bus stops, low-income neighborhoods, locations with frequent and severe crash history, and facilities providing access across barriers.

Based on this assessment, 7th Street was rated High Priority for sidewalk retrofits and High Priority for cycle facility gaps (north of Grand Avenue) and retrofits (south of Grand Avenue). Given its presence on the High Injury Network (including having intersections amongst the most dangerous in Mesa County), central proximity within the City, and direct access to key destinations (e.g., D51 schools and CMU, St. Mary's and Downtown employment hubs, and Riverfront Trail); as well as connectivity to existing and planned multimodal infrastructure on Horizon Drive and 26 1/2 Road to Summer Hill Way, respectively, 7th Street was selected as the first corridor to be evaluated coming out of the PBP.

Transportation and Engineering Director Trent Prall presented this item.

The key points included:

- A feasibility study was conducted to improve pedestrian and cycling infrastructure along 7th Street.
- Public Engagement: Online feedback and an in-person event at the Art Center attracted over 200 attendees.
- Key Changes Based on Feedback:
 - Staff recommends adding scope for the consultant to evaluate a limited number of alternatives for the two segments for which the study originally recommended could feasibly repurpose vehicle lanes for the multi-modal traveler, including these segments: Grand Avenue to North Avenue, and Patterson Road to Horizon Drive.
 - Continuing to progress the study to develop, evaluate, and render visualizations of a limited number of alternatives in these sections. The process would continue to be informed by input from stakeholders such as the Historic Preservation Board, Forestry Board, and Urban Trails Committee, as well as returning to the Steering Committee for assessment and feedback.
- An additional public outreach event would be held before presenting a final study to City Council.

c. Impact Fee and Linkage Fee Study

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the

OpenAI. (2025). *ChatGPT* [Large language model]. <https://chatgpt.com>

Linkage Fee study, both of which were presented to the City Council at the December 16 workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025.

City Manager Mike Bennett and Community Development Director Tamra Allen presented this item.

Key points included:

- Cap impact fees for residential units at 3,501 square feet and above.
- Remove the Three Sisters Open Space from parks fee calculations to slightly reduce costs.
- Shift funding models for transportation infrastructure, including active transportation requirements for new developments.
- Public & Stakeholder Feedback: The Home Builders Association expressed concerns about rising fees but supported the overall methodology.
- There was a strong preference to avoid a new linkage fee but interest in exploring alternative funding sources for affordable housing.
- Council asked staff to move forward with an ordinance for first reading to be placed on the February 19, 2025 regular agenda.

2. Council Communication

There was none.

3. Next Workshop Topics

Mayor Herman outlined future workshop items.

4. Other Business

City Manager Bennett asked Council for volunteers to serve on the interview committees for the Urban Trails Committee and the Grand Junction Regional Airport Authority. Mayor Abe Herman and Councilmember Stout volunteered. City Manager Bennett also stated that a reduced \$15,000 budget was allocated for consultant facilitation and summary of feedback for the Strategic Plan. Council members were invited to participate in the RFP review process. Councilmember Stout and Beilfuss volunteered.

Mayor Herman informed Council that an item was added to the upcoming Wednesday agenda regarding extending the moratorium on skilled gaming facilities.

5. Adjournment

There being no further business, the Workshop adjourned at 8:59 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
February 5, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 5th day of February, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were City Manager Mike Bennett, City Attorney John Shaver, City Clerk Selestina Sandoval and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Stout student Gabby Rodriguez led the audience in the Pledge of Allegiance, followed by a moment of silence.

Appointments

Reappointment to the Grand Junction Regional Airport Authority Board

Councilmember Stout moved to reappoint Linde Marshall to the Grand Junction Regional Airport Authority for a four-year term, seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Quin Rogriguez, Porcia Silverberg, Ricki Howie, Geneva Smith, Andy Smith, and Terry Betts.

City Manager Report

City Manager Mike Bennett reported that the City requested a correction to Daily Sentinel's article that reported City has spent over \$1 million on the 4th and 5th street pilot. The amount spent on the pilot is \$170,000. He summarized upcoming changes to that pilot and invited the public's continued feedback on EngageGJ.

Boards and Commission Liaison Reports

Councilmember Nguyen reported on the Urban Trails Walk.

Councilmember Stout reported on the Colorado Municipal League (CML) executive board and policy committee.

Council President Pro Tem Reitz gave an update on the Cesar Chavez festival.

Councilmember Beilfuss reported on the Martin Luther King March, the ribbon cutting at the Amazon facility, Commission on Arts & Culture, Historical Preservation Board, findings on the Resource Center, and Homeless Collation.

Council President Herman gave an update on the Colorado Municipal League Mayor Summit and expressed his gratitude to Jeff Hurd who made the time to meet.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of January 13, 2025 Workshop
- b. Minutes of January 15, 2025, Executive Session
- c. Minutes of January 15, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to Support Ending the Shared Micromobility Pilot and Transitioning to an Enduring Permit Program and Setting a Public Hearing for February 19, 2025
 - ii. Introduction of an Ordinance Setting the City Attorney's Salary and Setting a Public Hearing for February 19, 2025
 - iii. Introduction of an Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction and Setting a Public Hearing for February 19, 2025

3. Continue Public Hearings

- a. Legislative

- i. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - Continued to February 19, 2025

4. Agreements

- a. Resolution Authorizing City Manager to Co-Sign a Contract to Purchase with Colorado Department of Transportation (CDOT) for Property Located at 123 Ute Ave, 317 S. 2nd Street, and 319 S. 2nd Street for the Mobility Hub Project
- b. Safe Streets and Roads for All (SS4A) Memorandum of Agreement Between the City of Grand Junction, City of Fruita, Town of Palisade, and County of Mesa, Colorado - **MOVED TO REGULAR AGENDA**

5. Procurements

- a. Authorization of Construction Contract for Crosby Avenue Utility Relocation Project
- b. Licensing Authorization of Construction Contract for Horizon Drive and G Road Roundabout
- c. Authorization of Construction Contract for Four Canyons Parkway - Phase 2A Utilities
- d. Authorization of Construction Contract for Waterline Replacement - Linden Phase 1
- e. Authorization of Services Contract for Utility Billing Printing and Mailing

6. Resolutions

- a. A Resolution Vacating a 15-foot Public Utility Easement Located at 1530 North Avenue

Councilmember Kennedy moved to adopt Consent Agenda Items 1 through 6, excluding item 4.b., seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

REGULAR AGENDA

- 4.b. **Safe Streets and Roads for All (SS4A) Memorandum of Agreement Between the City of Grand Junction, City of Fruita, Town of Palisade, and County of Mesa, Colorado**

At the November 20, 2024, City Council adopted the Mesa County Safety Action Plan and pledged support for future participation in implementation projects. Mesa County applied for and received a Safe Streets For All (SS4A) implementation grant that will address Dangerous Behavior through Speed Feedback Signs as well as Protect Vulnerable Road Users through implementation of targeted education campaigns for drivers, pedestrians, and bicyclists. The \$245,000 project is funded by \$196,000 grant (80 percent) and then 20 percent partner contributions. The City's share of the match would be \$23,775. For that the City would receive six fixed and/or mobile speed feedback signs as well as safety messaging and outreach study. The Memorandum of Agreement formalizes the fiscal partnership between various governmental entities involved in the project.

Engineering and Transportation Director Trent Prall was available to answer questions about this item.

Council discussed the research and studies that went into the planning, the partnership with the County on the grant program, and that this brings awareness to drivers to slow down.

Councilmember Kennedy moved and Council President Pro Tem Reitz seconded to approve the request for the mayor to sign the attached Memorandum of Agreement regarding the FY 2024 Safe Streets and Roads for All (SS4A) Supplemental Planning and Demonstration Grant. The motion carried by unanimous voice vote.

7.a.i. An Ordinance Proposing Amendments to the Charter of the City of Grand Junction, Colorado to Change the General Municipal Election Date from the First Tuesday in April of Odd Numbered Years to the First Tuesday in November of Odd Numbered Years and to Extend the Terms of Current Council Members to Coincide with the Change in Election Dates and Refer the Same to the April 8, 2025, Municipal Election

At the City Council workshop on January 13, 2025, Council heard a presentation from Staff regarding options for conducting future municipal elections. Two options were presented, summarizing the pros and cons of keeping the regular municipal elections in April and those of moving them to November to coordinate with Mesa County Elections. Direction was given by Council to move forward with an ordinance for consideration at a regular meeting to place this on the April 8, 2025, ballot for a charter amendment to move elections to November.

City Attorney John Shaver was available to answer questions about this item.

Discussion ensued regarding the addition of ballot language to make the item clearer to voters. It was decided the ballot language for the first paragraph to read:

Shall Article II, Section 3, Article II, Section 25, and Article IV, Section 35 of the City Charter be amended to: (i) change the date of general municipal elections to the general election date in November of odd-numbered years beginning in 2027; (ii) conduct such elections as coordinated elections with Mesa County in accordance with terms of an Intergovernmental Agreement for each such election; and (iii) amend and extend the terms of the City Council to implement such change in election date for the purposes stated in Ordinance 5246, and as follows and as described below?

The public hearing was opened at 6:23 p.m..

There were no public comments.

The public hearing was closed at 6:23 p.m.

Councilmember Nguyen moved and Council President Pro Tem Reitz seconded to Ordinance No. 5246, an ordinance proposing amendments to the Charter of the City of Grand Junction, Colorado, to change the general municipal election date from the first Tuesday in April of odd-numbered years to the first Tuesday in November of odd-numbered years and to extend the terms of current council members to coincide with the change in election dates and refer the same to the April 8, 2025, Municipal Election ballot on final passage and ordered final publication in pamphlet form, incorporating the change in ballot language as summarized above. The motion carried 6-0 by roll call vote.

7.a.ii. An Ordinance for an Amendment of the City Charter to be Placed on the April 8, 2025 Election Ballot to Change the Salary of the City Council and Providing for a Method to Increase the Salary by Ordinance in Future Years

In 1999 Section 38 of the City Charter Council was amended to provide that City Council members are paid a salary of \$500.00 per month and the President of the Council is paid \$750.00 per month. The salaries have not been increased since 1999. Accordingly, the City Council has determined that it is appropriate to ask the voters if an increase should be approved. If amended, the salary increase would not become effective until 2027.

City Attorney John Shaver was available to answer questions about this item.

Council asked the same changes be made to the last line of the first paragraph of the ballot language:

Shall Article IV, Section 38 of the City Charter be amended to increase the salary of City Council and to provide for a basis to set and to increase the City Council salary in future years, for the purposes as stated in Ordinance 5247, and as follows and as described below?

The public hearing was opened at 6:36 p.m.

There were no public comments.

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

Councilmember Nguyen moved and Councilmember Kennedy seconded Ordinance No. 5247, an ordinance proposing an amendment of the Charter of the City of Grand Junction, Colorado, to change City Councilmember salaries and refer the same to the April 8, 2025, Municipal Election ballot on final passage and ordered final publication in pamphlet form, incorporating the change in ballot language noted above. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Councilmember Kennedy thanked the downtown businesses for their input regarding the resource center and commented on accessibility to 4th and 5th Street.

10. Adjournment

The meeting adjourned at 6:42 pm.

Selestina Sandoval, CMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: February 19, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior 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 Dixon Annexation of 2.89 acres, Located at 2019 South Broadway, and Setting a Public Hearing for April 16, 2025

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Darryl and Carri Dixon are requesting annexation of approximately 2.89 acres located at 2019 South Broadway. The subject property currently has one existing single-family residential home on it. 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 further developing and subdividing the vacant portion of the 2.89 acre lot. 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:

Annexation Request

The Applicants, Darryl and Carri Dixon are requesting annexation of approximately 2.89 acres located at 2019 South Broadway. The subject property currently has one existing single-family residential home on it. 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 further developing and subdividing the vacant portion of the 2.89-acre lot. 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 – February 19, 2025
- Planning Commission considers Zone of Annexation – March 11, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – March 19, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – April 16, 2025
- Effective date of Annexation and Zoning – May 18, 2025

Annexation Analysis

The property is adjacent to existing city limits to the North and the South and meets all annexation requirements in the State Statutes for annexation. 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 Dixon 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 percent of the property described.
- b. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.
- c. A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d. The area is or will be urbanized in the near future. A portion of the property is a single-family 0residential home. The property has plans for a future subdivision and has existing urban utilities and services near and available to the property.
- e. The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits along S Broadway and 20 ¼ Rd.
- f. No land held in identical ownership is being divided by the proposed annexation. The annexation consists of one property and is owned by the applicant.
- g. No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. The property is less than 20 acres in size. The petitioner has also granted consent to the City to annex this property.

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

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on August 24, 2023. City Staff Dave Thornton and applicants Darryl and Carrie Dixon were in attendance along with 12 members of the public.

FISCAL IMPACT:

Fiscal information will be available at the time of the second reading.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 07-25 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 Dixon Annexation of 2.89 acres, Located at 2019 South Broadway, and Setting a Hearing for April 16, 2025.

Attachments

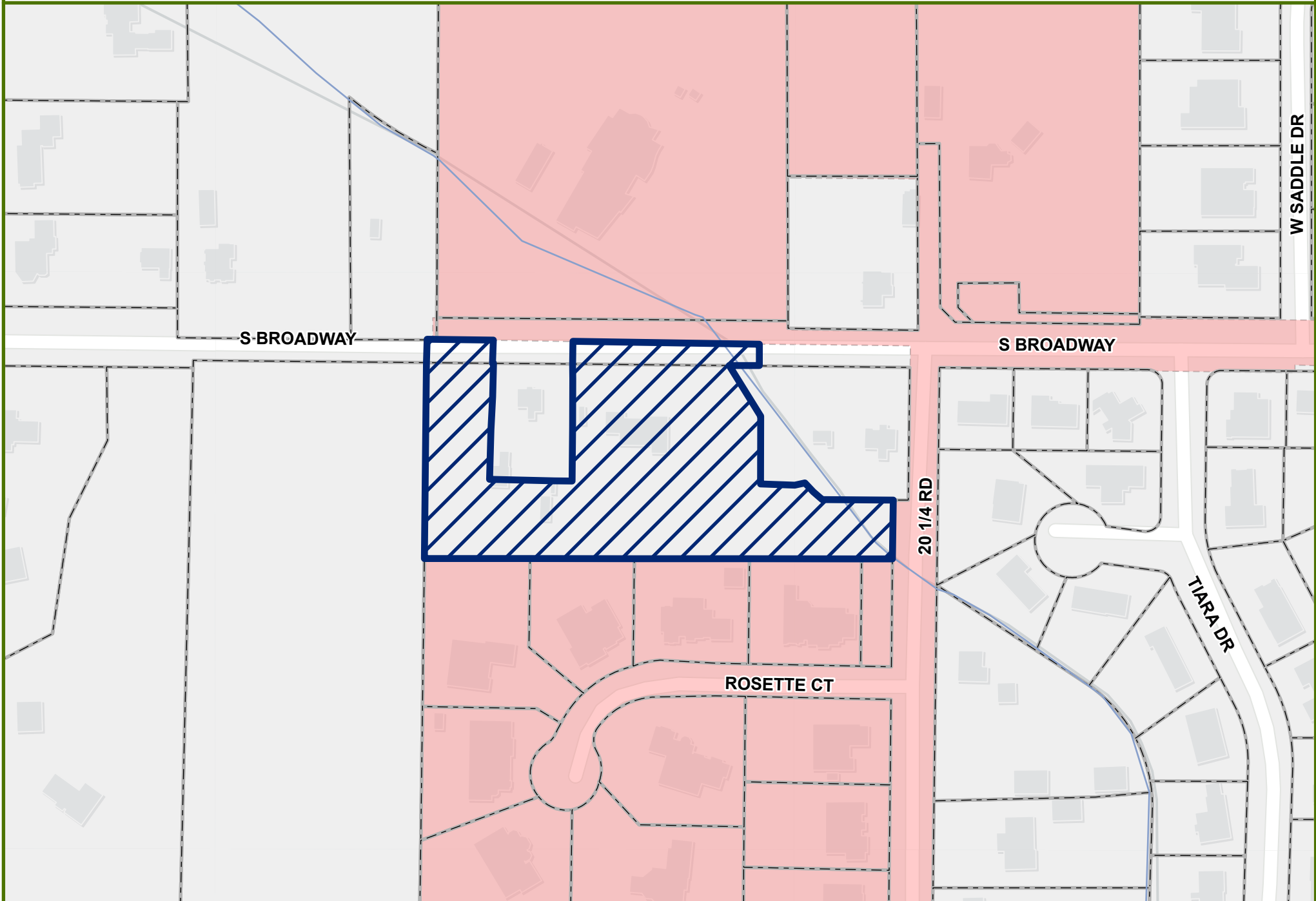
1. Exhibit 1 - General Project Report
2. Exhibit 2 - Annexation Maps
3. Exhibit 3 - Dixon Annexation Plat
4. Exhibit 4 - Dixon Annexation Schedule
5. Exhibit 5 - Neighborhood Meeting Notes
6. Draft Resolution - Referral of Petition Dixon Annexation
7. Draft Ordinance - Dixon Annexation

General report 2019 S Broadway

We are requesting annexation into the City of Grand Junction and a change in zoning from RSF2 to R4. This request is in accordance with the 2020 City of Grand Junction Master Plan.

Darryl and Carri Dixon

Dixon Annexation



0 50 100 200 Feet

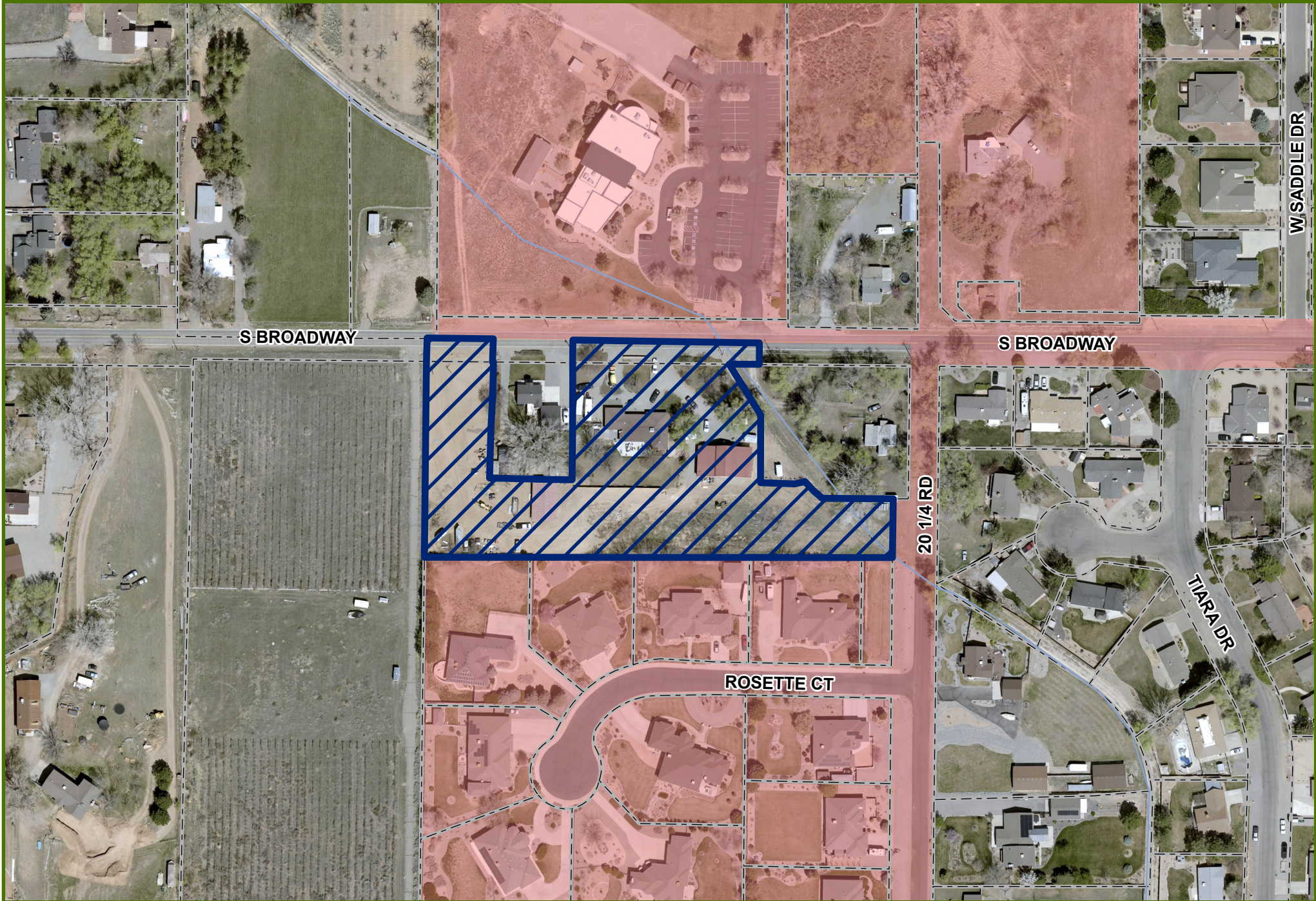


Annexation Site



City Limits

Dixon Annexation

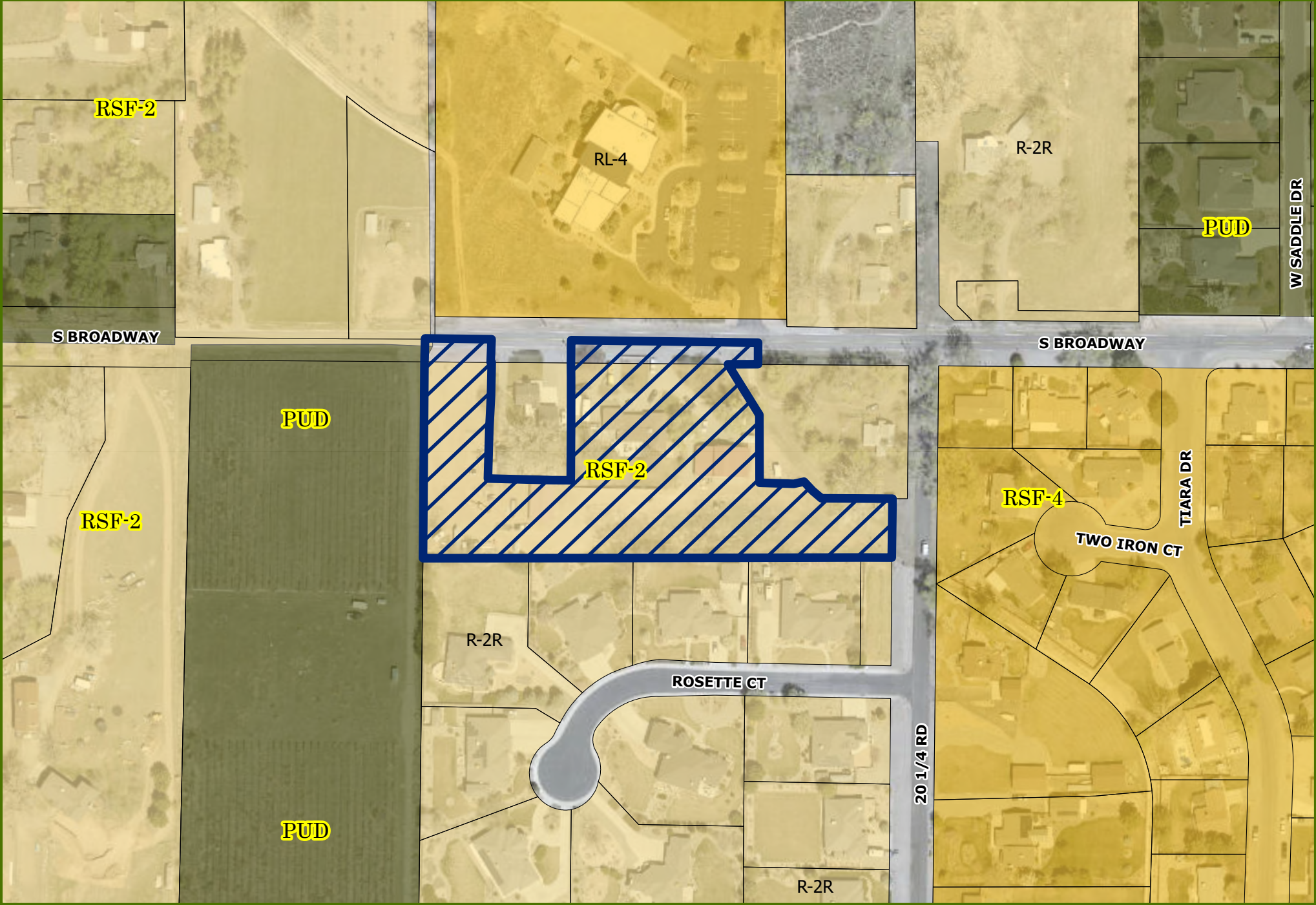


Annexation Site



City Limits

Dixon Annexation - Zoning



0 50 100 200 Feet



Annexation

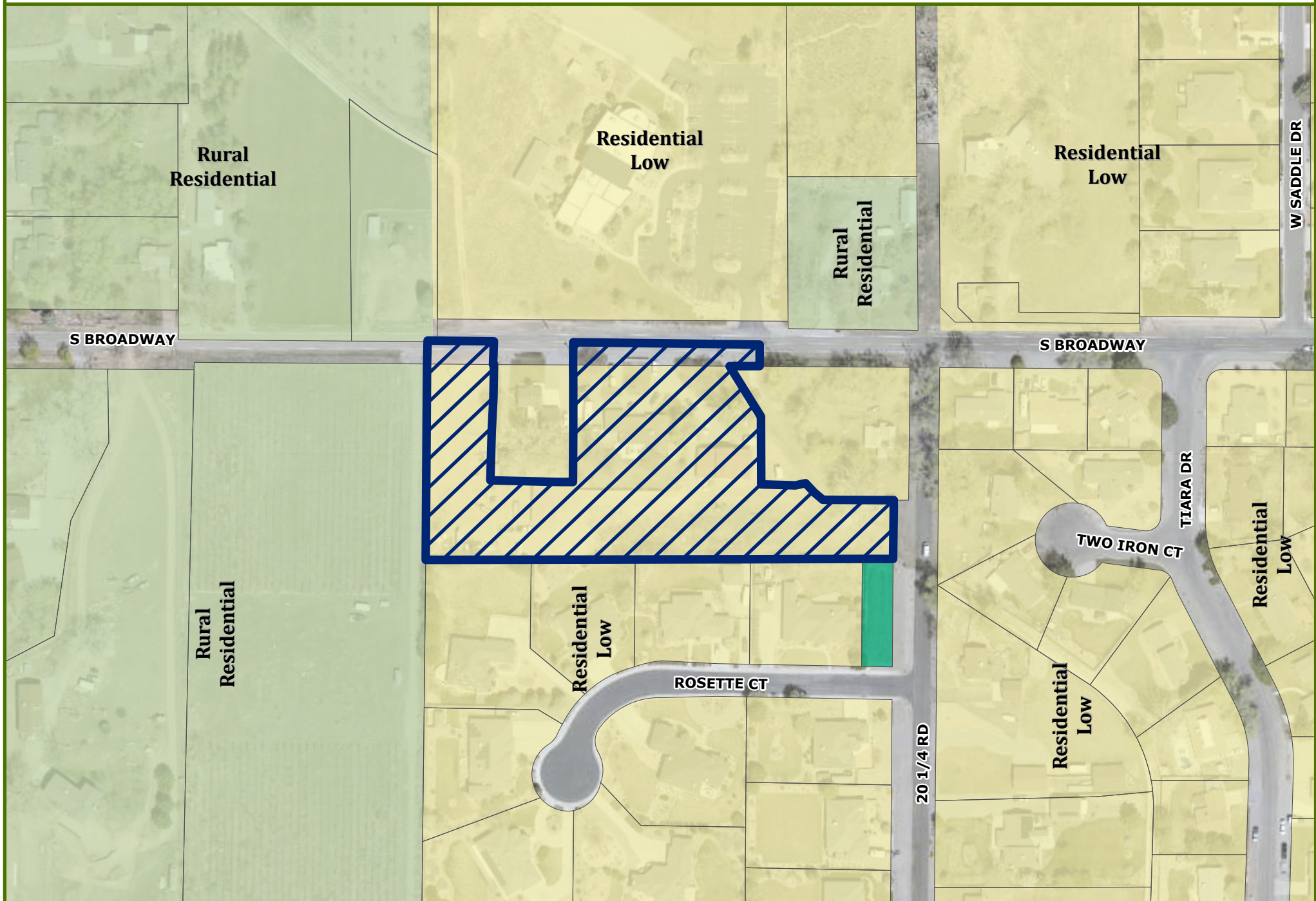
City Zoning

County Zoning

Date Created: 2/7/2025



Dixon Annexation - Land Use



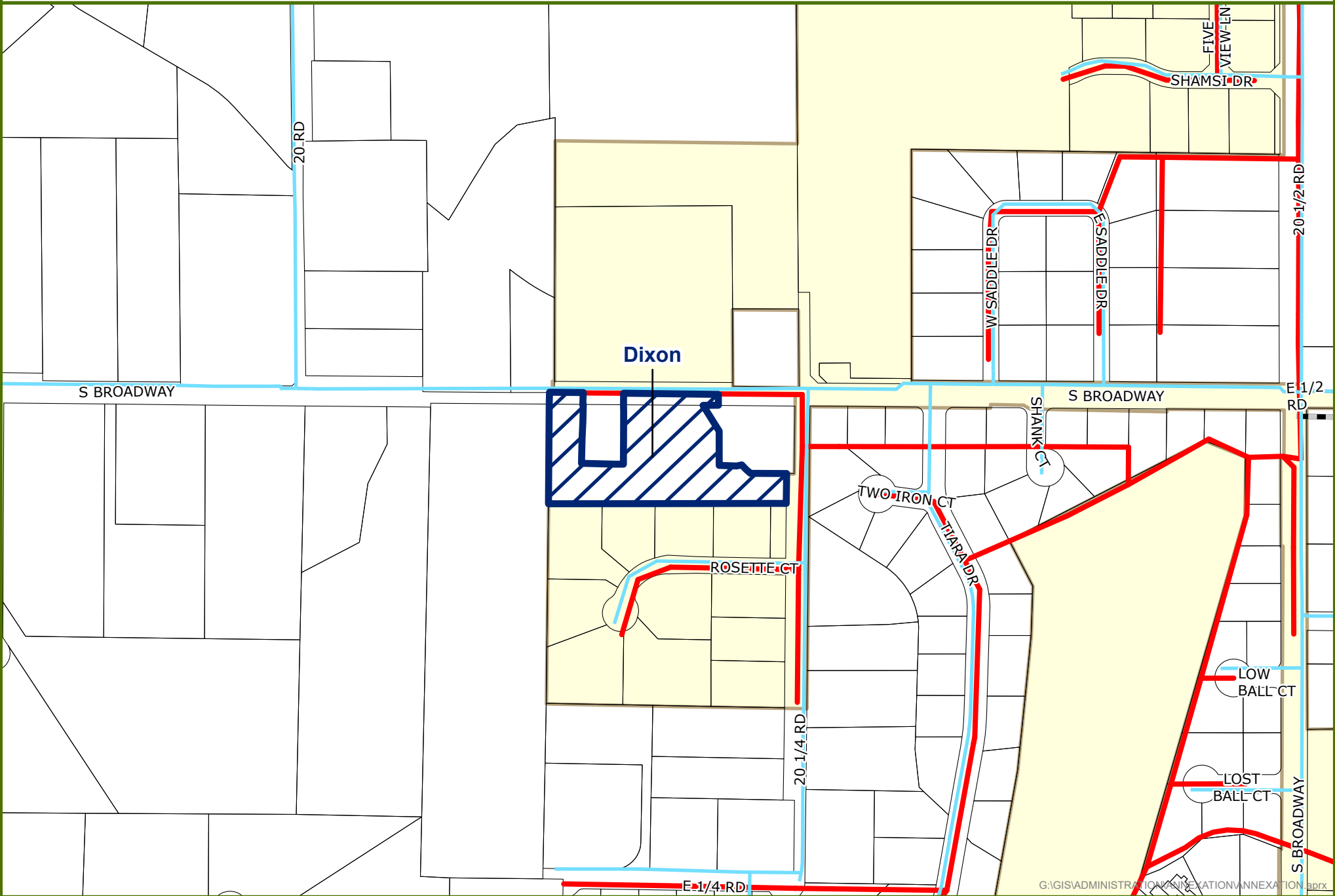
0 50 100 200 Feet



Annexation Site
Packet Page 23

Date Created: 2/7/2025

Dixon Annexation - Utilities



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

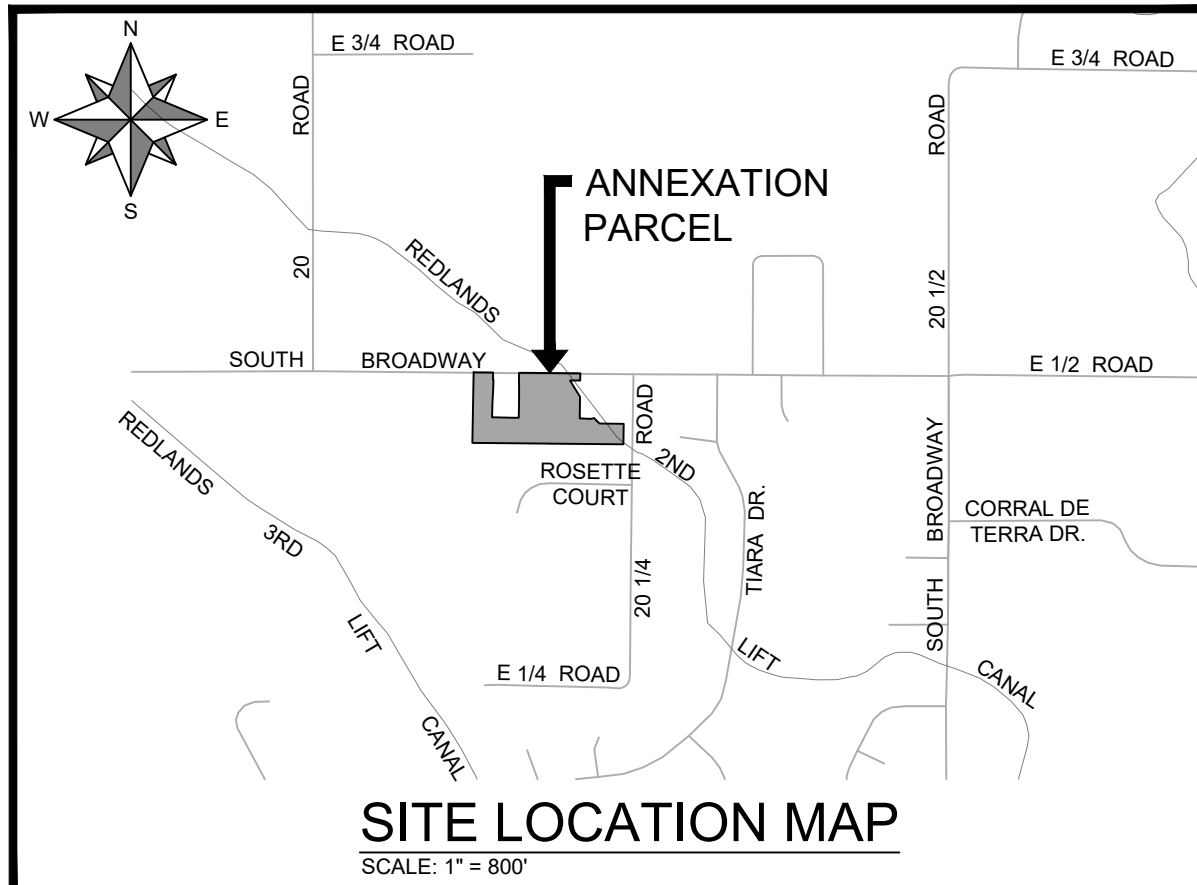


0 0.05 0.1 Miles

- UTE WATER
- SEWER
- NON-CITY FIBER
- CITY LIMITS

DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,268.80 FT.
CONTIGUOUS PERIMETER	1,051.74 FT.
AREA IN SQUARE FEET	126,084 FT ²
AREA IN ACRES	2.89 AC.
AREA WITHIN R.O.W.	10,098 FT ²
	0.23 AC.
AREA WITHIN DEEDED R.O.W.	0.00 FT ²
	0.00 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING ANNEXATION LIMITS	

SURVEY ABBREVIATIONS

POC	POINT OF COMMENCEMENT	R	RANGE
POB	POINT OF BEGINNING	NO.	NUMBER
R.O.W.	RIGHT OF WAY	REC.	RECEPTION
SEC.	SECTION	FT/FT	SQUARE FEET/FEET
T	TOWNSHIP	MCSM	MESA CO. SURVEY MONUMENT
AC.	ACRES		

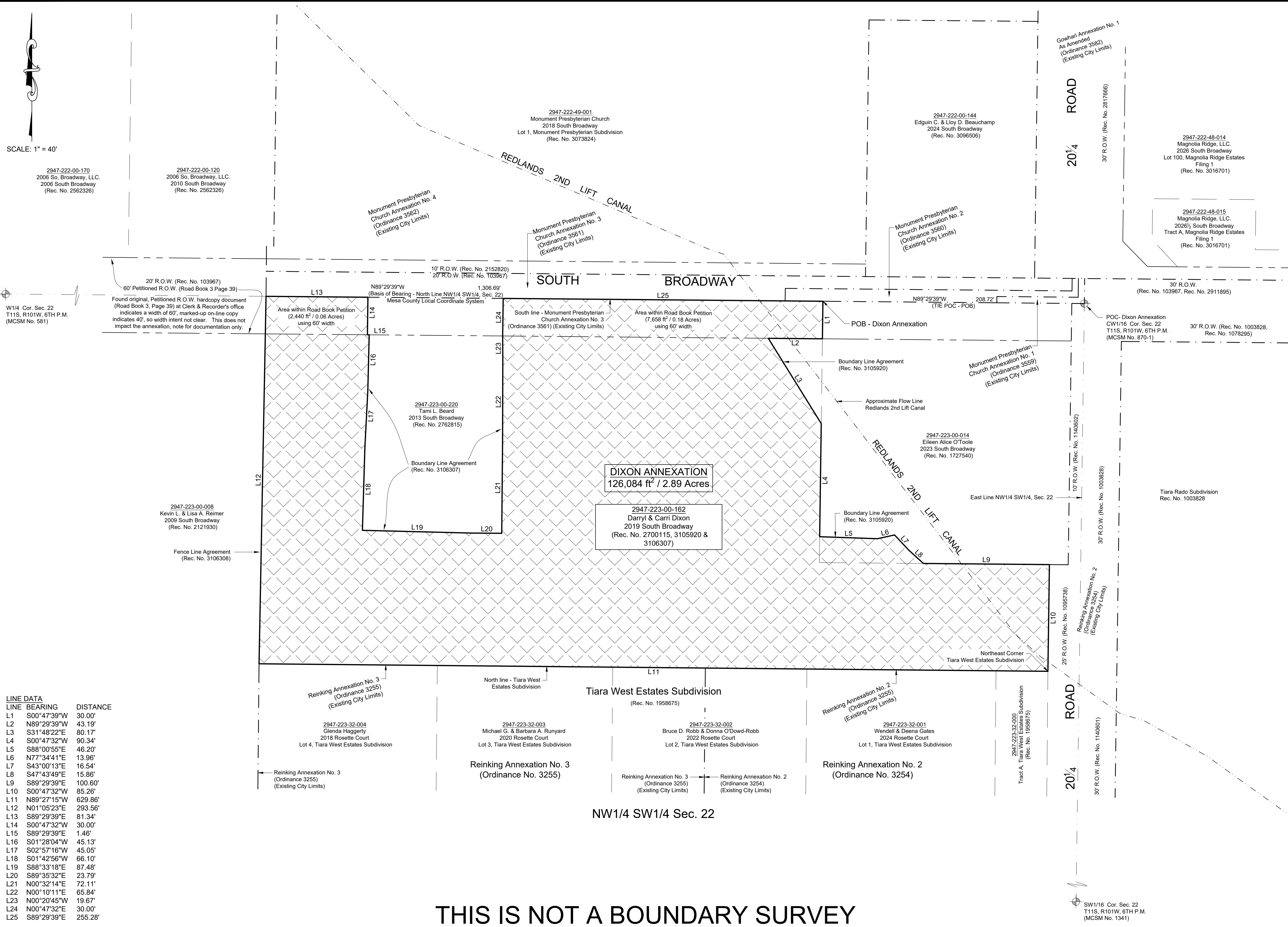
ORDINANCE NO.
XXXX

EFFECTIVE DATE
XX/XX/20XX

NOTE:

THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, 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
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

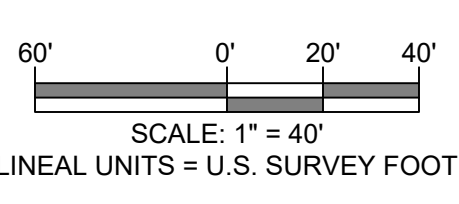


LINE	BEARING	DISTANCE
L1	S00°47'39"W	30.00'
L2	N89°29'39"W	43.19'
L3	S31°48'22"E	80.17'
L4	S00°47'32"W	90.34'
L5	S88°00'55"E	46.20'
L6	N77°34'41"E	13.96'
L7	S43°00'13"E	16.54'
L8	S47°43'49"E	15.86'
L9	S89°29'39"E	100.60'
L10	S00°47'32"W	85.26'
L11	N89°27'15"W	629.86'
L12	N01°05'23"E	293.56'
L13	S89°29'39"E	81.34'
L14	S00°47'32"W	30.00'
L15	S89°29'39"E	1.46'
L16	S01°28'04"W	45.13'
L17	S02°57'16"W	45.05'
L18	S01°42'56"W	66.10'
L19	S88°33'18"E	87.48'
L20	S89°35'32"E	23.79'
L21	N00°32'14"E	72.11'
L22	N00°10'11"E	65.84'
L23	N00°20'45"W	19.67'
L24	N00°47'32"E	30.00'
L25	S89°29'39"E	255.28'

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY: NCW DATE: 12/2024
REVIEWED BY: RBP DATE: 12/2024
CHECKED BY: ABL DATE: 12/2024
APPROVED BY: RBP DATE: 12/2024



Engineering & Transportation
Department
244 North 7th Street - Grand Junction, CO. 81501
(970) 256-4003

DIXON ANNEXATION
Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4)
Section 22, Township 11 South, Range 101 West, 6th Principal Meridian,
County of Mesa, State of Colorado

1 OF 1

ANNEXATION SCHEDULE & SUMMARY WORKSHEET					
February 19, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use			
March 11, 2025		Planning Commission Considers Zone of Annexation			
March 19, 2025		City Council Intro Proposed Zoning Ordinance			
April 16, 2025		City Council Accept Petition/Annex and Zoning Public Hearing			
May 18, 2025		Effective date of Annexation and Zoning			
ANNEXATION SUMMARY					
File Number		ANX-2023-690			
Location		2019 S. Broadway			
Tax ID Number(s)		2947-223-00-162			
Number of Parcel(s)		1			
Existing Population		2			
No. of Parcels Owner Occupied		1			
Number of Dwelling Units		1			
Acres Land Annexed		2.89 Acres			
Developable Acres Remaining		1.5 Acres			
Right-of-way in Annexation		.23 Acres			
Previous County Zoning		RSF-2			
Proposed City Zoning		R-4			
Surrounding Zoning:	North:	RL-4 / RSF-2			
	South:	R-2R			
	East:	PUD			
	West:	RSF-R			
Current Land Use		Single Family Residential			
Proposed Land Use		Single Family Residential			
Surrounding Land Use:	North:	Residential Low / Rural Residential			
	South:	Residential Low			
	East:	Residential Low			
	West:	Rural Residential			
Comprehensive Plan Designation:		Residential Low			
Zoning within Comprehensive Plan Designation:		RI-4	RL-5	P-1	P-2
Values:	Assessed	\$ 62,570			
	Actual	\$895,420			
Address Ranges		2011, 2015, 2017, 2019, 2021 S. Broadway & 525 20 ¼ Rd			
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			

Neighborhood meeting notes

We held our neighborhood meeting at the Presbyterian Church August 24 with 12 neighbors in attendance. We discussed our plans to annex into the City of Grand Junction, change zoning to R4, and subdivide into 3 total lots. There was no opposition to this plan. There was some discussion about the irrigation issue with the subdivision to the south of our property. We all agreed that this was a subdivision issue that they need to resolve and our property would not be a part of that resolution.

**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 19th day of February 2025, 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**

DIXON ANNEXATION

**APPROXIMATELY 2.89 ACRES
LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO**

WHEREAS, on the 19th day of February 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

**DIXON ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on

the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

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

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

1. That a hearing will be held on the 16th day of April, 2025, 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; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.
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 19th day of February 2025.

Abram Herman
President of the Council

ATTEST:

Selestina Sandoval
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 7th, 2025
March 14th, 2025
March 21st, 2025
March 28th, 2025

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

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

LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO

APPROXIMATELY 2.89 ACRES

WHEREAS, on the 19th day of March 2025, 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 16th day of April; 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 situated in Mesa County, Colorado, and described to wit:

**DIXON ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

INTRODUCED on first reading this 16th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of April 2024 and ordered published in pamphlet form.

Abram Herman
President of the Council

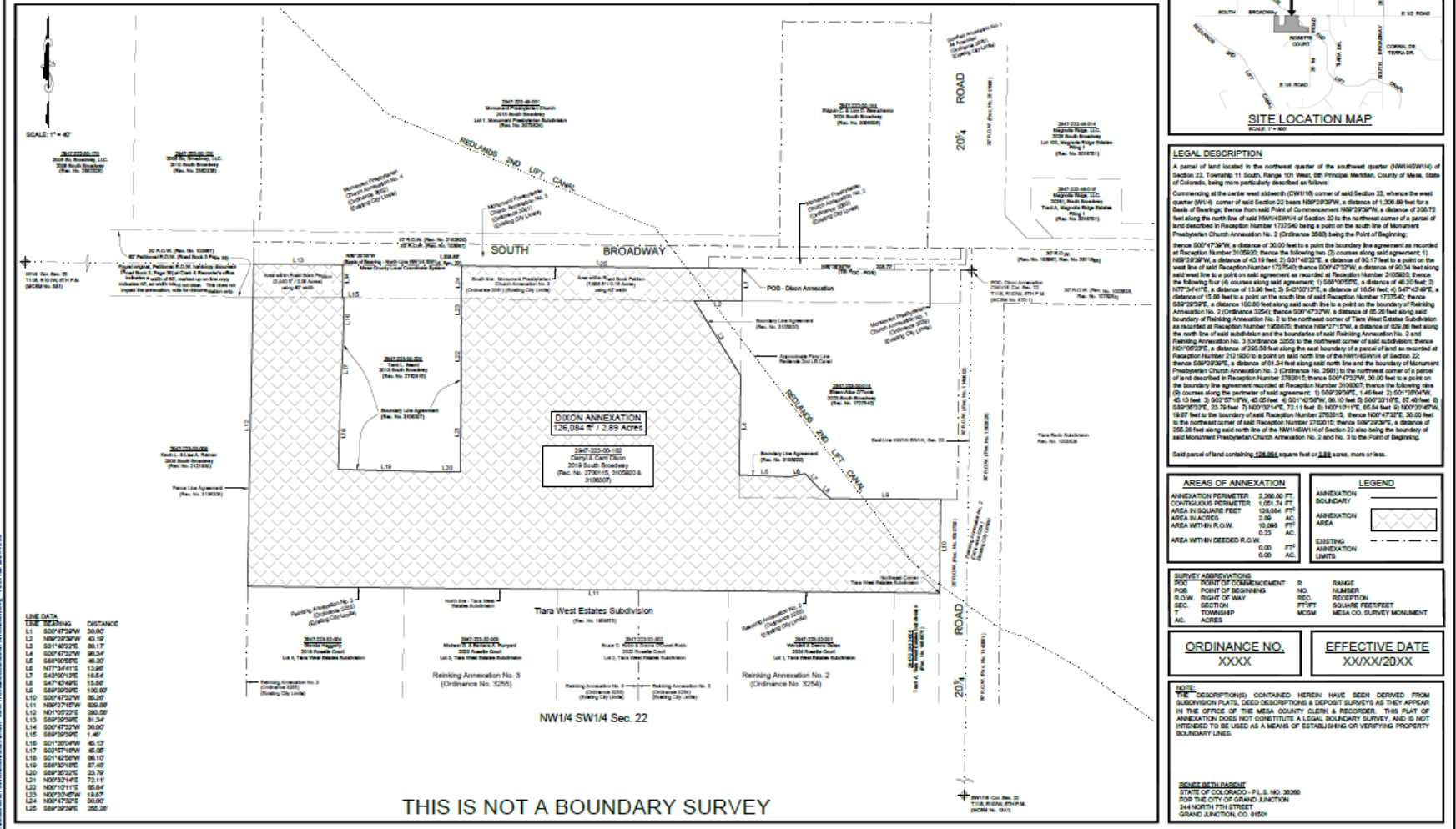
ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A

DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado





Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: February 19, 2025

Presented By: Jodi Welch, Interim Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance for Supplemental Appropriations for Confluence Center of Colorado -
Continued to March 5, 2025

RECOMMENDATION:

Staff recommends introducing the proposed ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget and setting a hearing for February 5, 2025.

EXECUTIVE SUMMARY:

At the City Council workshop on December 2, 2024, Council expressed support for funding the Confluence Center of Colorado for the acquisition of .8 acres within the RiverFront at Dos Rios as well as payment of development fees related to the project. This action will introduce the supplemental appropriation to provide spending authority of \$299,749. The acquisition and project is pending plat finalization for the lot, once that is completed, the date of the public hearing will be set.

BACKGROUND OR DETAILED INFORMATION:

The Confluence Center of Colorado, comprised of five local non-profits including RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum is requesting \$299,748.60 in funding to assist in the construction an approximately 10,700 square foot building within the RiverFront at Dos Rios. The building will be home to this non-profit collaborative center and include office and meeting space, and Pre-K education and childcare for their employees and the broader community.

The request of \$299,748.60 includes the price to purchase the .80 acres of land for the majority of their building site (\$239,886) and the remainder reflects the cost of

development-related fees including the application, Transportation, Fire, Police, Water tap, sewer tap, storm drainage and engineering inspection fees (\$59,862.60). Additional information about the project is contained within the attached communications from the Confluence Center.

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.

This new spending for the Confluence Center will come from the available fund balance in the General Fund which is projected at \$12.84 million after Council's authorization of the supplemental appropriation using \$2.6 million from the available fund balance, which included \$1.96 million for the Salt Flats Infrastructure. Now that the City has been notified of the grant award for the Salt Flats Infrastructure, \$1.96 million will be replenished to the reserve increasing the projected available fund balance from \$12.84 to \$14.8 million at December 31, 2024.

SUGGESTED MOTION:

I move to introduce an ordinance making the supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025, and set a hearing date for February 5, 2025.

Attachments

1. Confluence Ctr 10.19.2023
2. Confluence Ctr 03.14.2024
3. Confluence_Center_City_Request_2024.10.25
4. Confluence Ctr Brochure
5. 2025 Supplemental Appropriation Ordinance First Reading, January 15, 2025 (2)



Members of the Grand Junction City Council

October 19, 2023

Via E-mail

Dear City Council Members:

We are excited to bring to your attention an ambitious partnership involving five local organizations: RiversEdge West, Eureka! Science Museum, Colorado West Land Trust, One Riverfront, and Colorado Canyons Association. These organizations share a common commitment to land and water conservation, stewardship, community engagement, recreation, collaboration, education, and science. Together, we aim to transform the Confluence Center building at Dos Rios into a vibrant reality.

Our collective vision for the Confluence Center is to establish a non-profit center that offers collaborative office and meeting space, pre-K education and childcare for our employees and the broader community, and a focal point for the region on our shared values. The center will host conferences, public presentations, and countless other events to engage the community. We believe that the benefits of the center will extend far beyond the sum of its parts. By fostering community involvement and knowledge sharing, it will significantly enhance the support for each partner's missions.

To turn this vision into reality, approximately six million dollars will be needed for the center's construction. We respectfully request the City of Grand Junction to donate a portion of the land for the center as a way to support this effort, the organizations and our collective missions. The center will be an important anchor to the Dos Rios development and contribute to the character of the new neighborhood, helping to make it a vibrant place to live and work. We have broad community support and have engaged a consultant to lead our capital campaign.

We welcome the opportunity to meet with the council and share more details about the center's vision, benefits, timeline, and capital campaign. Please don't hesitate to reach out to us with any questions.

Sincerely,

Rusty Lloyd, Executive Director, RiversEdge West
Jenn Moore, Executive Director, Eureka! Science Museum
Rob Bleiberg, Executive Director, Colorado West Land Trust
John Gormley, Chair, Riverfront Foundation
Chris Herrman, Executive Director, Colorado Canyons Association

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

March 14, 2024

Dear City Council,

We are writing to express excitement for a potential new gem to be built along the Colorado River in Grand Junction – the Confluence Center of Colorado. As the leaders tasked with bringing this project to reality, we are hopeful the City of Grand Junction will share in our enthusiasm for this project and consider supporting this with a gift of land to the organization. The city's partnership in this project is critical to our success.

We know the city shares a commitment to the redevelopment of the riverfront and has in fact partnered with our organizations in the past to help build trail systems and restore vital habitat along the river corridors. We have valued these partnerships and hope to continue that legacy with you in this new and exciting project. This project carries in the same spirit of past partnerships with the city by revitalizing our riverfront in the new Dos Rios redevelopment.

Confluence Center of Colorado was founded by five leading local non-profits: RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum. Once built, the Confluence Center of Colorado will bring together mission-focused organizations working at the confluence of land and water science, education, agriculture, and stewardship. Together, the Confluence Center partners' united presence and unique location will increase science-based education and stewardship capability and magnify the long-term impact to shape our land and water future for the community. With support from leaders like the city of Grand Junction, we can realize our vision to construct this important place. These non-profits have a proven track record of successful projects and initiatives and are committed to collaboratively making this place a reality to make an even greater difference in the environmental and recreational landscape of this community.

Currently, the Confluence Center of Colorado has raised \$2.8 million with a goal of \$7.5 million. We have many community leaders and organizations that are engaging in this project, but it will take resources from leaders like the City Council to make the project a reality.

Enclosed with this letter you will find our case for support, which outlines in more detail the proposed project. We welcome the opportunity to discuss this project further and address any questions or concerns you may have.

Thank you for taking time to look at this incredible project and we are excited about the possibility of partnering with you to make a lasting impact on the long-term sustainability of our riverfront.

Sincerely,

Confluence Center Leadership Committee

<i>Biff Messinger</i>	<i>Don Schuster</i>	<i>Joe Higgins</i>	<i>John Gormley</i>	<i>Mary Thom</i>	<i>Marian Heesaker</i>
<i>Mike Perry</i>	<i>Randy Spydell</i>	<i>Rebecca Frank</i>	<i>Stefanie Harville</i>	<i>Tawni Kelley</i>	

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



Members of the Grand Junction City Council – via email

October 25, 2024

Dear City Council Members:

We are sending this letter as an updated request to the first two letters you received, the first was dated 10/19/2023, and the second was dated 04/01/2024.

Design completion and formal submission for our building permit will conclude at the end of this month. The Confluence Center, Grand Junction Community Development, and May Reigler Properties have been working together since our last correspondence to detail the final property boundaries and determine values for the land in question. The following narrative and attached exhibit describe how the parcels of land will be conveyed, combined, and acquired for the Confluence Center Project:

The City of Grand Junction will sell May Riegler .313 acres for ~\$90,436. This value is calculated on a \$288,934 per acre price. The blue hatch area in the attached exhibit shows this area. This cost would be deducted from the contractual sell price of the City's existing Lot 5 to May Riegler.

To create the Lot for the Confluence project, the .313 City-owned property needs to be combined with .49 acres of property currently owned by May Reigler, the parcel was formerly the 'Sunshine Polishing Lot' and is shown in the yellow hatch on the attached exhibit. The value of this property is ~\$149,450. This value is calculated on a \$305,000 per acre price.

May Riegler plans to convey to the Confluence project a larger area of .91 acres. However, this additional acreage (.11 acres) will eventually be needed to accommodate the remaining May Reigler development in this area. So there will be no funding request for this portion of the lot.

Our formal request from the City of Grand Junction is to fund the acquisition of .80 acres of the .91 acre lot, the proposed lot 3 that is outlined in red in the attached exhibit, for the amount of \$239,886. We're also requesting payment for all development-related fees. This includes the application, TCP, Fire, Police, water tap, sewer tap, storm drainage, and the engineering inspection fee for a combined value of \$59,862.60. The cumulative value of our formal request is **\$299,748.60**.

The local organizations that are partnering to make this a project a reality are: RiversEdge West, EUREKA! McConnell Science Museum, Colorado West Land Trust, One Riverfront, Colorado National Monument Association, and Colorado Canyons Association. These organizations all share the values of land and water conservation, stewardship, community, collaboration, education, and science. They all believe the Confluence Center will raise the visibility of these issues in the community to the benefit of the partners' missions.

Thank you for your consideration, we're confident that this project will greatly benefit the Grand Junction community for years to come.

Don't hesitate to reach out with any questions!

Sincerely,

Rusty Lloyd, Confluence Center Board President

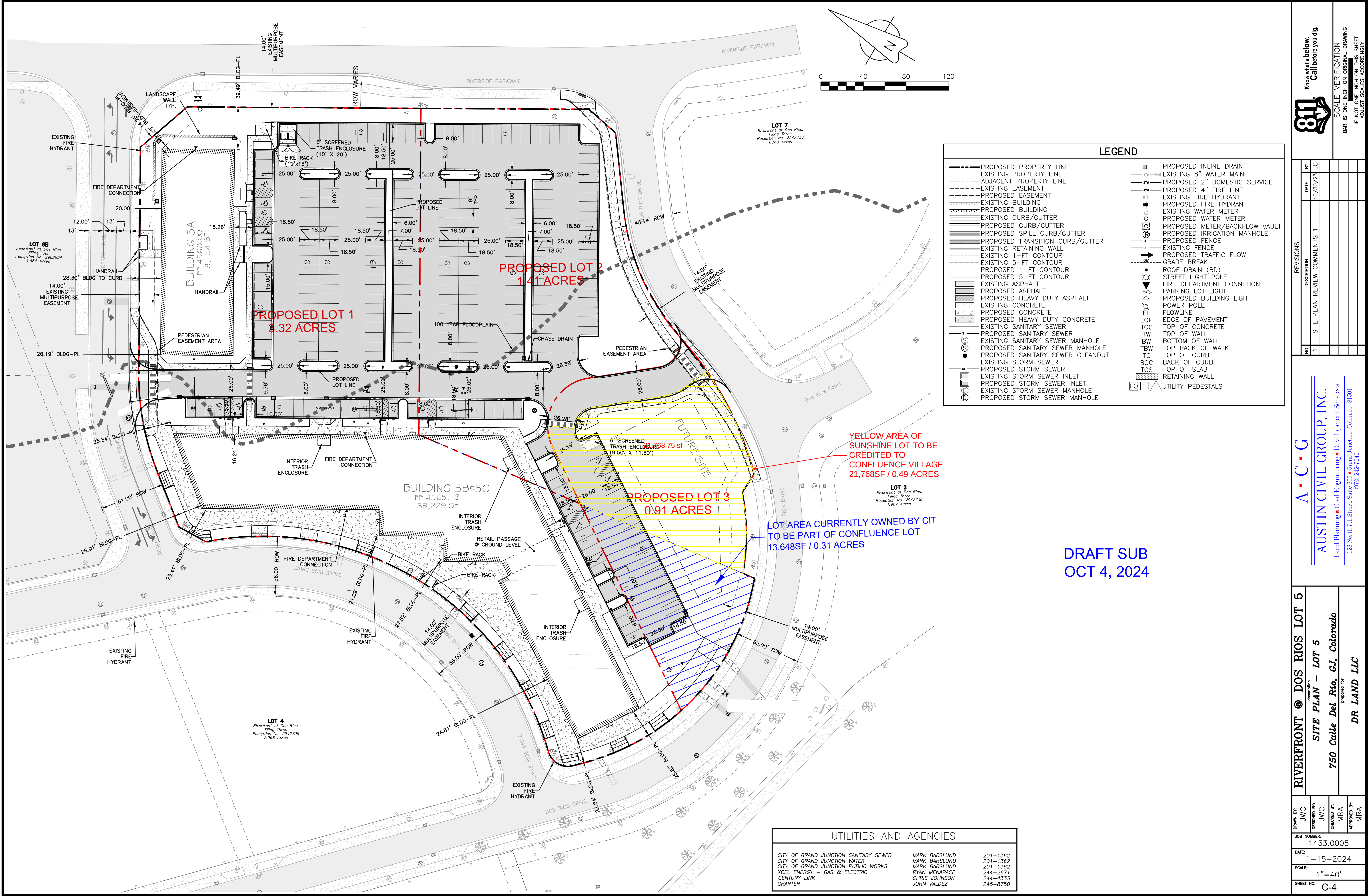
Jenn Moore, Confluence Center Board of Directors

Michele Rohrbach, Confluence Center Board of Directors

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



THE CONFLUENCE CENTER



**CONFLUENCE
CENTER
OF COLORADO**

Photo by Grand Junction Visitors Bureau

**Mission-focused nonprofit organizations coming together
in one place to magnify their impact on our community,
region, and nation's land and water future.**

WHO WE ARE

The Confluence Center of Colorado is a nonprofit organization formed from a collaborative partnership of local nonprofits in Mesa County who are committed to the same mission-driven work of land and water stewardship, education, recreation, and restoration.

Unified around the values of stewardship, community, collaboration, connectivity and education, the founding partners include RiversEdge West; EUREKA! McConnell Science Museum; Colorado Canyons Association; One Riverfront, and Colorado West Land Trust.

Individually, each organization is contributing to western Colorado's sustainability through science-based education, water and land conservation, restoration, and stewardship efforts.

By combining each organization's work and expertise, the Confluence Center partners will skillfully meet the challenges that come with solving multifaceted issues related to land and water conservation. Cooperative partnerships and the center's unique location will lend themselves to natural economies of scale and transformative educational programming to help inspire devoted stewardship and long-lasting change.

FOUNDING NONPROFITS:



RiversEdge West

RESTORE + CONNECT + INNOVATE



Discover • Inspire • Belong



**COLORADO WEST
LAND TRUST**

CAMPAIGN LEADERSHIP:

Biff Messigner
Don Schuster
Joe Higgins
John Gormley
Mary Thom
Marian Heesaker

Mike Perry
Randy Spydell
Rebecca Frank
Stefanie Harville
Tawni Kelley





PROMOTING COMMUNITY WELL-BEING AND INTERCONNECTIVITY

"The late Jim Robb, a Grand Junction attorney, state legislator, state parks board member, and founding member and co-chair of the Grand Junction/Mesa County Riverfront Commission, had a vision almost 40 years ago that exists today in the portion of the Colorado State Parks system that is named after him.

His vision was of the Colorado River as a sparkling necklace, with pearls of state parks and community river conservation initiatives interspersed along the water front, from Cameo to Fruita. He would be honored to know that the Confluence Center is the latest of these lovely pearls."

- Rebecca Frank
Confluence Center Leadership Team

PURPOSE

We believe every person is intrinsically connected to the health of our landscapes and has a vital role to play in order to maintain the inherent worth of our natural resources for future generations.

MISSION

We bring together mission-focused, nonpolitical organizations working at the confluence of land and water science, education, and stewardship to magnify our impact and ensure the longevity of our natural resources for future generations.

VISION

By coming together, our united presence and unique location will increase our science-based education and stewardship capability and magnify our long-term impact to shape our land and water future for the community, region, and nation.



COMING TOGETHER TO SHAPE OUR LAND + WATER FUTURE

The health of our rivers is more important than ever and the seven basin states and tribal nations understand this. **Decreasing snowpack, extended drought, and increased population** are creating a drastically altered landscape.

The Confluence Center will play a pivotal role in addressing these growing challenges for land and water resources in our region and community.

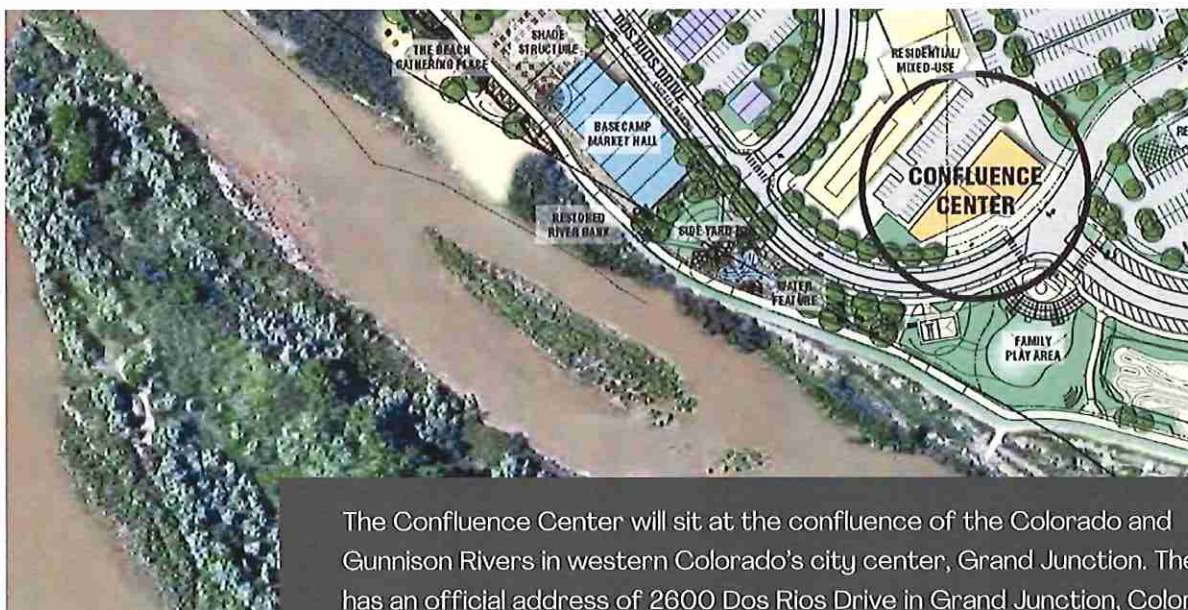
Nestled adjacent to the Colorado and Gunnison Rivers, this regional hub will provide a natural laboratory for like-minded partners to come together and converge their respective disciplines and science-based expertise.

The Confluence Center will become a distinctive fixture for land and water education, conservation, stewardship, restoration, and sustainable agriculture in our community, region and ultimately, nation.



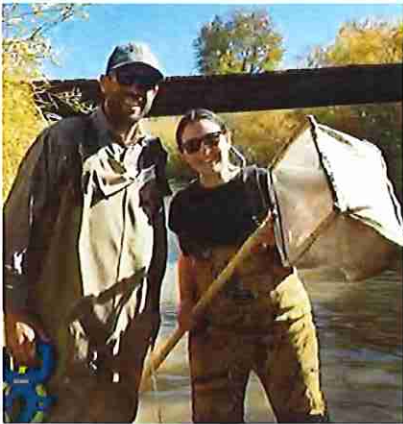
At a time of increasing drought conditions and relocation to the West, the potential to scale work through greater collaboration at the Confluence Center will lead to a magnified impact regionally and nationally.

LOCATION



The Confluence Center will sit at the confluence of the Colorado and Gunnison Rivers in western Colorado's city center, Grand Junction. The site has an official address of 2600 Dos Rios Drive in Grand Junction, Colorado.

THE BUILDING WILL INCLUDE



LAND & WATER RESOURCE HUB

Serving as a collaborative and informational site for work on western river systems, the building will have educational and interpretive resources for the public to gain a better understanding of land, water, science, and recreational and agricultural resources of our region.

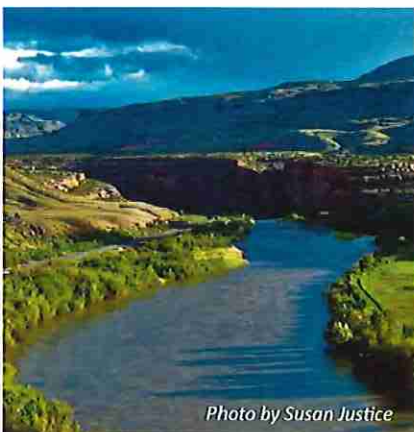


Photo by Susan Justice

CO-WORKING & COMMUNITY SPACE

CHILDCARE CENTER & PRESCHOOL

The STREAM (Science, Technology, Rivers, Art, and Mathematics) Preschool and Childcare Center will offer 45 full-time preschool slots at the Confluence Center and expand upon STEAM learning to highlight river and water education.

This new employer-based childcare center and community preschool is envisioned to be a community asset, incentivizing workforce development, providing high-quality early childhood development and education with an early introduction to science learning, and supporting equitable access for underserved and underrepresented children with scholarship enrollment.

Providing this resource at the Center addresses early childhood learning and childcare access gaps in Mesa County while simultaneously supporting the broader mission of the Confluence Center by incorporating strong education and field-based learning principles enhanced by the Center's close proximity and access to the river and riverfront trail system.



Packet Page 46



INTERACTIVE LOBBY

Landscapes come to life in the Confluence Center's interactive lobby. Visitors will be able to experience the power of the natural systems that give life to this region. Water, plant, and other exhibits will leave a memorable impression with guests and future stewards.



NONPROFIT WORKING SPACE

The Confluence Center will include working offices, shared conference rooms, and shared storage space for education and outdoor learning supplies that lends itself to enhanced collaboration among the nonprofit partners.

THE BUILDING

Architectural rendering of the potential building.



BUILDING DETAILS

The one-story building will house office space for all the partners, the preschool center, an interactive lobby that provides educational engagement for the public focusing on land and water science, conservation, and stewardship, conference and meeting rooms, classrooms, a kitchen, and open networking space for informal meetings.

COSTS

Working space dedicated to each nonprofit organization	\$4,250,000
Land Acquisition	\$750,000
Childcare center and preschool	\$1,750,000
Co-working and community space, land and water conservation resources for individuals and organizations within the community	\$750,000
TOTAL	\$7,500,000

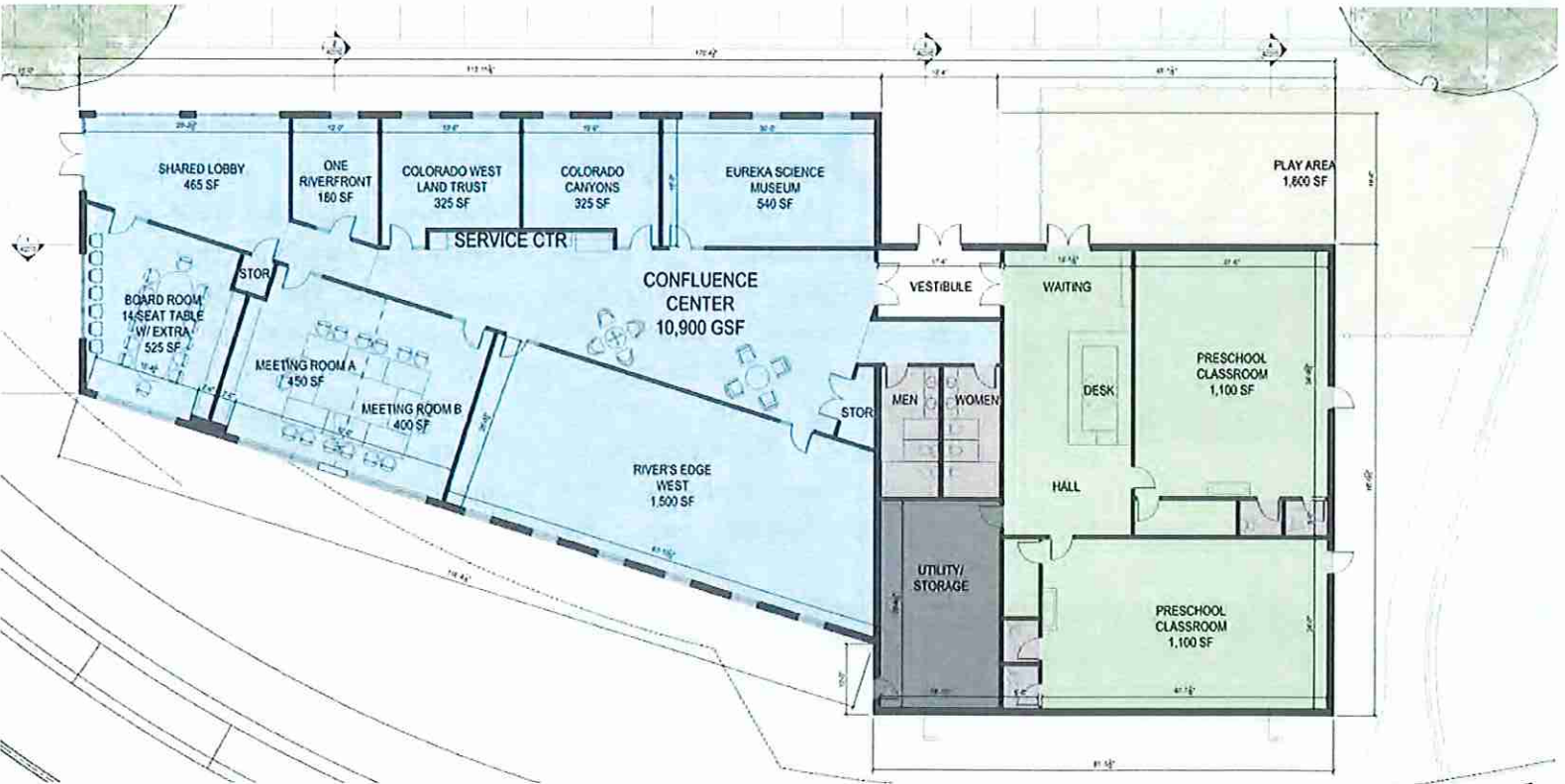




Photo by Kelly Sikkema

THE NEED

The total project cost of the Confluence Center is approximately \$7.5 million.

To make this project a reality, it will take visionary leaders in the community like you who are willing to make a significant financial commitment to ensure its success.

The Confluence Center will magnify impact through our collective nonprofit missions to address the pressures on land and water resources, childcare, and the greater community.

Currently, nothing like the Confluence Center exists in the West. This is a rare and innovative opportunity for the Grand Valley community and for the nonprofit partners to connect people to the shared asset of our working landscapes. The Confluence Center will conserve and steward natural resources,

catalyze economic growth, spur community development, and increase family resources along the Riverfront in Grand Junction.

This project will scale up the work of these organizations through greater collaboration. **Working under one roof will allow each partner organization to build upon current synergies and expand their programming with the natural efficiencies gained from economies of scale, shared expertise, and a magnified presence within the Western Slope community.**

"The Confluence Center is truly unique. It is wonderful to have like-minded organizations come together to create a new home where they can all grow and flourish under one roof, rather than needing multiple headquarters. It is also wonderful to see it happen at the confluence of the Colorado and Gunnison Rivers in an area that is revitalizing as a result of 40 years of hard work by these organizations and many others.

This project is worth supporting and I hope you will join us in making this dream a reality."

- John Gormley, Confluence Center Leadership Team

WAYS TO GIVE

Your gift can be made through a variety of methods that will directly help make the Center a reality for western Colorado and our region.

GIFTS OF CASH

MULTI-YEAR PLEDGE

Fill out the enclosed pledge form to have the most impact to the Confluence Center by making a multi-year commitment.

CHECK

Mail your check to:
Confluence Center of Colorado
1401 N. 1st St. Grand Junction, CO 81501

WIRE TRANSFERS

MATCHING GIFTS

Many companies allow employees the opportunity to multiply the impact of their personal contributions through matching gift programs. Check to see if your company sponsors a matching gift program.

GIFTS OF STOCK AND APPRECIATED SECURITIES

Giving of long-term appreciated securities can be more tax advantageous than giving cash. Capital gains taxes can be avoided on gifts of appreciated assets.

To donate stock to the Confluence Center, please use the following information:
Wells Fargo Advisors Brokerage
Account: #82655709

IRA CHARITABLE GIFTS

If you are 70.5 years of age or older, you can make a qualified charitable distribution of up to \$105,000 directly or use your Required Minimum Distribution to the Confluence Center of Colorado from your traditional Individual Retirement Account (IRA) to avoid reporting income and paying tax on the distribution. Talk with your IRA custodian about their procedures and guidelines on making a qualified charitable distribution.

TAX INCENTIVES

Your gift may also qualify for additional tax benefits. Email ConfluenceCenterCO@gmail.com to discuss your gift.



CONTACT US

For more information or questions on gift processes, please email

ConfluenceCenterCO@gmail.com

IRS Federal EIN #: 93-8159806

Photo by Lee Gelatt Photography

RECOGNITION LEVELS

THANK YOU FOR CREATING A LASTING
IMPACT ON OUR LAND AND WATER FUTURE!



Gifts of \$5,000 and above will be recognized in the Confluence Center's art installation. Other recognition opportunities are listed below:

PLATEAU CREEK

\$5,000 +

- Recognition in art installation

KANNAH CREEK

\$50,000

- Recognition in the outdoor play area
- Recognition in art installation

EAGLE RIVER

\$100,000

- Naming of meeting space (2 available)
- Recognition in art installation

DOLORES RIVER

\$250,000

- Naming of the board room (1 available)
- Recognition in art installation

YAMPA RIVER

\$500,000

- Naming of the Outdoor Educational and Event Space (1 available)
- Recognition in art installation

GUNNISON RIVER

\$750,000

- Naming of the Interpretive Lobby (1 available)
- Commemorative bench
- Recognition in art installation

COLORADO RIVER

\$1M+

- Naming of the Confluence Center and/or preschool (2 available)
- Commemorative bench
- Recognition in art installation

NONPROFIT PARTNERS



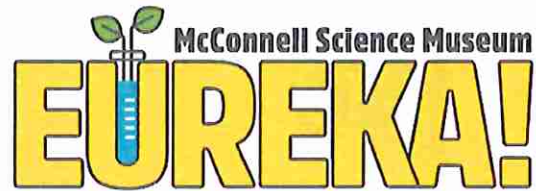
RiversEdge West (formerly Tamarisk Coalition) was founded in 1999. A leader in collaborative river restoration efforts, RiversEdge West (REW) focuses on riparian (riverside) forest and floodplain health in the American West to address impacts from invasive riparian plants such as Russian olive and tamarisk, challenges associated with climate change and habitat fragmentation, as well as stressors that may result in diminished biodiversity and ecosystem services. Invasive plants negatively impact wildlife, recreation, and agricultural production, all of which our local community and economy depend upon.

RiversEdge West works alongside the conservation, recreation and agricultural communities, sensitively acknowledging the varied knowledge-base and interests of those impacted by these river health issues, while encouraging education and awareness in order to produce meaningful change.

By providing clear and concise information on managing invasive riparian plants and reestablishing native plant communities, REW is establishing river stewardship for generations. Ensuring accessibility to current information on restoration practices and transparency of new findings is a priority in maintaining active stewardship.

Opportunities increase when visibility increases and the Confluence Center would give RiversEdge West a physical identity and a means to increase its community and youth education programs. Recognizing The Confluence Center as the very namesake of our community, REW believes this collaboration to be a valuable asset to help solve larger problems; in part by identifying initiatives that can be magnified through collaboration with the partner organizations in order to strategically achieve individual and collective goals.

NONPROFIT PARTNERS



EUREKA! McConnell Science Museum is a nonprofit organization founded in 1999 by physicist John McConnell, who taught scientific principles to kids through self-invented, hands-on demonstrations. The program was affectionately called SITHOK, "Science In The Hands Of Kids," and served 5,000 students annually before finding its first home in the New Emerson Elementary School building.

Today, EUREKA! serves over 30,000+ students and adult learners annually through 210 STEAM (Science, Technology, Engineering, Arts, and Math) programs, with an impressive interactive facility located on Colorado Mesa University's campus. Its mission created in its earliest beginnings remains constant—EUREKA! is dedicated to bringing learning to life by inspiring a passion and respect for STEAM education. STEAM promotes critical thinking and awareness of our environment in hopes to redefine the way people think about, learn about, and interact with science and technology.

EUREKA! recognizes the value of further collaboration with the Confluence Center's active partners to expand and diversify programmatic offerings. If given the opportunity to build the center, programming would expand to include the creation of STREAM, a science-based preschool and employer-based childcare center in the Confluence Center.

EUREKA! projects 45–full time preschool slots at The Confluence Center with the intent to expand STEAM curriculum to highlight rivers and water education. This new preschool will be a community asset, incentivizing workforce development while offering preschool children an early introduction to science-based learning. Additionally, EUREKA! will house its Environmental Institute, storage, and six employees at the new center with one dedicated classroom space for education and programming.

NONPROFIT PARTNERS



One Riverfront is a volunteer board created in 1987 and charged with the connectivity, conservation, and community stewardship of the Colorado and Gunnison Rivers corridor trail system in western Colorado. The junction of these two mighty rivers provides a beautiful and rich habitat for wildlife and riparian vegetation in an otherwise arid region and One Riverfront protects access to it.

Collectively referred to as One Riverfront, One Riverfront is two-pronged in its organizational structure; made up of The Colorado Riverfront Commission (RFC), as well as its nonprofit arm, The Colorado Riverfront Foundation. Through private funding and community stewardship with various partners, trail systems were made possible and constructed with funding from public and private partnerships and various partners.

Although One Riverfront has connected 54 miles of trail along the river and helped conceptualize and establish 217 miles of urban trails, including detached trails, bike lanes, bike routes, park paths, soft surface trails and sidewalk trail connections to the main Colorado River corridor, areas of the trail still remain bifurcated and disconnected. The volunteer board hopes to one day fully realize a completed and connected trail system in Mesa County, as well as the development of a statewide trail system that will link communities via rivers and historic transportation routes.

When the Confluence Center is complete, One Riverfront will have an increased community presence through its office located within the center, an appropriate and fitting headquarters. As a nonpolitical partner committed to the values of collaboration, service, respect, communication and our river's legacy, One Riverfront looks forward to the day when The Riverfront Trail System connects to several other trails within the Grand Valley. Until that day comes, One Riverfront remains steadfastly dedicated to maintaining, revitalizing, and providing public access to the Colorado and Gunnison Rivers through the Riverfront Trail System.

NONPROFIT PARTNERS



Colorado Canyons Association (CCA) fosters community stewardship, education, and awareness of our National Conservation Lands with a focus on McInnis Canyons, Dominguez-Escalante, and Gunnison Gorge National Conservation Areas (NCAs) in western Colorado. Dedicated to deepening the connection between the land and its visitors, CCA outreach programs focus on both the scientific significance and cultural heritage of the National Conservation Areas they steward, remarkably all of which are situated within sixty miles of Grand Junction.

CCA's land and river programs have a positive impact on the community, offering unique, place-based experiential education to students and adults from diverse backgrounds throughout Colorado's western slope. Turning NCAs into outdoor classrooms, and collaborating with the Bureau of Land Management (BLM) and like-minded partners, CCA makes these programs available to school districts and organizations at an affordable rate. CCA believes that all people, regardless of socioeconomic background, should have the opportunity to experience our wild backyards and the natural world. Over half of the students who participate in CCA's programs qualify for free or reduced school lunch and often come from families who do not have the resources or time to actively engage in our public lands.

National Conservation Areas are home to some of the most pristine landscapes in western Colorado and CCA recognizes the great responsibility that comes in stewarding the land and protecting it for future generations to experience and enjoy. Collaborative by nature, Colorado Canyons Association may expand its presence to the Confluence Center and is confident that a shared space alongside other like-minded organizations on the forefront of land and water stewardship would provide incredible value.

NONPROFIT PARTNERS



COLORADO WEST LAND TRUST

Colorado West Land Trust (CWLT) conserves the iconic landscapes that make western Colorado a wonderful place to call home and helps connect the community to nature. CWLT works with private property owners to protect and enhance agricultural land, wildlife habitat, recreational areas, and scenic lands in six western Colorado counties, as well as Grand County, Utah.

The organization traces its roots to 1980 when a group of Palisade farmers created CWLT to protect the area's famed fruit lands threatened by oil shale development. CWLT was established in 2020 through a merger between Mesa Land Trust and the Montrose-based Black Canyon Regional Land Trust. Today, CWLT protects more than 126,000 acres of land through more than six hundred conservation agreements.

CWLT pursues its mission through land protection, stewardship, outreach, and education programs. Through these channels, the organization serves the farming and ranching community, preserves wildlife and riparian habitat, expands land and trails for recreationists, protects views and open space, and helps ensure the availability of local food.

CWLT primarily works on private lands that are complementary to the public lands that the other partner organizations serve. CWLT will continue to operate out of its current space but may expand its presence to the Confluence Center because a collaborative presence will allow for more coordinated work and magnified impact.



**CONFLUENCE
CENTER
OF COLORADO**

CONTACT US

For more information please email
ConfluenceCenterCO@gmail.com

EIN 93-3159806

1401 N. 1st St. Grand Junction, CO 81501

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

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, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 299,749

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of January 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of January, 2025

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: February 19, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Kurt Carson, Wastewater Services Manager

Information

SUBJECT:

2025 Ferric Chloride Chemical Purchase for the Persigo Wastewater Treatment Plant

RECOMMENDATION:

Staff recommends City Council authorize and approve the City Purchasing Division to enter into a renewal for 2025 for the purchase of ferric chloride chemicals from PVS Technologies Inc. under an existing contract for as needed ferric chloride in an amount of \$243,932.26.

EXECUTIVE SUMMARY:

The purpose of the Contract for Ferric Chloride is to supply the Persigo Wastewater Treatment Plant with ferric chloride needed for treatment plant operation at a planned expense of \$243,932.26 for 2025.

BACKGROUND OR DETAILED INFORMATION:

Ferric chloride is a chemical that is used at the wastewater treatment plant to prevent corrosion and treat hydrogen sulfide gas in the influent wastewater. This chemical is needed to ensure consistent, reliable, and safe operation of the facility.

The Utilities Department has an existing contract with PVS Technologies, Inc. for Ferric Chloride. PVS Technologies, Inc. was selected through a competitive procurement process. The City entered into a contract with PVS Technologies, Inc. on March 14, 2023. The original contract amount was not to exceed \$134,000. The contract may be renewed for up to three additional one-year periods. This renewal is the second of three. This second renewal will exceed \$200,000 for the first time, which requires Council approval.

FISCAL IMPACT:

The funding for ferric chloride is included in the 2025 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize and approve/not authorize and not approve) the City Purchasing Division to enter in to an agreement for 2025 to purchase ferric chloride from PVS Technologies, Inc. in the amount of \$243,932.26.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: February 19, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize Change Order #6 with Burns & McDonnell Engineering Company, Inc. for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

RECOMMENDATION:

Authorize the City Purchasing Division to execute Change Order #6 with Burns & McDonnell Engineering Company, Inc. (BMcD) in the amount of \$1,487,856 for continuation of Construction Phase Engineering Services for the year 2025 and early 2026.

EXECUTIVE SUMMARY:

This request is to award Change Order #6 to Burns & McDonnell Engineering Company, Inc. (BMcD) for Construction Phase Engineering and Construction Services for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project for 2025 and early 2026. The total cost of construction engineering services for the Phase 1 Expansion Project is \$3,719,639. Change Order #4 was authorized in January 2024 in the amount of \$2,231,783 to cover construction engineering services performed in 2024. Change Order #6 in the amount of \$1,487,856 will fund construction engineering services performed in 2025 and through the completion of construction in early 2026.

BACKGROUND OR DETAILED INFORMATION:

Burns & McDonnell Engineering Company, Inc. (BMcD) is the City's professional design engineering consultant responsible for the design of the Phase 1 Expansion Project. BMcD was selected through a qualifications-based recruitment, Request for Proposal (RFP) process in 2022. To date, BMcD has been providing design services on the Phase 1 Expansion Project and assisting the City and the City's CM/GC contractor, Garney Construction, on developing this project; and most recently, providing construction phase services per Change Order #4 on the project.

The total cost of construction engineering services for the Phase 1 Expansion Project is \$3,719,639. Change Order #4 was authorized in January 2024 in the amount of \$2,231,783 to cover construction engineering services performed in 2024. Change Order #6 in the amount of \$1,487,856 will fund construction engineering services performed in 2025 and through the completion of construction in early 2026. BMcD provides a full-time Resident Project Representative (RPR) who works onsite at the Persigo wastewater treatment plant to oversee, manage, and inspect the project while working with the City's Project Manager and the City's contractor, Garney Construction. Change Order #6 provides for continuing services through March 1, 2026.

BMcD's Construction Phase Engineering Services, included with Change Order #4 and included in Change Order #6, will include the continuation of the following tasks during the construction phase:

1. General Administration of Construction Contract
2. Pre-Construction Conference
3. Progress Meetings
4. Construction Observation & Residential Project Representative (RPR)
5. Compliance Submittals
6. Work Compliance Site Visits
7. Change Orders/Work Change Directives
8. Pre-Start-Up Workshops
9. Equipment Operations Training
10. Processes Start-up Assistance
11. Operations & Maintenance Manuals
12. Conduct Final Inspections
13. Colorado Dept. of Public Health & Environment (CDPHE) Certifications
14. Conforming to Construction Record Drawings (As-Builts)

BMcD is the engineer of record for the project, and it is important that BMcD continue to be present during construction to verify that all new processes and improvements to the wastewater treatment plant are completed in accordance with the engineering documents because BMcD is responsible for certifying to the CDPHE that the project was constructed per the approved plans.

BMcD is responsible for the professional engineering design of the Phase 1 Wastewater Treatment Plant Expansion Project, which will expand the plant from a permitted hydraulic capacity of 12.5 million gallons per day (MGD) to 15.0 MGD. The design elements included in the project are the rehabilitation of the headworks building with new screening and process equipment; the new headworks electrical building to protect the critical electrical infrastructure from corrosive sewer gases; the new state-of-the-art dewatering building and biosolids storage area; the two new aeration basins for added capacity and a new state-of-the-art blower building and pipe gallery; and a second ultraviolet (UV) disinfection system for added redundancy.

The total contract Guaranteed Maximum Price (GMP) construction cost with Garney Construction for the Phase 1 Expansion Project is \$80,034,484. The GMP does not include the engineering and construction services contract with BMcD. Construction started in early 2024 and the contractual completion date is April 29, 2026.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The total cost of construction engineering services with Burns & McDonnell Engineering Company, Inc. for the two-year project is \$3,719,639. Change Order #4 was authorized in January 2024 in the amount of \$2,231,783 to cover construction engineering services in 2024. Change Order #6 in the amount of \$1,487,856 will fund construction engineering services in 2025 and through the completion of construction in early 2026. Funding for these expenses is included in the 2025 Adopted Budget, and the amount needed in 2026 will be included in the recommended 2026 budget.

SUGGESTED MOTION:

I move to (authorize and approve/not authorize and not approve) the City Purchasing Division to execute Change Order #6 with BMcD for the continuation of the Construction Phase Engineering Services in the amount of \$1,487,856.

Attachments

1. Change Order #6_Construction Services_Compiled_2025-02-03



CHANGE ORDER NO. 6
For Contract between Client and Burns & McDonnell

Project Name: Persigo WWTP Expansion BMCD Project No. 145443
Client: City of Grand Junction Client Project No. 904-F2107-F21
Engineer: Burns & McDonnell Contract No. 4972-22

The below noted modification(s) to subject Contract are directed by Client and accepted by Burns & McDonnell (any applicable attachments are specifically identified):

Services as detailed in Attachment A – Scope of Services for Change Order No.6 *Change Order 6 included services for construction services during the year 2025 and is for the continuation of services of a multi-year contract as approved during the City of Grand Junctions' City Council meeting held Jan 3, 2024. The scope of services detailed in Attachment A are intended to be complete at the conclusion of this amendment which will extend into 2026. The remaining scope of services is in the amount of \$1,487,856.*

As a result of the modification(s) described above:

The revised Contract Price is:

Original Contract Price	\$ <u>3,340,568</u>
Total net amount of all previous Change Orders	(+ or -) \$ <u>3,293,567</u>
Total net amount of all previous variable quantity adjustments	(+ or -) \$ _____
Total net amount of this Change Order.....	(+ or -) \$ <u>1,487,856</u>
Current Contract Price, including this Change Order.....	\$ <u>8,121,991</u>

The revised Contract Time is:

	Substantial Completion	Ready for Final Payment
Original Completion Date(s).....	<u>08/01/2023</u>	_____
Total net time adjustment* of all previous Change Orders(+ or -)	<u>0</u>	_____
Total net time adjustment* of this Change Order.....(+ or -)	<u>0</u>	_____
* Time adjustment is specified in: ☐ Working Days ☐ Calendar Days ☐ Other _____		
Current Completion Date(s), including this Change Order	<u>03/01/2026</u>	_____

The price and/or time extension set forth in this Change Order is full compensation for all costs and delays, direct and indirect, incurred in connection with the conditions giving rise to this Change Order, the work specified herein, and any consequential costs, delays, or effects on unchanged work resulting therefrom.

This Change Order, when executed, constitutes a modification to the Contract and all provisions of the Contract, except as modified above and by any previous Change Orders, shall apply hereto.

CLIENT

BURNS & McDONNELL

By _____

By _____

Date _____

Date _____

Attachment A

SCOPE OF SERVICES FOR CHANGE ORDER NO. 4A

This Contract amendment ("Amendment") to the AGREEMENT is made by and between Burns & McDonnell Engineering Company, Inc. (Engineer) and City of Grand Junction (Owner), this 6th day of December 2023, for the Persigo Wastewater Treatment Plant Expansion.

Whereas, it is the mutual desire of the parties hereto to amend the Professional Engineering Services Consultant for Wastewater Treatment Plant Expansion Projects RFP-4972-22-DH between Owner & Engineer entered into on the 7th day of April 2022, hereinafter called the "Existing Agreement."

Therefore, it is hereby agreed that the Existing Agreement be amended as follows:

SCOPE OF SERVICES:

Services included herein are intended for effort during the year 2024 and are intended to be the first year of a multi-year contract as was approved during the City of Grand Junctions' City Council meeting held January 3, 2024

Services During Construction: In the original contract Engineer had included time and expenses for three tasks that were requested in the original Request for Proposals. These tasks include:

- Responding to CMGC Requests for Information
- Addressing Changed Field Conditions
- Attending Construction Progress Meetings

The following scope items are additional tasks for Engineering Services during Construction.

Construction Phase Engineering Services

The Scope of Services described herein represents the Engineer's professional engineering activities necessary for engineering services during construction and post-construction activities. Engineer's resident project representative (RPR) services will in no way relieve construction contractors of their obligations for complete compliance with the drawings and specifications. Engineer shall not make exhaustive or continuous on-site assessments to check the quality or quantity of such work. Engineer shall not be responsible for the means, methods, techniques, sequences, or procedures of construction contractors, or for their safety precautions and programs incident to their work. Engineer shall not be responsible for the failure of construction contractors to perform the work in accordance with the Contract Documents. Notwithstanding the foregoing, if Engineer becomes aware of any deficiencies or defects in the work, or any lack of conformity of the work to the Contract Documents, Engineer shall promptly bring such deficiencies, defects, or lack of conformity to Owner's attention.

Insofar as job site safety is concerned, Engineer is only responsible for its employees' activities on the job site, and this shall not be construed to relieve Owner or any construction contractors from their responsibilities for maintaining a safe job site. Neither the professional activities of Engineer, nor presence of Engineer or its employees and subcontractors shall be construed to imply Engineer has any responsibility for methods of work performance, superintendence, sequencing of construction, or safety in, on or about the job site. Owner agrees that the construction contractors are solely responsible for job site safety, and this intent shall be made evident in Owner's agreement with all construction contractors. Owner and Engineer shall be made additional insureds under the construction contractors' general liability insurance policy.

Engineer will not be a party to any construction contract and all authority and responsibility to stop work belongs to the Owner. Engineer shall not be liable for the results of any interpretations or decisions rendered by it in good faith when acting as an

arbitrator or interpreter of the Contract Documents; provided, however, that all interpretations and decisions of Engineer shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings.

By recommending any payment to others, Engineer will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by Engineer to check the quality or quantity of the work or to review the means, methods, sequences, techniques or procedures of construction or safety precautions or programs incident thereto or that Engineer has made an examination to ascertain how or for what purposes any person(s) has used the moneys paid on account, or that title to any of work, materials or equipment has passed to the Owner free and clear of any lien, claims, security interests or encumbrances, or that others have completed their work exactly in accordance with the Contract Documents.

Notwithstanding the foregoing, it is agreed that, by recommending any payment to others, Engineer does thereby represent that, based on Engineer's evaluation of the work and the data comprising the Contractor's Application for Payment, that, to the best of Engineer's knowledge, information and belief, the work has progressed to the point indicated, the quality of the work is in accordance with the Contract Documents, that the Contractor is entitled to payment in the amount certified, and that Engineer knows of no legitimate reason that such payment or any part thereof may or should be withheld.

Task 901 – General Administration of Construction Contract:

Engineer shall provide for general administration of the construction contract specifically pertaining to the requirements and responsibilities outlined within Series 900 tasks – Services During Construction. Maintain, at Engineer's office, orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents including Requests for Information and actions taken, Construction Change Directives, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals and other project related documents.

Administration also includes the overall project management of the project activities. Task includes invoicing and reporting as well as internal team coordination over the project duration.

Specific tasks included within the administration of the construction also include the following:

Task 902 – Pre-Construction Conference:

Engineer shall attend the pre-construction conference at the inception of construction activities. The conference will be held at the Persigo WWTP during which the responsibilities of each entity will be discussed, communication protocol set, processes for the administration of the contract and general schedule will be discussed. Owner will schedule and conduct the pre-construction conference.

Task 903 – Progress Meetings:

Engineer shall prepare for and attend weekly progress meetings to consult with the Owner during the construction period relative to general administration of the construction. Progress meetings shall be attended by Engineer's Project Manager and one process engineer.

Construction Schedule: January 1, 2024 – March 1, 2026 (Term: 112 weeks)

- In person meetings: Twenty-six (26) meetings
- Virtual Meetings: Eighty (80) meetings

Task 904 – Construction Observation and Residential Project Representative:

Specific tasks included within the Construction Observation and Resident Project Representative are to include the following services:

Observe the progress and quality of the work as is reasonably necessary at various stages of construction to determine if the work is proceeding in general accordance with the Contract Documents. Keep the Engineer informed about the progress and quality of the portion of the Work completed. Provide Engineer a weekly summary report of construction progress.

Review and monitor the progress schedule, schedule of Shop Drawings and other submittals prepared by Contractor and take necessary and appropriate action concerning acceptability.

Attend meetings with Contractor and Owner, such as pre-construction conferences, progress meetings, job conferences, and other scheduled or unscheduled project-related meetings, and prepare and circulate copies of minutes thereof, and keep Engineer advised as necessary.

Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate personnel.

Review monthly pay applications with Engineer and provide approval/suggested modifications after review.

The Contractor and Owner will be responsible for materials testing and weld inspections. This will include density testing of subgrade, welding materials and finished welding visual inspection of welds, concrete materials testing and verification of properties, grout materials testing and verification of properties.

Maintain an updated set of Contract Documents showing "Conforming to Construction Records" conditions based on the General Contractor's records and the RPR's observations and inspections. This set is in addition to the set being maintained by Contractor.

Review checklists of work to be completed or corrected with a request for issuance of a certificate of substantial completion. Conduct an inspection with the Engineer to check conformance of the Work with the requirements of the Contract Documents and, if the checklists are accurate and complete, take the necessary action for disposition.

Conduct a final inspection, accompanied by Engineer, prepare a final checklist of items to be completed or corrected, and prepare documentation for transmittal to the Engineer as required to close out the Project, including: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Engineer against liens; and (3) any other documentation required of the Engineer under the Contract Documents.

Task 905 – Compliance Submittals:

Review and approve, or take other appropriate action in respect of, Shop Drawings, Samples, and other submittals and data required to ascertain their general accordance with the Contract Documents.

Estimate includes an initial review of 640 1st round submittals and 370 revised submittals

There are submittals that have been assumed to be submitted prior to January 1st, 2024 that are included in Amendment #3 to this contract and are listed again below. These submittal reviews include:

- Influent Screens
- Centrifuges
- UV System
- Blowers
- Truck Scale

- Switchboards
- Motor Control Centers (MCCs)
- Harmonic Filters
- Panel Boards
- Emergency Generator

These submittals were estimated to require a total of 170 hours of review time. These hours have been removed from this Change Order (#4) and carried in the previous Change Order (#3).

Task 906 – Work Compliance Site Visits:

Specific discipline engineers in combination with the RPR will visit the site at times required to observe critical events or progress. This includes work observation/inspection for structural steel, concrete, reinforcement, process equipment, electrical power or instrumentation & controls, mechanical, or site work etc. as required.

This task is inclusive of the Special Inspections as shown below:

- The BMcD RPR will conduct a special inspections of the following:
 - Reinforced steel
 - Anchors cast in concrete
 - Anchors post installed in concrete
 - Concrete mix design
 - Concrete placement
 - Inspection of formwork

Additionally, the following special inspections will be provided by the Contractor and are not the responsibility of Engineer:

- Fabricate specimens for strength, perform slump, air content and temperature.
- Verification and inspection of soils by the geotech.
- Verification of f'm
- Verifications of grout and mortar are in compliance with the specifications
- Structural steel welding

As noted the RPR will conduct many of the Special Inspections. The table below list the special inspections that will be conducted by BMcD staff no on site. These visits are generally conducted early in the construction activities to verify procedures and define content of what is evaluated during the inspection.

Structure	Visits for Inspection of:	# of visits estimated
Headworks	Concrete Floor Work: Rebar Placement & Formwork	1
Aeration Basins	New Concrete Work: Rebar Placement & Formwork	1
Aeration Basins	Existing Concrete Work: Rebar Placement & Formwork	1
Blower Building & Pipe Gallery	Existing Concrete Work: Rebar Placement & Formwork	1
Dewatering Storage	Concrete Work: Rebar Placement & Formwork for Drilled Shaft / Foundation & Flatwork	2

Task 907 – Change Orders/Work Change Directives:

Review and comment on prospective change orders. Evaluate and make recommendations to Owner on change orders when appropriate. Provide Work Change Directives (no cost design changes) as needed. Track changes and obtain Owner approval prior to returning direction to the Contractor.

Assumed Change Orders: 20

Post-Construction Engineering:

Task 908 – Pre-Start-Up Workshop:

To aid in the start-up planning, the Engineer shall conduct a pre-start-up planning workshop with the Owner and Contractor prior to transferring wastewater flow from basin to basin for construction sequencing or introducing wastewater into each new process at the facility. Detailed development and review of all process impacts through the Method of Procedures for Operations (MOPO). The MOPO will be drafted by Contractor in conjunction with Owner and Engineer. The MOPO development and subsequent reviews will address impacts to standard operations, adjustments to be made by City staff associated with activities for startup of equipment. MOPO will include the operational limits for processes impacted by the startup exercises, contingent plans and roles and responsibilities of all parties involved.

Construction Phase MOPO's:

- Primary Clarifier High Flow Connection to CS2
- CS2 Construction Sequencing
- Aeration Basin Construction Sequencing
- Pipe Gallery Construction Sequencing
- Blower Building Aeration Piping Construction Sequencing
- UV System

Pre-start-up Workshops will be provided for:

- Headworks Screens, Sluice Conveyance and Screenings Press
- Headworks Grit Pumps, Grit Classifiers / Washers and Grit Conveyance
- Aeration Blowers and Aeration Diffuser Grid
- Aeration Compressor and Large Bubble Mixing Grid
- WAS Pumps
- RAS Pumps
- Recycle Pumps
- UV System
- Centrifuge Dewatering System: Feed Pumps, Centrifuge, Conveyors
- Centrifuge Polymer Feed System
- Slide Gates
- Aerobic Digested Solids Transfer Pumps
- Anaerobic Digested Solids Transfer Pumps

Task 909 – Equipment Operation's Training:

Equipment training requirements shall be included within the contract documents. The Contractor shall be responsible for ensuring that equipment vendors complete the training requirements as outlined in the contract documents.

Engineer will review operational training documentation to identify that the training is specific to the installation of equipment for the Persigo WWTP. Engineer will attend training for each item listed below and see that site specific information is incorporated into O&M Manuals.

Task 910 – Processes Start-Up Assistance:

Processes start-up shall be performed by the Owner and Contractor with Engineer providing operating recommendations. The Owner's Operation Staff shall oversee operations once wastewater is introduced into the new processes. The Contractor shall complete instrumentation and control construction (installation and adjustment), including all items that are required for wastewater to be present. Engineer shall provide guidance and recommendations to help resolve start-up issues in a timely manner.

Engineer to work with Contractor and Owner during process startup. Systems to include:

Headworks Screens, Sluice Conveyance and Screenings Press
Headworks Grit Pumps, Grit Classifiers / Washers and Grit Conveyance
Aeration Blowers and Aeration Diffuser Grid
Large Bubble Mixing System
WAS Pumps
RAS Pumps
Recycle Pumps
UV System
Centrifuge Dewatering System: Feed Pumps, Centrifuge, Conveyors
Centrifuge Polymer Feed System

Each startup will include a final review of MOPO, attendance at startup meetings, startup and shakedown of equipment and associated processes.

Task 911 – Operations & Maintenance Manual:

Shop drawing submittals for equipment and process systems will be reviewed for content to be included in O&M Manual submittals. Vendor or manufacturer submitted O&M Manuals shall provide descriptions of the equipment and facility processes with the physical operation and periodic maintenance of the mechanical equipment performing those processes. The reviewed and approved O&M Manual shall also list the operation and control parameters based on the design intent for control of the new facility. Any adjustments or variations determined during startup will be documented by Owner and provided to Engineer. Engineer will coordinate with supplier to obtain modified content to each O&M Manual prior to final acceptance.

The content of the O&M Manual reviewed by Engineer shall satisfy the requirements of the applicable regulatory agencies required to review and/or approve the document and include, at minimum:

Information regarding actual equipment supplied and reflect changes, which may have been made throughout construction or observed through startup.

An overall description of each system and its intended performance is represented in a schematic diagram and where noted in the manual.

A description of the primary equipment and equipment identification methods.

Vendor P & ID Drawings.

System or building plans showing the record as-built locations of major equipment and connected piping to convey the operational intent.

Sequencing for start-up, normal operation, and shutdown.

Engineer will NOT prepare a comprehensive facility operation and maintenance (O&M) manual.

Task 912 – Conduct Final Inspection:

The Engineer shall conduct a final inspection and allow for the issuance of the final Certificate for Payment indicating that all Work complies with the requirements of the Contract Documents.

Task 913 – CDPHE Certifications:

The Engineer shall issue CDPHE a letter of certification of completion per approved design and/or work through changes to assist Owner with final approval from CDPHE for plant construction.

Task 914 – Conforming to Construction Record Drawings:

Engineer shall prepare conforming to construction record drawings of the constructed facilities. The final set of record drawings furnished shall be “Revised According to Construction Records” in accordance with records provided by Owner and Contractor.

Deliverables:

Draft Record Drawings: One (1) complete electronic copy for review and comment by the OWNER.

Final Record Drawings: One (1) electronic version (PDF).

TIME OF SERVICE

Add the following paragraph to Article 4 of the Engineer’s Contract:

Tasks 901 to 914 scope of work shall be completed during the term of July 1, 2023 – March 1, 2026, with construction expected to commence January 1st, 2024. If construction is not completed within the timeline predicted, Engineer will request additional time for completion based upon an average monthly labor effort invoiced previously.

Add the following paragraph to the Scope of Services, Task Series 900 of the Engineer’s agreement.

The RPR’s time is estimated and based upon a standard of a 40-hour work week. Contractor’s hours of operation are expected to be the same on a weekly basis. Should Contractor require time beyond the standard work week the City will be invoiced for additional labor.

COMPENSATION

For the Additional Services outlined in the Services described herein, Owner shall pay Engineer on a rate schedule plus expenses basis according to the ENGINEER’s Hourly Rates and Reimbursable Expenses which will be updated the first of 2026 and be used should the contract extend past March 1, 2026 (Schedule of Hourly Professional Service Billing Rates Form BMR24_25-6A).

This amendment will be deemed a part of, and be subject to, all terms and conditions of the Existing Agreement. Except as modified above, the Existing Agreement will remain in full force and effect.

BURNS & MCDONNELL ENGINEERING CO., INC

ACCEPTED:

By _____

Title _____

Date _____

City of Grand Junction

ACCEPTED:

By _____

Title _____

Date _____

END OF CHANGE ORDER NO.6

City of Grand Junction

RPR Included

Wastewater Treatment Expansion Projects

Work Breakdown Structure and Fee Schedule

Activity	Project Manager	Design Manager	Technical Advisor	Process	Structural	Electrical	I&C	Mechanical	Civil	Architectural	Elec / I&C, Mech, Structural CADD	Administrative Assistant	Field Representation	Quality Control	BMcD Total Labor		Expenses	Direct Expense	Total Cost
	Greg Woodward	Andrew Toth	Brian Knadle	Conor Healy Raegan Swartz Ryker M.	Structural Engineer	Electrical Engineer	Electrical Engineer	Mechanical Engineer	Civil Engineer	Architect	CADD Drafter	Admin	Dave Thompson	QC Reviewer					
	\$283.00	\$268.00	\$279.00	\$192.00	\$272.00	\$238.00	\$272.00	\$272.00	\$279.00	\$238.00	\$192.00	\$96.00	\$272.00	\$282.00					
	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Cost	Direct	Cost	
TASK SERIES 900 - Additional Engineering Services During Construction (NOT INCLUDED IN EXISTING CONTRACT)																			
Task 901 - General Administration of Construction Contract	2416	416	296	312	104	104	104	104	0	52		104		52	4,064	\$1,084,344	\$43,370		\$ 1,127,714
Task 902 - Pre-Construction Conference	16	16			0										32	\$8,816	\$350	\$1,000	\$ 10,166
Task 903 - Progress Meetings															0	\$0	\$0		\$ -
Task 904 - Construction Observation and RPR													4160		4,160	\$1,131,520	\$45,260	\$141,232	\$ 1,318,012
Task 905 - Compliance Submittals	47	120		708	174	318	374	131	120	160		80		118	2,350	\$554,285	\$22,170		\$ 576,455
Task 906 - Work Compliance Site Visits / Special Inspections	30	90		192	72	24	24	24		24		60		75	615	\$140,448	\$5,620	\$30,000	\$ 176,068
Task 907 - Change Orders / Work Change Directives	6	6	20	75	10	16	16	8	4	8				8	177	\$41,618	\$1,660		\$ 43,278
Task 908 - Pre-Start-Up Workshops	18	42	50	90	20	60	60	10				16		20	386	\$93,516	\$3,740	\$6,000	\$ 103,256
Task 909 - Equipment Operation's Training	6	12	10	40		18	18	4				30		12	150	\$31,916	\$1,280	\$1,000	\$ 34,196
Task 910 - Processes Start-Up Assistance	24	20	10	36		32	16	6				10		16	170	\$40,926	\$1,640	\$5,000	\$ 47,566
Task 911 - Operations & Maintenance Manual	8	8		60	8	30	30	16	6			30		20	216	\$47,950	\$1,920		\$ 49,870
Task 912 - Conduct Final Inspection	16	16			16										48	\$13,168	\$530	\$1,000	\$ 14,698
Task 913 - CDPHE Certifications	4	12													16	\$4,348	\$170		\$ 4,518
Task 914 - Conforming to Construction Record Drawings	16	24		134	48	68	104	26	30	18	320	80		80	948	\$205,622	\$8,220		\$ 213,842
Sub-Total Series 900	2607	782	386	1647	452	670	746	329	160	262	320	410	4160	401	13,332	3,398,477	135,930	185,232	3,719,639
Project Subtotals	2607	782	386	1647	452	670	746	329	160	262	320	410	4160	401	13,332	\$ 3,398,477	\$ 135,930	\$ 185,232	\$ 3,719,639
Project Total																			\$ 3,719,639

2024 Time

2025 Time

\$ 721,857.00

\$ 405,857.00

\$ 6,507.00

\$ 3,659.00

\$ -

\$ -

\$ 843,668.00

\$ 474,344.00

\$ 368,993.00

\$ 207,462.00

\$ 112,702.00

\$ 63,366.00

\$ 27,703.00

\$ 15,575.00

\$ 66,095.00

\$ 37,161.00

\$ 21,889.00

\$ 12,307.00

\$ 30,447.00

\$ 17,119.00

\$ 31,922.00

\$ 17,948.00

\$ -

\$ 14,698

\$ -

\$ 4,518

\$ -

\$ 213,842

\$ 2,231,783.00

\$ 1,487,856



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: February 19, 2025

Presented By: Trenton Prall, Engineering & Transportation Director, Jay Valentine, General Services Director

Department: Public Works - Streets

Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Authorization of Construction Construction Contract for Street Maintenance - 2025 Asphalt Overlay Project

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Kilgore, Inc. dba Elam Construction of Grand Junction, CO for the 2025 Contract Street Maintenance - Asphalt Overlays Project in the amount of \$1,281,017.42.

EXECUTIVE SUMMARY:

This contract with Kilgore, Inc. dba Elam Construction, if approved, will overlay 8 roads, including Unaweep Avenue between 27 Road and 27 3/8 Road; and 29 Road between North Avenue and Patterson Road.

BACKGROUND OR DETAILED INFORMATION:

This year's total street maintenance program is funded at \$4.3 million, with \$2.0 million remaining after awarding contracts for chip seal, road preservation, road reconstruction and a road network survey.

Roads throughout the City have been rated for condition and an asset management program is used to determine the road and the treatment list for the annual program. This contract consists of resurfacing (overlying) City streets with up to one and a half inches of new asphalt pavement based on the conditions of the existing streets. Work items associated with the paving in this contract include milling of existing asphalt pavement where needed, leveling of failed sections of roadways, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter.

The streets selected for this contract are provided in an attachment.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Three companies submitted formal bids, two of which were found to be responsive and responsible in the following amounts:

Firm	Kilgore Inc. dba Elam Construction	Oldcastle SW Group, Inc. dba United Companies
Location	Grand Junction, CO	Grand Junction, CO
Responsive and responsible	Yes	Yes
Total Bid Amount	\$1,281,017.42	\$1,290,998.38

The Kilgore Inc. dba Elam Construction bid is recommended for award for a total of \$1,281,017.42. This contract includes 47,550 square yards of asphalt milling, 5,500 tons of hot mix asphalt placement totaling approximately 8.5 lane miles or 60,000 square yards of road surface. This project is scheduled to begin in spring to summer with an expected completion by mid-summer.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is in the 2025 Adopted Budget in the Sales Tax Capital Improvement Fund's \$3.14 million Contract Street Maintenance project.

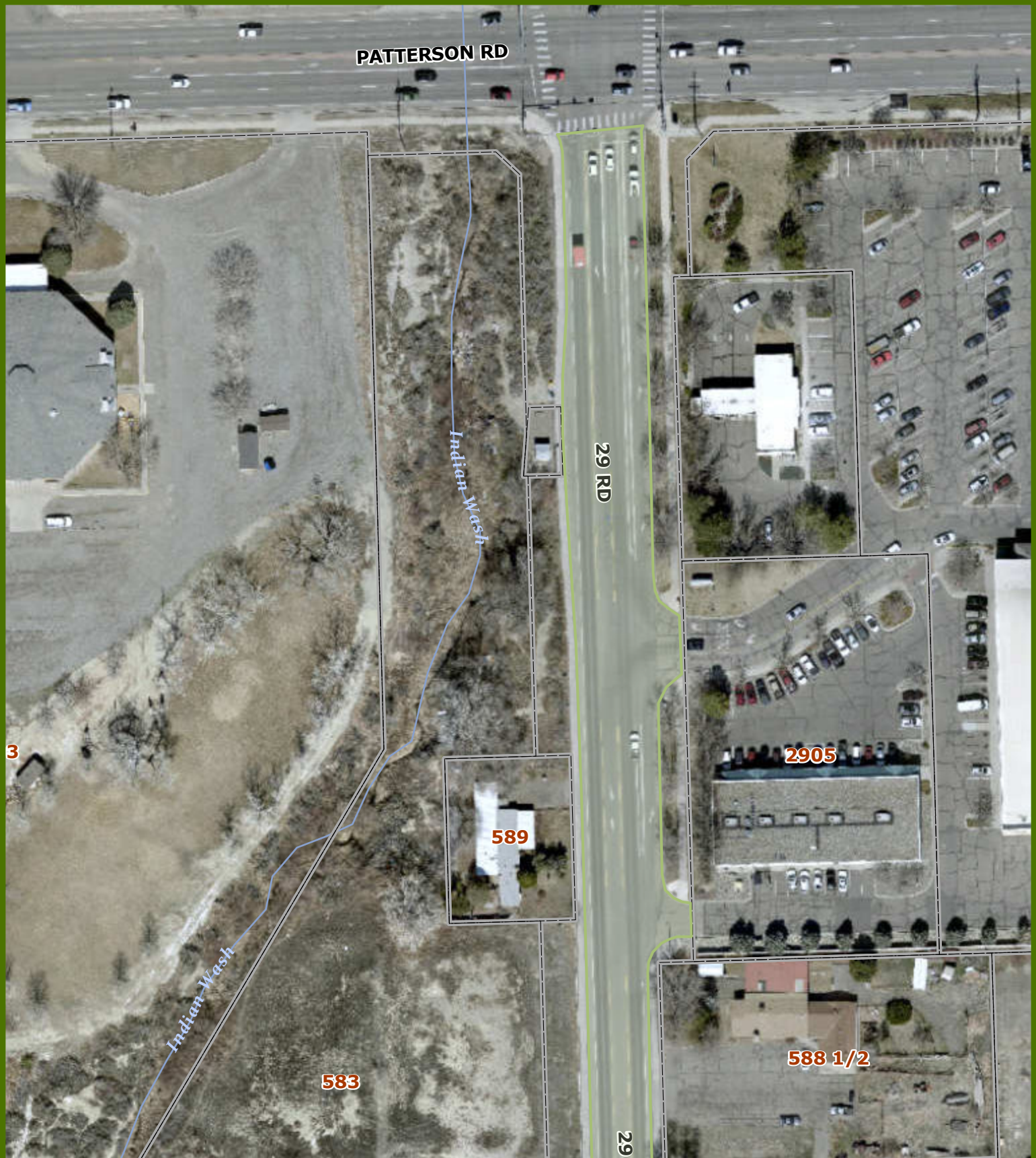
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Kilgore Inc. dba Elam Construction of Grand Junction, CO for the 2025 Contract Street Maintenance - Asphalt Overlays Project in the amount of \$1,281,017.42.

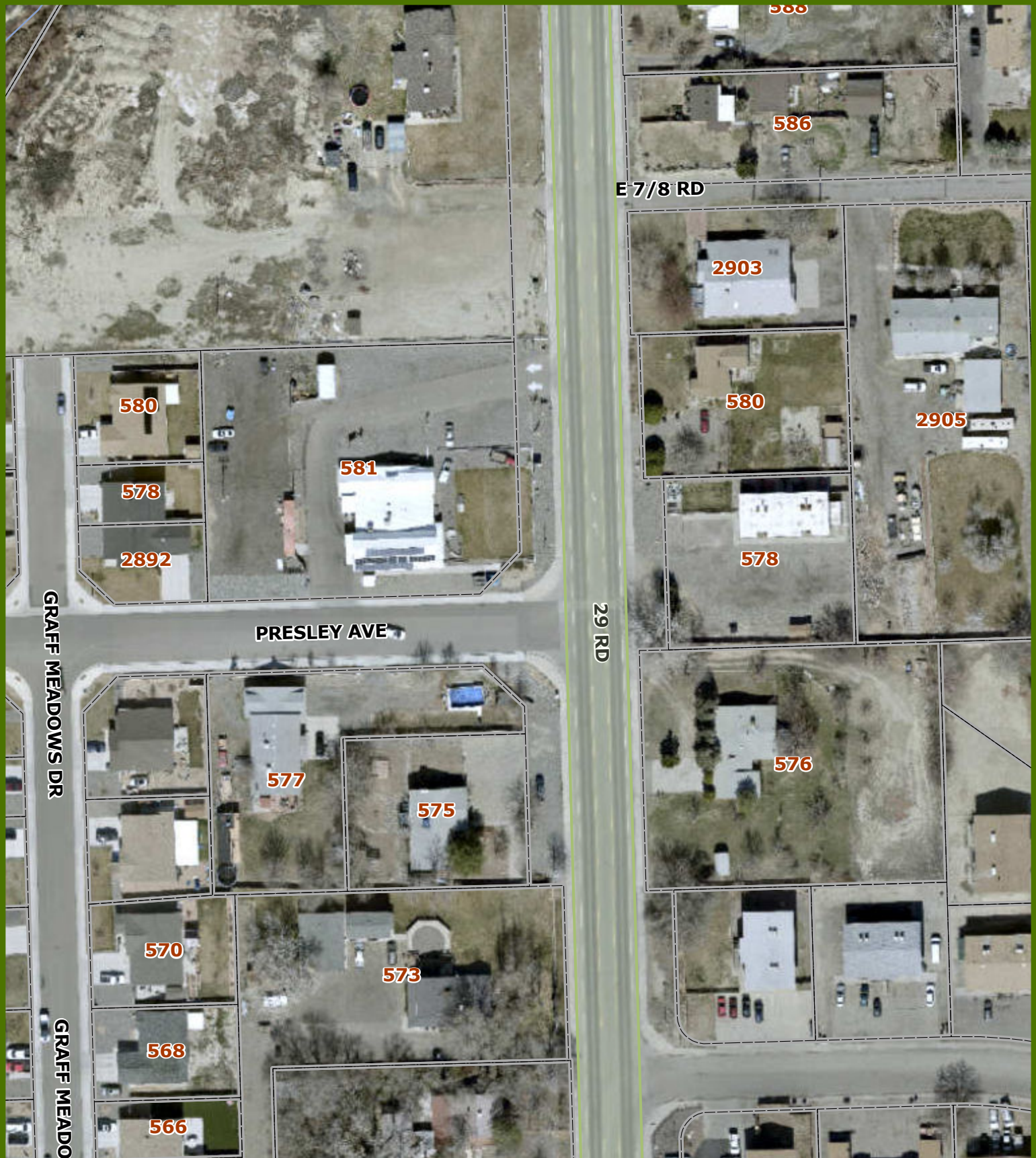
Attachments

1. 29 Road
2. Unaweeep Ave and Sidestreets

29 Road 1



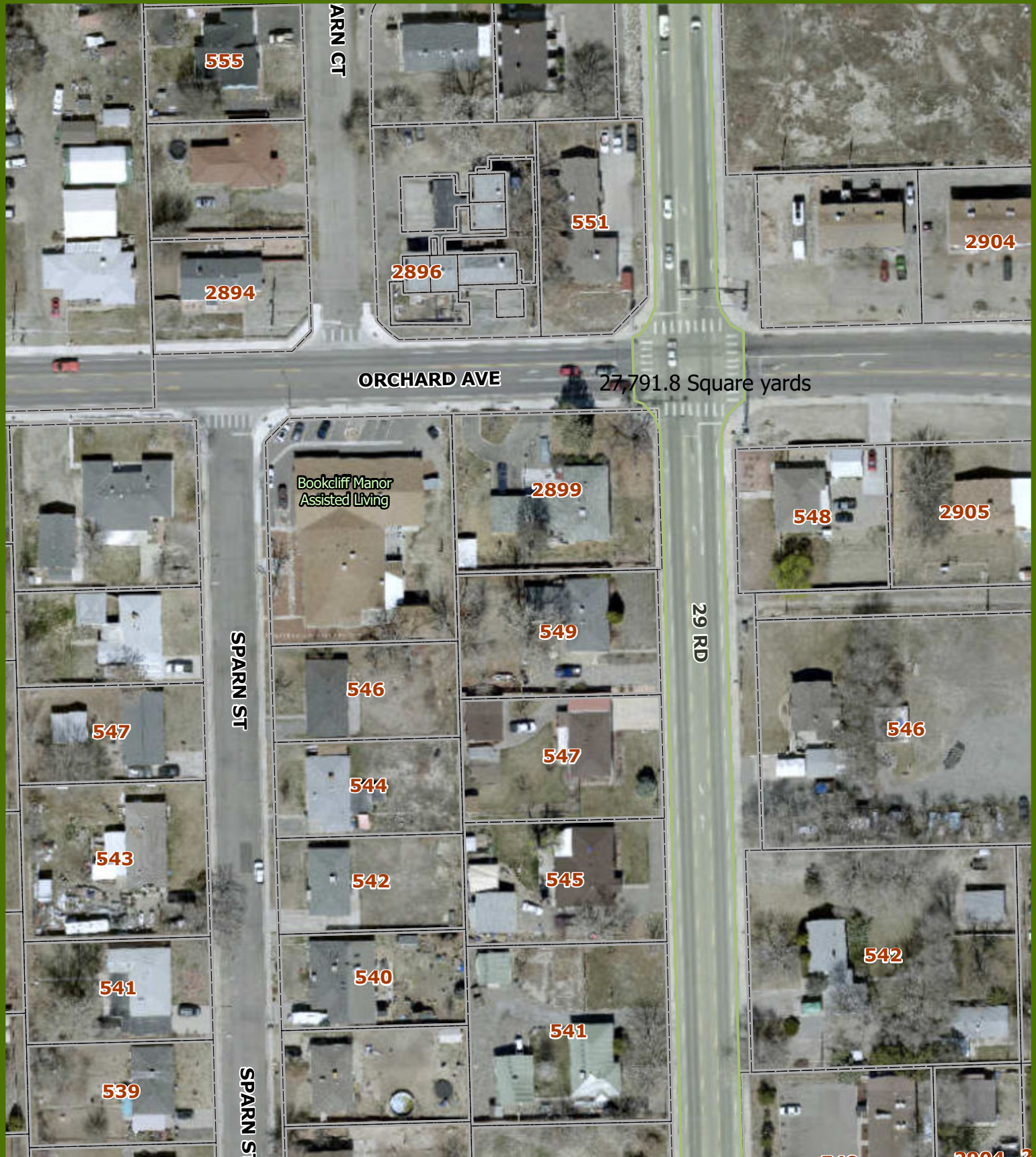
29 Road 2



29 Road 3



29 Road 4



0

0.03

0.06

Printed: 12/19/2024

1 inch equals 94 feet

mi Scale: 1:1,128

29 Road 5



0

0.03

0.06

Printed: 12/19/2024

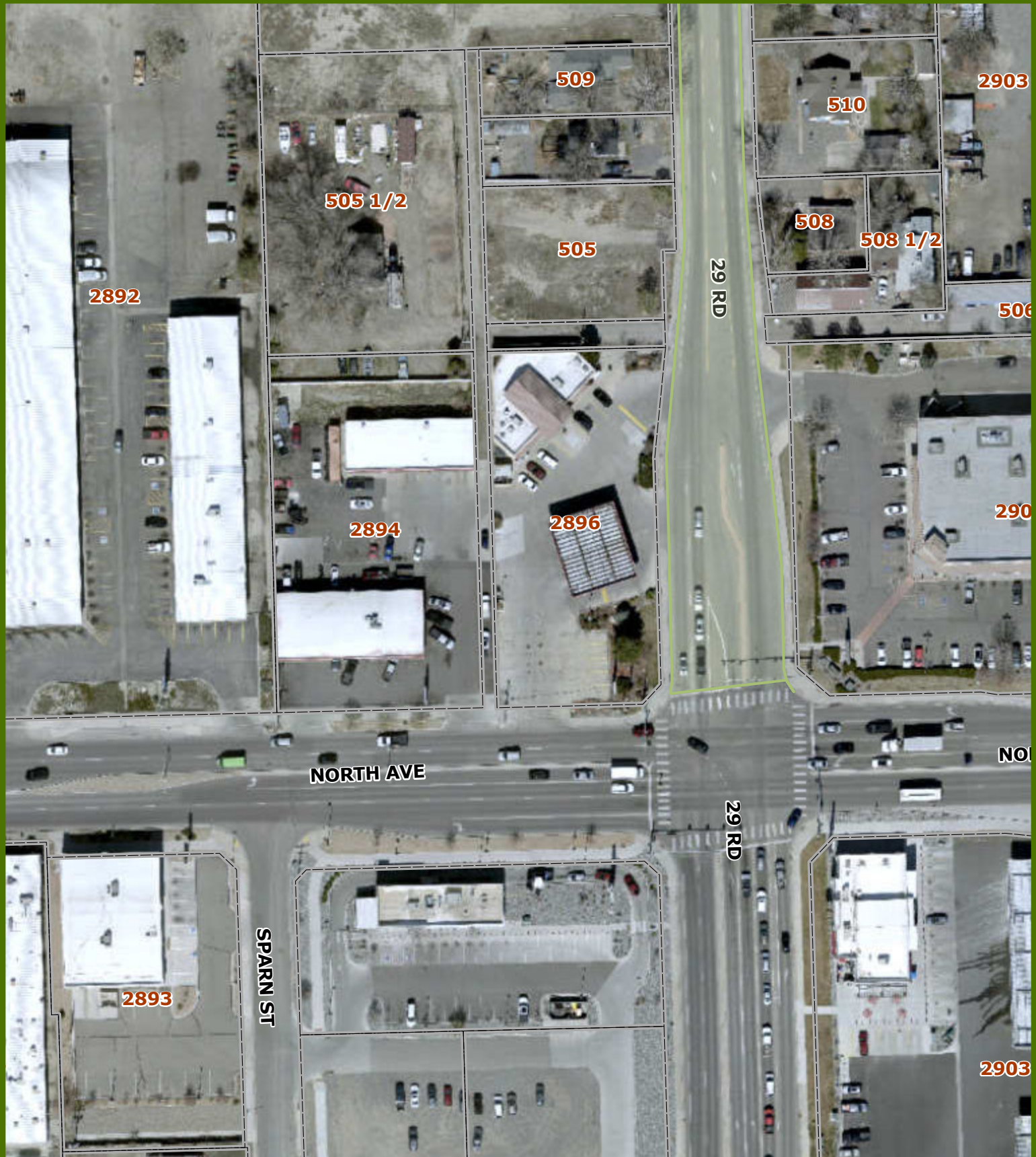
1 inch equals 94 feet

Scale: 1:1,128

29 Road 6



29 Road 7



0

0.03

0.06

Printed: 12/19/2024

1 inch equals 94 feet

Scale: 1:1,128

Unaweeep Ave and Sidestreets



0 0.13 0.25
mi

Printed: 12/19/2024
1 inch equals 376 feet
Scale: 1:4,514
Packet Page 83



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: February 19, 2025

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

2025 Spending Authorization for On-Call Tree Maintenance Services

RECOMMENDATION:

Staff recommend approval of the authorization for spending of 2025 budgeted funds of \$250,000 for the purpose of contracting tree work including trimming, removal, and, if necessary, storm damage mitigation with SavATree, LLC.

EXECUTIVE SUMMARY:

The urban canopy in Grand Junction is challenged with issues related to pests such as the Ash Bark Beetle and Lilac Ash Borer, and drought is putting significant strain on the health of the canopy. This is especially true regarding Ash trees, which comprise about 20 percent of the canopy. To address these challenges, resources have been steadily increased, including funding for on-call tree maintenance services. This is a critical tool that supports the in-house resources of arborists and the required equipment. A contract was secured in July 2024 with the low-bid proposer SaveATree for approximately \$175,000. Additional spending necessary for on-call tree maintenance services in 2025 will result in expenses over \$200,000, thus requiring Council authorization.

BACKGROUND OR DETAILED INFORMATION:

The Forestry Division of Parks and Recreation is responsible for approximately 57,000 publicly owned trees. Of those, about 40,000 are found in natural spaces and along waterways, 5,000 trees are found in parks, and 12,000 are street trees. Forestry staff are currently able to address 600-700 trees per year, industry best practices call for a seven-year pruning cycle. To meet that goal nearly 1,500 trees per year would need to be addressed. While the whole tree canopy in Grand Junction is weakened by exceptional drought and lack of water, ash trees, in particular, are experiencing

additional pressures from the Lilac Ash Borer and the Ash Bark Beetle. Emerald Ash Borer has yet to arrive, but the need to prepare for it with the possibility of preventing or at least delaying it requires proactive efforts to maintain a healthy tree canopy. In an effort to mitigate the effects of pests present and the possibility of invading as well as to provide a broader scope of tree care in the city limits.

An Invitation for Bids was issued by the Purchasing Department in July 2024, with SaveATree submitting the lowest responsive bid. Since the 2024 contract was not expected to exceed \$200,000, it did not originally require City Council approval. The 2025 adopted budget includes \$250,000 in the Parks and Recreation operating budget for contracted tree maintenance. The contract allows for up to three annual extensions subject to annual appropriation, and it is anticipated that it will be renewed in July 2025.

FISCAL IMPACT:

The funding for these services is included in the 2025 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a purchase order for 2024 and 2025 budgeted funds in the amount of \$306,403 under the contract for On-Call Tree Maintenance Services with SavATree, LLC.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.e.

Meeting Date: February 19, 2025
Presented By: Jay Valentine, General Services Director
Department: General Services
Submitted By: Kyle Coltrinari, General Services Manager

Information

SUBJECT:

Authorization to Purchase a Solid Waste Refuse Truck

RECOMMENDATION:

Staff recommends the purchase of a solid waste refuse truck for \$420,000 from Mack Truck.

EXECUTIVE SUMMARY:

The Solid Waste operation faces ongoing fleet challenges due to long lead times and increasing service demand. As part of the plan to add refuse trucks to the operation, one truck is being purchased this year, and a second is planned in 2026. Recently, Mack Truck unexpectedly notified staff that another truck would be available. This investment will reduce costs, enhance fleet reliability, and support service expansion. The Solid Waste Fund has sufficient fund balance to accelerate the planned 2026 refuse truck purchase.

BACKGROUND OR DETAILED INFORMATION:

The Solid Waste Division has struggled with an aging fleet due to long lead times for chassis production and truck assembly. Increasing service demands from customer growth and expanded programs have further strained existing resources, creating a need for additional trucks. In the capital plan for the Solid Waste Fund, it is planned to purchase one refuse truck in 2025 and another in 2026.

Mack Truck unexpectedly offered the City a CNG chassis a Sourcewell cooperative purchase, presenting an opportunity to expand the fleet ahead of schedule. Accelerating the purchase of the second truck will allow the City to secure the truck at a cost advantage, improve service reliability, and reduce strain on the current fleet, while maintaining the fund's financial stability.

FISCAL IMPACT:

The Solid Waste Fund has sufficient reserves to accelerate the purchase of a second refuse truck. The \$420,000 will be included in an upcoming Supplemental Appropriation to the 2025 Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter issue a purchase order to Mack Truck for the purchase of a solid waste refuse truck.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: February 19, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program for the Broadway Bridge Sidewalk Widening

RECOMMENDATION:

Authorize the City Manager to submit an application for the Broadway Bridge sidewalk widening project in response to the Colorado Department of Transportation (CDOT) call for projects for the Revitalizing Main Streets program.

EXECUTIVE SUMMARY:

The Colorado Department of Transportation has opened applications for funding under the Revitalizing Main Streets Grant Program. This request pertains to Opportunity 2: "small" grants up to \$250,000, for which the call for projects has a deadline of February 26, 2025.

City staff recommends the widening of the Riverfront Trail over the Broadway Bridge for this grant opportunity. The project will provide a wider multi-modal connection between the Redlands and Main Street as well as connect the El Poso and Riverside neighborhoods with accessible routes to a grocery store, other neighborhood retail destinations at Redlands Market Place as well as recreational opportunities at Connected Lakes State Park and Lunch Loops Trailhead.

BACKGROUND OR DETAILED INFORMATION:

The Colorado Department of Transportation has opened applications for funding under the Revitalizing Main Streets Grant Program. In June 2021, Colorado Senate Bill 260 provided \$85 million in funding for the program over the next 10 years. Two funding opportunities exist under this program: Opportunity 1 or "large" grants up to \$2 million and Opportunity 2 or "small" grants up to \$250,000. This request pertains to the

Opportunity 2: "small" grant, for which the call for projects has a request deadline of Wednesday, February 26, 2025.

City staff recommends the widening of the Riverfront Trail over the Broadway Bridge for this grant opportunity. The project will provide a wider multi-modal connection between the Redlands and Main Street as well as connect the El Poso and Riverside neighborhoods with accessible routes to a grocery store, other neighborhood retail destinations at Redlands Market Place as well as recreational opportunities at Connected Lakes State Park and Lunch Loops Trailhead.

The Riverfront Trail segment over the Broadway Bridge is very narrow at only 5 1/2 feet between the concrete barrier and the 6-foot chain link fence. This makes it very difficult for two bikes to pass going opposite directions without slowing down significantly or stopping. The popularity of bike trailers for kids/dogs, as well as recumbent tricycles, also makes it difficult to use this long, narrow corridor. This project proposes to remove the existing concrete barrier, constructing a new guard rail approximately four feet south to provide a trail width of 10 feet.

CDOT is requiring the project to also improve the existing concrete deck which has numerous areas requiring patching that is increasing the project estimate above that which the City has budgeted.

The goals of this grant opportunity include:

- Encourage active transportation and healthy lifestyles through improvements to the vitality of downtowns, mixed-use centers, and community gathering spaces;
- Support economic development and increase opportunities for businesses to thrive;
- Imagine innovative, community connecting uses of public spaces;
- Support community access to the right of way that safely accommodates all modes of travel; and
- Provide safe access to opportunity and mobility for residents of all ages, incomes and abilities, including vulnerable users.

Project sponsors are required to commit a match of at least 10%. City staff proposes a 46% match comprised of already budgeted capital improvements fund.

Criteria of Award: CDOT has established the following criteria for the grant award. The Broadway Bridge Sidewalk widening is considered by staff to be a highly competitive proposal:

Downtown Vitality and the Built Environment 35% - Supports downtown vitality, community gathering spaces, and a built environment that encourages economic development, and a mix-of-uses. Supports local community goals that are appropriate for the size and context of the community.

Active Transportation and Safety 35% - Supports community access to public streets and multimodal transportation infrastructure that safely accommodates all modes of travel.

Equity Improvement 20% - Does the project reach populations with disproportionately greater environmental and/or health impacts, as defined by Colorado House Bill 23-1233.

Community Support/ relationship to community plans 10% - The extent to which the applicant demonstrates public support through project's connection to community plans created with community input and/or letters of public support. Letters of support are anticipated to be received from the Urban Trails Committee (UTC), Regional Transportation Planning Office (RTPO), and One Riverfront.

Projects are expected to be completed within 12 months of award. The City is currently working with consulting engineering firm SGM and CDOT on the design of the project. Construction is scheduled for construction fall 2025.

FISCAL IMPACT:

The Revitalizing Main Streets Opportunity 2: *Small Multimodal and Economic Resiliency Grant Program* is requested to include a 10% local match. The project is estimated at \$460,000. The grant request is for \$250,000.

The project was included in the City's 2024 Capital Improvement Program (CIP) in the amount of \$275,000. Design was started in 2024 and unused funds are proposed to be carried forward. The additional funding and carry forward will be included in an upcoming Supplemental Appropriation.

SUGGESTED MOTION:

I move to (adopt and approve/not adopt and not approve) Resolution No. 10-25, a resolution supporting the grant application for Revitalizing Main Streets Opportunity 2 Grant Program to the Colorado Department of Transportation for the widening of the sidewalk across the Broadway Bridge.

Attachments

1. RES-Broadway Bridge Grant 20250213

Resolution No. __-25

A RESOLUTION SUPPORTING AN APPLICATION FOR REVITALIZING MAIN STREETS
OPPORTUNITY 2 GRANT PROGRAM FOR BROADWAY BRIDGE SIDEWALK WIDENING.

Recitals.

The Grand Junction City Council by, with, and through this Resolution expresses its support for the City's application to the Colorado Department of Transportation (CDOT) *Revitalizing Main Streets Opportunity 2: Small Multimodal and Economic Resiliency Grant Program*. The application, and an award of funding, for Broadway Bridge Sidewalk Widening project ("Project") will provide a wider multi-modal connection between the Redlands and Main Street as well as connect the El Poso and Riverside neighborhoods with accessible routes to a grocery store, other neighborhood retail destinations at Redlands Market Place as well as recreational opportunities at Connected Lakes State Park and Lunch Loops Trailhead.

The CDOT has allocated \$85,000,000 to be disbursed over the next 10 years to Colorado jurisdictions. A call for projects has been issued and the City's application for the Project is in response to that call.

The *Revitalizing Main Streets Opportunity 2: Small Multimodal and Economic Resiliency Grant Program* provides funding for projects that extend, add, or expand sidewalks to increase ADA accessibility; increase walking trails throughout downtown areas; add separated bicycle lanes; as well as other infrastructure projects aimed at achieving safety for multimodal transportation and supporting economic vitality in Colorado communities.

In accordance with the grant purposes, the Project proposes to remove the existing concrete barrier, construct a new guardrail approximately four feet south to provide an accessible trail width of 10 feet.

Completion of the Project is scheduled for Fall 2025.

The City is seeking Colorado Department of Transportation grant funding in the amount of \$250,000 ("Grant") for the Project. The City staff has recommended that the City Council support the Grant application, and if awarded that the Grant be utilized for the Project.

Now, therefore be it Resolved by the City Council of the City of Grand Junction, Colorado that:

In consideration of the Recitals the Grand Junction City Council authorizes the application and expenditure of funds necessary to meet the terms and obligations, including established deadlines, of Grant funds awarded for the Project under the *Revitalizing Main Streets Opportunity 2: Small Multimodal and Economic Resiliency Grant Program*.

If Grant funds are awarded, the City Council hereby authorizes and directs the City Manager, in consultation with the City Attorney, to sign the grant agreement for the Project.

PASSED and ADOPTED this 19th day of February 2025



Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: February 19, 2025

Presented By: John Shaver, City Attorney, Randi Kim, Utilities Director

Department: Utilities

Submitted By: Jamie B. Beard

Information

SUBJECT:

Resolution Authorizing a Lease for a Portion of City Property known as Hallenbeck Ranch to Jeffrey B. Thurston and Sandi L. Thurston for a Horse Corral

RECOMMENDATION:

The City Council Property Committee considered the lease and the Committee and staff recommend favorable consideration and approval by the City Council.

EXECUTIVE SUMMARY:

Jeffrey and Sandi Thurston own property at 4300 Purdy Mesa Road. They own horses and would like more area for the horses for dry grazing, being penned, exercised and/or ridden than what is available on their property. The City's property abuts the Thurston property on the west, and the area of City property proposed to be leased to the Thurstons consists of approximately 2.27 acres.

BACKGROUND OR DETAILED INFORMATION:

Jeffrey and Sandi Thurston own two acres addressed as 4300 Purdy Mesa Road in Mesa County, Colorado. They reside at the address and have two horses that are sheltered on the property with a small corral area. Their property is surrounded by the City's property known as Hallenbeck Ranch on the west, north, and east, with Purdy Mesa Road on the south. They want to provide the horses with more area and have requested to lease some land from the City of Grand Junction (City). A Partial Improvement Survey Plat was completed by the Thurston's surveyor to identify the area. A copy of the Partial Improvement Survey is attached as Exhibit A to the proposed lease. The Thurstons agreed that the use of the land would be limited to their two horses. They will fence the area appropriately to contain the horses, and they will be responsible for maintaining and repairing the fence.

The lease term is one year, beginning February 26, 2025, through February 25, 2026. Staff has recommended that the Thurstons be able to renew the lease under the same terms for two additional one-year periods, so long as the Thurstons are in compliance with the terms, and the City has not chosen to otherwise terminate the lease. Termination may occur in the City's sole discretion with a 90-day written notice. The rent will be \$500.00 annually to be paid with the execution of the lease. Staff deems the rent to be reasonable and appropriate for the type of ground being leased and the proposed use and recommends that the City Council approve the Resolution and lease the property as proposed.

FISCAL IMPACT:

The lease revenue will be included in the annual budget for the Water Fund.

SUGGESTED MOTION:

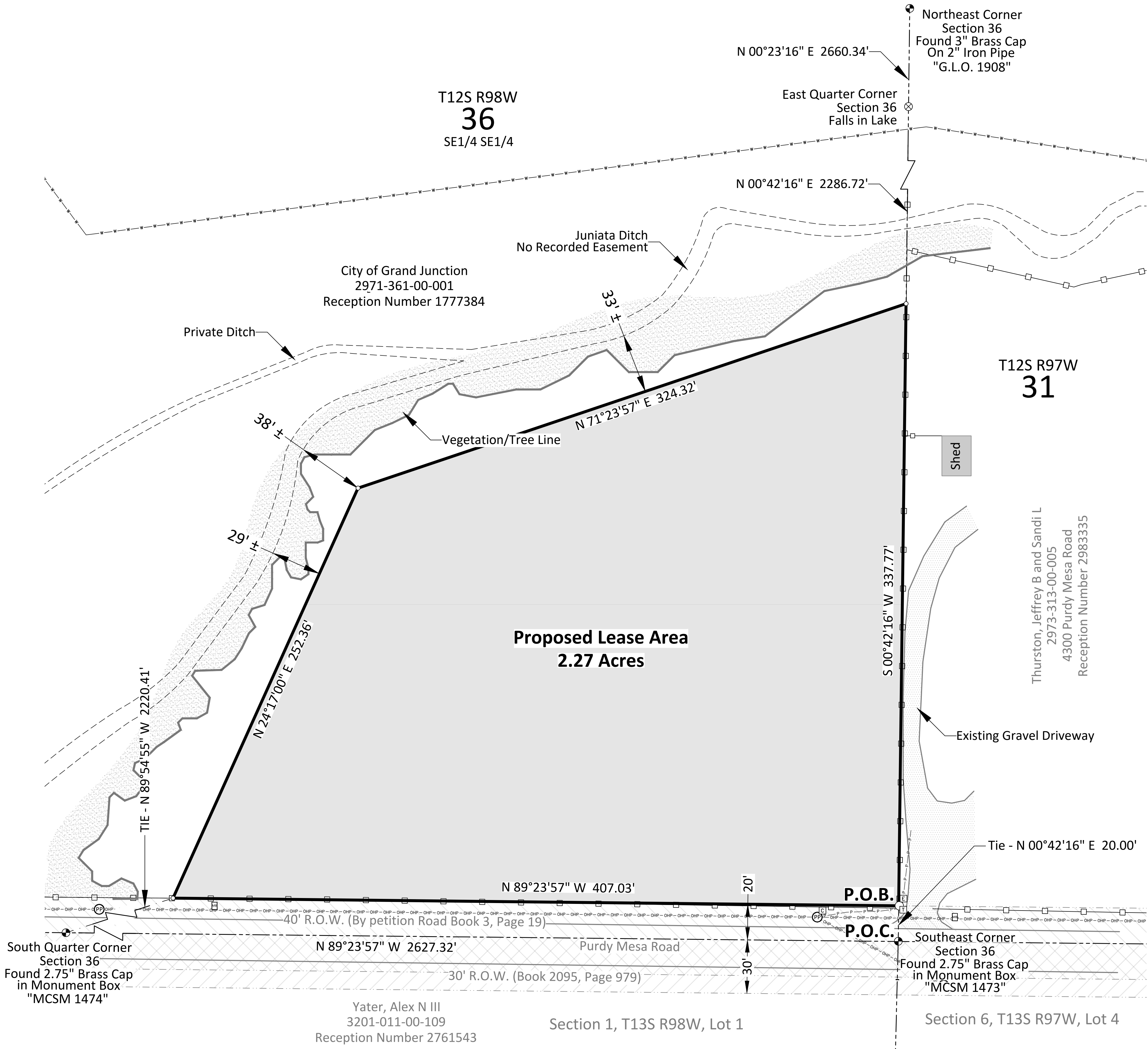
I move to (adopt and approve/not adopt and not approve) Resolution No. 08-25, a resolution authorizing the City Manager to enter into a lease for a portion of City property, as described in the lease, with Jeffrey B. Thurston and Sandi L. Thurston for a horse corral, under the terms provided in the Resolution and the Lease attached to the Resolution, including Exhibit A for the reasons stated in the Resolution and the Lease.

Attachments

1. THURSTON LEASE EXHIBIT A-ISP
2. RES-Thurston 2.27a Lease 20250213

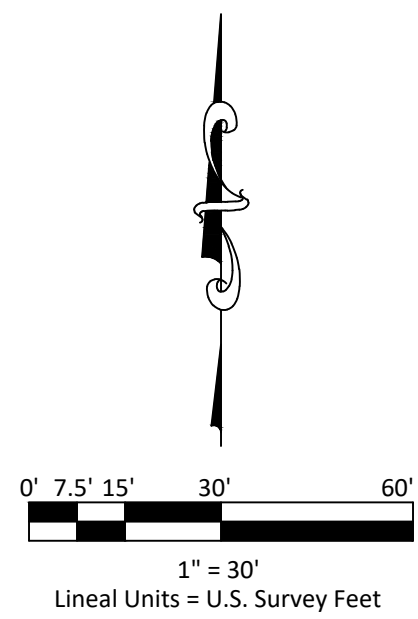
PARTIAL IMPROVEMENT SURVEY PLAT

Located in the SE1/4 SE1/4, Section 36, T12S, R98W,
6th Principal Meridian, County of Mesa, Colorado



Vicinity Map - N.T.S.

LEGEND AND ABBREVIATIONS	
	Found Monument
	Not Found or Searched
	Point of Intersection
	Telephone Carsonite
	Electrical Pedestal
	Cable Pedestal
	Mailbox
P.O.C.	Point Of Commencement
P.O.B.	Point Of Beginning
R.O.W.	Right of Way
	Proposed Lease Use Edge
	Proposed Lease Use Area
	Book 3, Page 19
	Book 2172, Page 900
	Road R.O.W. Overlap
	Vegetation/Tree Line
	Gravel Surface
	Section Line
	Existing Easement/R.O.W.
	Existing Fence
	Underground Power
	Overhead Power Line
	Existing Water Line
	Ditch Edge
	Road Edge



LEGAL DESCRIPTION:

A tract of land located within the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 36, Township 12 South, Range 98 West, of the 6th Principal Meridian, Mesa County, State of Colorado, and more particularly described as follows.

Commencing at the Southeast Corner (SE) of said Section 36 (Found 2.75" Brass Cap in monument box) said point being the **Point of Commencement**; thence North 00°42'16" East a distance of 20.00 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, said point being the **Point of Beginning**;

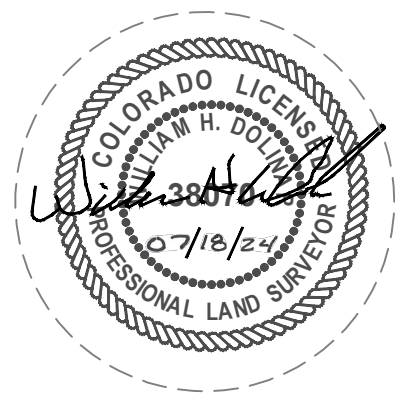
thence, North 89°23'57" West along the North line of Purdy Mesa Road Right-of-Way a distance of 407.03'; whence the South Quarter Corner of Said Section 36 bears North 89°54'55" West a distance 2220.41', thence, North 24°17'00" East a distance of 252.36', thence, North 71°23'57" East a distance of 324.32' to a point on the East line of the of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, thence, South 00°42'16" West along said East line a distance of 337.77' to the **Point of Beginning**.

Said parcel of land containing 98,727 square feet or 2.27 acres as described.

The Basis of Bearing is North 89°23'57" West between the Southeast (SE) and South Quarter (S1/4) corners of said Section 36.

SURVEYOR'S CERTIFICATE:

I, William H. Dolinar, A Registered Land Surveyor, CO. PLS No. 38070, do hereby certify that the Partial Improvement Survey Plat shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief. The field survey was performed the 12th day of June, 2024.



NOTES:

- This survey does not constitute a title search by William H. Smith and Assoc. Inc. to determine ownership or easements of record.
- Title research was supplied by Colorado Title Services, File Number MS22401573, Date: 7/9/2024
- Bearings are based on Grid North of the Mesa County Local Coordinate System in the GVA Zone, locally determined by GNSS observations on MCGVA Control Points.
- The purpose of this survey was to show the improvements near the area described as the proposed lease area for further discussions with the City of Grand Junction in regard to the approval process.
- All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.
- Telephone and cable boxes did not have any locate marks coming from them. As per ticket A415502837, Centurylink shows as "Clear - No Conflict".
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Partial Improvement Survey Plat

Parcel - 2971-361-00-001
Located in the
SE1/4 SE1/4, Section 36, T12S, R98W,
6th Principal Meridian
Mesa County, Colorado



Drawn By: RAW	Checked By: WHD
Project No: N/A	Job No: 24011
Date: 06/20/2024	Page 1 of 1

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A LEASE OF CITY PROPERTY (2.27 ACRES) FOR A HORSE CORRAL TO JEFFREY B. THURSTON AND SANDI L. THURSTON

Recitals.

The City of Grand Junction is the owner of the following described real property situated in the County of Mesa, State of Colorado, to wit:

A tract of land located within the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 36, Township 12 South, Range 98 West, of the 6th Principal Meridian, Mesa County, State of Colorado, and more particularly described as follows:

Commencing at the Southeast Corner (SE) of said Section 36 (Found 2.75" Brass Cap in monument box) said point being the **Point of Commencement**; thence North 00°42'16" East a distance of 20.00 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, said point being the **Point of Beginning**; thence, North 89°23'57" West along the North line of Purdy Mesa Road Right-of-Way a distance of 407.03'; whence the South Quarter Corner of Said Section 36 bears North 89°54'55" West a distance 2220.41', thence, North 24°17'00" East a distance of 252.36', thence, North 71°23'57" East a distance of 324.32' to a point on the East line of the of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, thence, South 00°42'16" West along said East line a distance of 337.77' to the **Point of Beginning**.

Said parcel of land being comprised of 98,727 square feet or 2.27 acres as described.

The Basis of Bearing is North 89°23'57" West between the Southeast (SE) and South Quarter (S1/4) corners of said Section 36.

All in the County of Mesa, State of Colorado. (Hereinafter referred to as the "Property.")

The City Council deems it appropriate to lease the Property as requested by Jeffrey B Thurston and Sandi L. Thurston ("Thurstons") for a horse corral for two horses for three, one-year terms, terminable in the City's sole discretion within 90 days written advance notice of termination to the Thurstons. The first term will commence February 26, 2025 and expire on February 25, 2026, at which time this Lease shall expire; provided, however, that in the event

the Thurstons perform all the required duties and obligations pursuant to the attached Agreement to the satisfaction of the City and if the City chooses, at its sole option and discretion, to again lease the Property for a horse corral at the expiration of the first one-year term, the City may extend to a second one-year term, subject to each and every term contained in the attached Agreement. The second one-year term would commence February 26, 2026, and expire on February 25, 2027. In the event the Thurstons perform all the required duties and obligations pursuant to the attached Agreement to the satisfaction of the City and if the City chooses, at its sole option and discretion, to again lease the Property at the expiration of the second one-year term, the City may extend to a third one-year term, subject to each and every term contained in the attached Agreement. The third one-year term would commence February 26, 2027, and expire on February 25, 2028. If the Thurstons desire to lease the Property after February 2028, then the City Council will need to reconsider the matter.

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

That in consideration of the Recitals the City Council authorizes and directs the City Manager on behalf of the City and as the act of the City, to execute the attached Lease Agreement for a horse corral on the Property to Jeffrey B. Thurston and Sandi L. Thurston for three, one-year terms, terminable in the City's sole discretion with 90 days written advance notice of termination to the Thurstons.

The first term will commence February 26, 2025 and expiring on February 25, 2026, at which time this Lease shall expire; provided, however, that in the event the Thurstons perform all the required duties and obligations pursuant to the attached Agreement to the satisfaction of the City and if the City chooses, at its sole option and discretion, to again lease the Property at the expiration of the first one-year term, the City may extend to a second one-year term, subject to each and every term contained in the attached Agreement.

The second one-year term, if any, would commence February 25, 2026, and expire on February 26, 2027.

In the event the Thurstons perform all the required duties and obligations pursuant to the attached Agreement to the satisfaction of the City and if the City chooses, at its sole option and discretion, to again lease the Property at the expiration of the second one-year term, the City may extend to a third one-year term, subject to each and every term contained in the attached Agreement.

The third one-year term, if any, would commence February 26, 2027, and expire on February 27, 2028.

PASSED and ADOPTED this 19th day of February 2025.

Attest:

Selestina Sandoval
City Clerk

Abram Herman
President of Council

LEASE AGREEMENT

This Lease Agreement is made and entered into as of the _____ day of February 2025 by and between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City", and Jeffrey B. Thurston and Sandi L. Thurston, hereinafter referred to as "Lessees".

Recitals.

A. The City is the owner of certain real property in the County of Mesa, State of Colorado, described as follows:

A tract of land located within the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 36, Township 12 South, Range 98 West, of the 6th Principal Meridian, Mesa County, State of Colorado, and more particularly described as follows:

Commencing at the Southeast Corner (SE) of said Section 36 (Found 2.75" Brass Cap in monument box) said point being the **Point of Commencement**; thence North 0°42'16" East a distance of 20.00 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, said point being the **Point of Beginning**; thence, North 89°23'57" West along the North line of Purdy Mesa Road Right-of-Way a distance of 407.03'; whence the South Quarter Corner of Said Section 36 bears North 89°54'55" West a distance 2220.41', thence, North 24°17'00" East a distance of 252.36', thence, North 71°23'57" East a distance of 324.32' to a point on the East line of the of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 36, thence, South 00°42'16" West along said East line a distance of 337.77' to the **Point of Beginning**.

Said parcel of land containing 98,727 square feet or 2.27 acres as described.

The Basis of Bearing is North 89°23'57" West between the Southeast (SE) and South Quarter (S1/4) corners of said Section 36.

as depicted in the attached Exhibit A, a Partial Improvement Survey incorporated herein by reference, and hereinafter referred to as "the Property". This is a small portion of land included within the City's Hallenbeck Ranch and not otherwise leased to others by the City.

B. Lessees desire to lease from the City the land for the purpose of allowing their two horses to have additional room for a "corral area" under the terms and conditions of this Lease Agreement.

C. The City has agreed to lease the Property to Lessees under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the recitals above and the terms, covenants and conditions contained herein, the parties hereto agree as follows:

1. Grant and Acceptance of Lease. The City hereby leases the Property to Lessees as a corral area as a pen for the Lessees' two horses, allowing for an area that the horses may also be ridden by the Lessees and Lessees hereby accept and lease the Property from the City, for the term stated in paragraph 2 below and for the specific purposes and duties of maintaining all aspects of the Property in accordance with the terms and conditions of this Agreement.

2. Term. The term of this Lease shall be for three, one-year terms, terminable in the City's sole discretion with 90 days written advance notice of termination to Lessees at the address in paragraph 16. The first term is to commence on February 26, 2025, and shall continue through February 25, 2026, at which time this Lease shall expire; provided, however, that in the event Lessees shall fully and completely fulfill each and every covenant, condition, duty and obligation of the Lessees as hereinafter set forth and in the event the City determines, at the City's sole discretion, to again lease the Property in accordance with provisions of this Lease, Lessees shall have the first right of refusal to lease the Property for the second term commencing on February 26, 2026, and expiring on February 25, 2027, at which time this Lease shall expire; provided, however, that in the event Lessees shall fully and completely fulfill each and every covenant, condition, duty and obligation of Lessees as hereinafter set forth and in the event the City determines, at the City's sole discretion, to again lease the Property in accordance with the provisions of this Lease. Lessee shall have the first right of refusal to lease the Property for the third term commencing on February 26, 2027, and expiring February 25, 2028, as more fully set forth in paragraph 12 below.

3. Reservations from Lease. The City reserves from this Lease and retains unto itself:

- a. all oil, gas coal and other minerals and mineral rights underlying and/or appurtenant to the Property;
- b. all hunting rights concerning the Property;
- c. all rights to grant, sell, bargain, convey and dedicate any ownership interest(s) in and to the Property, or any division thereof, to any other party, including the conveyance of easements, so long as such action will not substantially interfere with Lessees' use and quiet enjoyment of the Property for the purposes set forth in this Agreement;
- d. the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, in whole or in part, even if such taking is made by and/or for the purposes of the City, or for the conveyance in lieu of condemnation. Lessee hereby assigns and transfers to the City any claim Lessees may have to compensation, including claims for damages, as a result of any condemnation; and
- e. water and water rights, ditches and ditch rights which are or may have been appurtenant to and/or connected with the Property.

4. Rent and Taxes.

- a. Lessees agree to pay the City, as rental for the Property, improvements and appurtenances, the total sum of \$500 per year payable on or before February

26 for each Lease Term.

- b. All rent payments paid by Lessees to the City shall be delivered either by mail or personal delivery to:

City of Grand Junction Finance Department
Accounts Receivable
250 N. 5th Street
Grand Junction, CO 81501

All rent payments deposited by Lessees shall be clearly marked "City Property Corral Lease Payment".

- c. Lessees shall be obligated to pay all property taxes assessed because of Lessees' possessory interest in the Property. Taxes shall be paid when due and shall not be unpaid/allowed to accrue as a lien against the Property. Taxes shall be paid to Mesa County.
- d. In the event rental and/or tax payments are not received on or before the specified due dates, subject to the provisions of Section 11, this Lease shall terminate without notice and the City may immediately retake possession of the Property.

5. Lessees' Use and Occupancy of the Property. Lessees' use and occupancy of the Property shall be specifically limited to the Lessees' two horses for dry grazing, the horses being penned, the horses being exercised and/or ridden by Lessees and for no other purposes whatsoever. Before using the Property, at Lessees' expense, Lessees shall enclose the Property with horse fencing, to keep the horses from escaping the area on to the nearby ditches, road right-of-way, the City's property, or neighboring properties. A gate shall be provided for reasonable access by the City to the Property. No temporary or permanent structures are allowed unless written permission has been obtained from the City in advance of the structure being placed on the Property. Lessee shall not use or occupy the Property nor allow any other person to use or occupy the Property for any purpose not specifically allowed by this Agreement or prohibited by the applicable laws of the United States of America, the State of Colorado, the County of Mesa or any other governmental authority or any jurisdiction having authority over uses and activities conducted upon the Property. Any expenses incurred for approval for a use of the Property from a governmental authority shall be the Lessees' responsibility.

6. Specific Duties and Obligations of Lessees. As consideration for the lease of the Property, Lessees shall, at no cost or expense to the City:

- a. Install, maintain and repair all fences and gates in a manner that will contain the horses. Failure to contain the horses is a basis for termination of the Lease. Lessees may install locks on all gates, provided, however, that Lessees shall provide the City with lock combinations and/or copies of keys to all locks installed by Lessees;
- b. Maintain all aspects of the Property and keep the Property in a clean, safe and healthy condition and in compliance with all applicable codes, ordinances, regulations, rules and

orders. No excrement from any livestock may be stored on the Property.

- c. Timely pay all real estate, use and possessory taxes which may be levied upon and against the Property and any taxes or assessments levied against livestock and other personal property of Lessees or any other leasehold interest acquired by Lessees under this Agreement.
- d. Forever waive and forego any claim, cause of action or demand Lessees may have against the City, its officers, employees, agents and assets for injury to or destruction of any property of Lessees or any other party that may be lost, injured, destroyed or devalued as a result of the act, or failure to act, of Lessees or any other person; and to indemnify, defend and hold the City and the City's officers, employees, agents and assets harmless from any and all fines, suits, procedures, claims, damages, actions, costs and expenses of every kind, and all costs associated therewith, including any damages caused by Lessees' horse(s), the costs and fees of attorneys, consultants and experts, in any manner arising out of or resulting from Lessees' use, occupancy, maintenance and improvement, or lack of maintenance or improvement of the Property.
- e. Not violate nor permit to be violated any code, rule, regulation or order pertaining to the use, application, transportation and storage of any hazardous, toxic or regulated substance or material, including, but not limited to, herbicides, pesticides and petroleum products. Lessees agree that any spill, excessive accumulation or violation of any code, rule, regulation or order pertaining to the use, application, transportation and storage of any such material or substance shall be reported immediately to the City. Lessee further agrees that all costs and responsibilities for cleaning, removing and abating any violation pursuant to this paragraph shall be borne solely by Lessees.
- f. Purchase and at all times during the term of this lease maintain in effect suitable comprehensive general liability and hazard insurance which will 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 Property, including Lessees. Such insurance policy(ies) shall have terms and amounts approved by the City Manager. Such insurance shall not be cancelable without thirty (30) days prior written notice to the City, 10 days for failure to pay, and shall be written for at least a minimum of Five Hundred Thousand Dollars (\$500,000.00), a combined single limit. The certificate of insurance must be deposited with the City and must designate "The City of Grand Junction, its officers, employees, agents and assets" as additional insureds. If a policy required by this Lease and approved by the City Manager is not at all times in full force and effect during the term of this Lease, this Lease shall automatically terminate.
- g. Care for Lessees' livestock in the highest standard of care and in a manner that will not over-graze or overuse the Property or otherwise cause deterioration of or destruction to the Property. Lessees shall comply with all applicable regulations of the United States Department of Agriculture, Livestock laws and regulations of the State of Colorado, and any and all federal, state and county laws, ordinances and regulations which are applicable to the area in which the Property is located.

7. Use of Chemicals on the Property. Lessees shall not apply any chemicals on the Property, including, but not limited to, fertilizers, herbicides and pesticides, without the prior written consent of the City. Lessees shall keep the City advised at all times of chemicals used on the Property, and shall further comply with all applicable rules, laws, regulations and orders, either now in force or hereinafter enacted, regulating the storage, use, application, transportation and disposal of any such chemicals. No chemicals shall be stored on the Property.

8. Hazardous Substances.

- a. The term "Hazardous Substances", as used in this Agreement, shall mean any substance which is: defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law enacted by any federal, state and local governmental agency or other governmental authority; a petroleum hydrocarbon, including, but not limited to, crude oil or any fraction thereof; hazardous, toxic or reproductive toxicant; regulated pursuant to any law; any pesticide or herbicide regulated under state or federal law. The term "Environmental Law", as used in this Lease Agreement, shall mean each and every federal, state and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.
- b. Lessees shall not cause or permit to occur by Lessees' and/or Lessees' agents, guests, invitees, contractors, licensees or employees:
 - 1) any violation of any Environmental Law on, under or about the Property or arising from Lessee's use and occupancy of the Property, including, but not limited to, air, soil and groundwater conditions; or
 - 2) the use, generation, accidental or uncontrolled release, manufacture, refining, production, processing, storage or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance in violation of any federal state or local law, ordinance or regulation either now in force or hereafter enacted.

9. Environmental Clean-Up.

The following provisions shall be applicable to Lessees and to Lessees' agents, guests, invitees, contractors, licensees and employees:

- a. Lessees shall, at Lessees' sole cost and expense, comply with all Environmental Laws and laws regulating the use, generation, storage, transportation or disposal of Hazardous Substances;
- b. Lessees shall, at Lessees' sole cost and expense, make all submissions to provide all information required by and/or to comply with all requirements of all governmental

authorities ("the Authorities") under Environmental Laws and other applicable laws.

- c. Should any Authority or the City demand that a clean-up plan be prepared and that a clean-up plan be undertaken because of any deposit, spill, discharge or other release of Hazardous Substances on, under or about the Property, Lessees shall, at Lessees' sole cost and expense, prepare and submit the required plan(s) and all related bonds and other financial assurances, and Lessees shall carry out all such clean-up plan(s) in compliance with the Authorities and all Environmental Laws and other applicable laws.
- d. Lessees shall promptly provide all information regarding the use, generation, storage, transportation or disposal of Hazardous Substances requested by any Authority. If Lessees fail to fulfill any duty imposed hereunder within a reasonable time, the City may do so on Lessees' behalf and, in such case, Lessees shall cooperate with the City in the preparation of all documents the City or any Authority deems necessary or appropriate to determine the applicability of Environmental Laws to the Property and Lessees' use thereof, and for compliance therewith, and Lessees shall execute all documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages under any Environmental Law or other applicable law shall constitute a waiver of any of Lessees' obligations hereunder.
- e. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.
- f. Lessees shall indemnify, defend and hold the City, its officers, employees, agents and assets harmless from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Substances and the violation of any Environmental Law and other applicable law by Lessees and/or Lessees' agents, guests, invitees, contractors, licensees and employees that occur during the term of this Lease or any extension thereof, or from Lessees' failure to provide all information, make all submissions, and take all actions required by all Authorities under the Environmental Laws and other applicable laws. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

10. Condition of the Property.

- a. Lessees affirm that Lessees have inspected the Property and have received the Property in good order and condition. Lessees further affirm that the condition of the Property is sufficient for the purposes of Lessees. The City makes no warranties nor promises, either express or implied, that the Property is sufficient for the purposes of Lessees.
- b. In the event the Property is damaged due to fire, flood or any other act of nature or casualty, or if the Property is damaged to the extent that it is no longer functional for the purposes of Lessees, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at Lessees' sole and absolute risk.

11. Default, Sublet Termination.

- a. Should Lessees: 1) default in the performance of Lessees' agreements, duties or obligations set forth under this Agreement and any such default continue for a period of thirty (30) days after written notice thereof is given by the City to Lessees, or 2) abandon or vacate the Property, or 3) suffer death, or 4) be declared bankrupt, insolvent, make an assignment for the benefit of creditors, or if a receiver is appointed, the City may, at the City's option, cancel and annul this Lease at once and enter and take possession of the Property immediately without any previous notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction, in whole or in part, of any claim or demand arising out of or connected with any breach or violation by Lessees of any covenant or agreement to be performed by Lessees. Upon reentry, the City may remove the property and personnel of Lessees and store Lessees' property in a warehouse or at a place selected by the City, at the expense of Lessees and without liability to the City. Any such reentry shall not work a forfeiture of nor shall it terminate the rent(s), fees, assessments or the covenants and agreements to be performed by Lessees for the full term of this Lease; and upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessees with the rent so obtained after deducting the cost reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.
- b. Except as otherwise provided for (automatic and immediate termination), if Lessees are in default in the performance of any term, condition, duty or obligation of this Agreement, the City may, at its option, terminate this Lease upon giving thirty (30) days written notice. If Lessees fail within any such thirty (30) day period to remedy each and every default specified in the City's notice, this Lease shall terminate. If Lessees remedy such default, Lessees shall not thereafter have the right of thirty (30) days to remedy with respect to a subsequent similar default, but rather, Lessees' rights shall, with respect to a subsequent similar default terminate upon the giving of notice by the City.
- c. Lessees shall not assign or sublease this Lease or any right or privilege connected therewith, or allow any other person, except as provided herein and except the employees of Lessees, to occupy the Property or any part thereof. Any attempted assignment, sublease or permission to occupy the Property conveyed by Lessees shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessees in this Lease is not to be assignable by operation of law without the formal approval of the City.

12. Option to Extend Lease If Lessees performs Lessees' duties and obligations pursuant to this Agreement to the satisfaction of the City, and if the City chooses, at its sole option and discretion, to again lease the Property at the expiration of the term as set forth in paragraph 2, the City hereby grants to Lessees an option to extend this Lease for two (2) additional one (1) year periods, commencing on the next January 15, and expiring on the following January 14 ("extended term"), upon the same terms and conditions of this Agreement or upon such other terms and conditions which may hereafter be negotiated between the parties. In order to exercise Lessees' option for an extended term, Lessees shall, on or before October 15, of the Lease Term year, give

written notice to the City of Lessees' desire and intention to lease the Property for another term.

13. Miscellaneous Provisions.

- a. The City, by entering into this Lease Agreement, does not part with its entire possession of the Property, but only so far as it is necessary to enable Lessees to use and occupy the Property and to carry out the duties, obligations, terms and provisions of this Agreement. The City reserves the right to at reasonable times have its officers, employees and agents enter into and upon the Property and every part thereof and to do such acts and things as may be deemed necessary for the protection of the City's interests therein.
- b. It is expressly agreed that this Lease is one of lease and not of partnership. The City shall not be or become responsible for lost profits, lost opportunities or any debts contracted by Lessees. Lessees shall keep the Property free from any and all liens whatsoever, including, but not limited to, liens arising out of any work performed, materials furnished, or obligations incurred by Lessees. Lessees shall save, indemnify and hold the City and the City's officers, employees, agents and assets harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by Lessees or sustained in connection with Lessees' performance of the duties, obligations, terms and conditions of this Agreement or the conditions created thereby, or based upon any violation of any statute, ordinance, code, rule or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessees shall also save, indemnify and hold the City and the City's officers, employees, agents and assets harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of all federal, state and local taxes, fees or contributions imposed or required under unemployment insurance, social security and income tax laws with respect to employees engaged by Lessees.
- c. The parties to this Lease Agreement warrant that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage or contingent fee. Lessees agree to defend, indemnify and hold the City harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party claiming to be entitled to brokerage commissions or finder's fees arising out of or in connection with this Lease.
- d. Lessees shall not pledge or attempt to pledge or grant or attempt to grant as collateral or security any of Lessees' interest in any portion of the Property.
- e. Unless otherwise agreed to by the parties in writing, all improvements placed upon, under or about the Property or attached to the Property by Lessees shall be and become part of the Property and shall be the sole and separate property of the City upon the expiration or termination of this Lease.

14. Surrender. Holding Over. Lessees shall, upon the expiration or termination of this Lease, peaceably surrender the Property to City in good order, condition and state of repair. In the event Lessees fail, for whatever reason, to vacate and peaceably surrender the Property upon the

expiration or termination of this Lease, Lessees agree that Lessees shall pay to the City the sum of \$100.00 per day for each and every day thereafter until Lessees have effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the event Lessees fail to vacate and surrender the Property upon the expiration or termination of this Lease, and that said \$100.00 daily fee is an appropriate liquidated damages amount.

15. Enforcement, Partial Invalidity, Governing Law.

- a. In the event the City uses its Attorney or engages an attorney to enforce the City's rights hereunder, Lessees agree to pay any and all attorney fees, plus costs, including the costs of any experts.
- b. The invalidity of any portion of this Lease Agreement shall not affect the validity of any other provision contained herein. In the event any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision(s).
- c. This Lease Agreement shall be governed by and construed 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.

16. Notices. All notices to be given with respect to this Agreement shall be in writing delivered either by United States mail or Express mail, postage prepaid, or personally by hand or by courier service, as follows:

To the City:

City of Grand Junction
Attn: Water Services Manager
250 North 5th Street

Grand Junction, CO 81501
City of Grand Junction
Attn: City Attorney
250 North 5th Street
Grand Junction, CO 81501

With Copy to:

To Lessees:

Jeffrey B. Thurston and Sandi L. Thurston
4300 Purdy Mesa Rd.
Whitewater, CO 81527

All notices shall be deemed given: (a) if sent by mail, when deposited in the mail, or (b) if delivered by hand or courier service, when delivered. The parties may, by notice as provided above, designate a different address to which notice shall be given.

17. Legal Counsel / Ambiguities. The City and Lessees have each obtained the advice of its/their own legal and tax counsel regarding this Agreement or has knowingly declined to do so. Therefore, the parties agree that the rule of construing ambiguities against the drafter shall have no application to this Agreement.

18. Total Agreement; Applicable to Successors. This Lease Agreement contains the entire agreement between the parties. All representations made by any officer, agent or employee of either party, unless included herein, are null and void and of no effect. Except for automatic expiration or termination, this Agreement may not be changed, altered or modified except by a written instrument subsequently executed by both parties.

This Lease Agreement and the duties, obligations, terms and conditions hereof apply to and shall be binding upon the respective heirs, successors and authorized assigns of both parties.

Lessees:

Jeffrey B. Thurston

Sandi L. Thurston

City of Grand Junction

Attest:

Selestina Sandoval, City Clerk

Michael P. Bennett, City Manager



Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: February 19, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution Authorizing City Manager to Sign a Management Agreement for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, SH1 Aspen Ridge LLC, and VIA Real Estate LLC

RECOMMENDATION:

Authorize the City Manager to Sign an Management Agreement for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, SH1 Aspen Ridgel LLC, and VIA Real Estate LLC.

EXECUTIVE SUMMARY:

Mesa County purchased the Faith Heights Church in 2023 for additional capacity for staff. The frontage parcel to the Church property has a car wash, and a Starbucks is being proposed on the vacant portion of the site at the NE corner of Patterson and 28 1/4. The proposed location for the Starbucks is currently the stormwater detention for the Church. Future expansion on the northern portion of the Church property will require a new detention basin which could also serve a portion of Matchett Park. The City and County have discussed the construction of a regional detention basin to serve Mesa County's current and future needs, Starbucks, the carwash, and Matchett Park, as well as the existing Aspen Ridge care facility. The agreement, while not in final form, will, when complete, define the responsibilities of each party regarding the construction and long-term maintenance of the new detention facility. The negotiations thus far, which will inform the agreement, have been that the City, the carwash, Starbucks, and Aspen Ridge will contribute the cost of construction, and the County or its designee will perform maintenance at no cost to the City. With the approval of the Resolution, the City Council will authorize the City Manager to sign an agreement when he, the City Attorney, and the Engineering and Transportation Director deem the agreement to be complete and in the City's best interest.

BACKGROUND OR DETAILED INFORMATION:

In 2023, Mesa County acquired the Faith Heights Church to accommodate additional staff. The southern half of the property, which includes the church, a car wash and the proposed Starbucks site, currently share a stormwater detention basin located south of the church. To support future expansion on the northern part of the church property, a new detention basin will be necessary, which could also serve portion of Matchett Park. A regional detention basin is proposed to meet the current and future needs of Mesa County, Starbucks, the car wash, current and future needs of the City of Grand Junction Matchett Park, and the existing Aspen Ridge care facility. This agreement outlines the responsibilities of each entity regarding the construction and long-term maintenance of the facility.

The agreement defines that the construction of the detention facility will be paid for by the City of Grand Junction, the carwash (VIA Real Estate, LLC), and the Starbucks developer (PSBX Cache, LLC). Aspen Ridge (SH1 Aspen Ridge LLC) will not be responsible for either the construction or the maintenance once constructed. Maintenance of the facility will be the responsibility of Mesa County or its assigns.

Some of the key points of the agreement are:

- Regional Stormwater Detention Basin will be on land owned by Mesa County and Aspen Ridge. As such they will not be responsible for construction costs.
- City, Carwash and Starbucks are responsible for construction costs.
- Mesa County is responsible for all maintenance after construction of the facility.
- The City's share of the cost of construction is approximately 56 percent. The City's share of the stormwater detention capacity of the facility represents 39 percent total capacity.

Advantages to the City includes:

- Matchett Park would not be burdened with stormwater detention freeing up approximately three to four acres for other uses.
- The City builds detention now for five additional acres of future park development.
- City would not be responsible for maintenance of the detention basin.

FISCAL IMPACT:

Estimated construction cost of the regional stormwater detention facility is \$410,000. The City's share of the construction is \$230,000 (56 percent) while the Carwash and proposed Starbucks is responsible for \$180,000 (44 percent).

The City's share is funded with \$73,000 budgeted in the 2025 Community Recreation

Center project and available Storm Drainage fund balance for \$157,000 which will be included in an upcoming Supplemental Appropriation.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 09-25 a resolution authorizing the City Manager to Sign a Management Agreement for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, SH1 Aspen Ridgel LLC, and VIA Real Estate LLC when/if the City Manager, the City Attorney, and the Engineering and Transportation Director deem the agreement to be complete and in the City's best interest.

Attachments

1. RES-Faith Heights Stormwater 2025012

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT REGARDING THE CONSTRUCTION AND LONG-TERM MAINTENANCE OF THE NEW DETENTION FACILITY AT OR NEAR 600 281/4 ROAD.

RECITALS.

Mesa County purchased Faith Heights Church in 2023. The frontage parcel to the Church property has a car wash and a Starbucks is being proposed on the vacant portion of the site at the NE corner of Patterson and 28 1/4. The proposed location for the Starbucks is currently the stormwater detention for the Church property.

Future expansion of the northern portion of the Church property will require a new detention basin which could also serve a portion of Matchett Park.

The City and County have discussed the construction of a regional detention basin to serve Mesa County's current and future needs, the proposed Starbucks, the carwash, and Matchett Park as well as the existing Aspen Ridge care facility.

By and with this Resolution the City Council authorizes the City Manager to negotiate and sign an agreement regarding the construction and long-term maintenance of the new detention facility. The negotiations thus far, which will inform the agreement, have been that the City, the carwash, Starbucks and Aspen Ridge will contribute to the cost of construction and the County, or its designee will perform maintenance at no cost to the City. The City Council's authorization assumes and requires that the City Manager, the City Attorney, and the Engineering and Transportation Director deem the agreement to be complete and, in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED THAT:

In consideration of the foregoing Recitals, the officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate this Resolution for the purposes set forth and as described herein.

Dated the 19th day of February 2025.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: February 19, 2025

Presented By: John Shaver, City Attorney, Matt Smith, Chief of Police

Department: City Attorney

Submitted By: John Shaver, City Attorney

Information

SUBJECT:

An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction

RECOMMENDATION:

Conduct a public hearing and second reading of an ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction and authorize and direct publication of the Ordinance in pamphlet form.

EXECUTIVE SUMMARY:

By and with Ordinance 5199, the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since the adoption of that Ordinance, the Grand Junction Police Department (GJPD) has investigated numerous complaints involving several skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with multiple convictions. The criminal process is not complete with certain matters pending trial and/or appeal, and accordingly, this action will serve to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

By and with Ordinance 5199, the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since adopting that Ordinance, the Grand Junction Police Department (GJPD) has investigated numerous complaints involving several skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with multiple

convictions. The criminal process is incomplete, with certain matters pending trial and/or appeal.

Also, since the adoption of Ordinance 5199, the City Attorney's Office, the Grand Junction Police Department, and the City's Community Development Department have evaluated and are further developing potential regulations concerning licensure and zoning. They are exploring other avenues to address the businesses' impacts on the community, including coordination with the State.

The games typically offered by these businesses are video machines, similar to video slot machines, where the player may win money, cryptocurrency, or other value. Because these businesses operate in a gray area of the law, sometimes known as simulated gambling, they are unregulated and uncontrolled under Colorado law. In Grand Junction, many of the businesses brought problems of increased crime, no public health oversight, and no regulation of the flow of money. Due to the complexity of the problems the businesses create and the fact that mitigation of those problems requires a multidisciplinary approach which is not yet complete, the City Council finds that it is in the best interest of the public health, safety, and welfare of Grand Junction and its people that the moratorium disallowing new skilled gaming businesses be extended as provided for herein.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5248 an ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction on final passage and order final publication in pamphlet form.

Attachments

1. ORD-Gaming Moratorium Extended 20250203

1 CITY OF GRAND JUNCTION, COLORADO

2 ORDINANCE NO. XXXX

3 ENACTING A MORATORIUM WITH FINDINGS, INTENT AND PURPOSE TO EXTEND THE
4 PROHIBITION ON THE ESTABLISHMENT OF ANY NEW OR RELOCATION OF EXISTING
5 GAMING ARCADES OR GAMING USES WITHIN THE CITY OF GRAND JUNCTION;
6 PROVIDING THAT THE MORATORIUM SHALL BE IN EFFECT FOR A PERIOD WHICH SHALL
7 TERMINATE AT THE EARLIEST OF THE CITY'S ADOPTION OF FURTHER AMENDMENT(S) TO
8 TITLE 21 AND/OR TITLE 9 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING SKILED
9 GAMING AND/OR GAMING ARCADES OR THE EXPIRATION OF 365 DAYS FROM THE
10 EFFECTIVE DATE OF THIS ORDINANCE.

11 RECITALS:

12 By and with Ordinance 5199 the City Council adopted a moratorium disallowing the
13 operation of skilled gaming businesses in the City. Since the adoption of that
14 Ordinance the Grand Junction Police Department (GJPD) has investigated numerous
15 complaints involving a number of skilled gaming businesses that were engaged, or
16 alleged to be engaged, in illegal activities while the business(es) contended that they
17 were lawful. The GJPD's investigations resulted in many criminal cases being filed with
18 multiple convictions. The criminal process is not complete with certain matters pending
19 trial and/or appeal.

20 Also, since the adoption of Ordinance 5199 the City Attorney's Office, the Grand
21 Junction Police Department, and the City's Community Development Department
22 have evaluated and are further developing potential regulations concerning licensure
23 and zoning together with exploring other avenues to address the impacts of the
24 businesses, including coordination with the State, on the community.

25 The games typically offered by these businesses are video machines, similar to video
26 slot machines, where the player may win money, cryptocurrency, or other value.
27 Because these businesses operate in a gray area of the law, sometimes known as
28 simulated gambling, they are unregulated and uncontrolled under Colorado law. In
29 Grand Junction many of the businesses brought problems of increased crime, no public
30 health oversight, and no regulation of the flow of money. Due to the complexity of the
31 problems the businesses create and the fact that mitigation of those problems requires
32 a multi-disciplinary approach which is not yet complete, the City Council finds that it is
33 in the best interest of the public health, safety and welfare of Grand Junction and its
34 people that the moratorium disallowing new skilled gaming businesses be extended as
35 provided for herein.

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

- 37 1) The Recitals are incorporated herein and in light of the same, and based on
38 the record of the hearing and adoption of this Ordinance, the City Council
39 finds that the establishment of any new or relocation of any existing *Gaming*
40 *Arcade(s)* (aka skilled gaming business) that offer or provide at any location,

including a business, residence or private club, that is owned, leased, or otherwise possessed, in whole or in part, by a person or by that person's partners, affiliates, subsidiaries, agents, or contractors which features (i) slot machine(s), (ii) gambling device(s), (iii) simulated gambling device(s), or (iv) any mechanical, electrical, video, electronic, or other device, contrivance or machine which after insertion or conveyance of a coin, debit card, credit card, cash, token or similar object or upon payment of any required consideration whatsoever by a player, is available to be played or operated, and which, whether by reason of the skill of the player or application of the element of chance, or both, may deliver or entitle the player operating the machine to receive monetary compensation and/or redeemable game credits, or any other thing of value. This definition expressly includes 'fish game' 'fish game table' 'fish game gambling table' however denominated that consists of a tabletop electronic display with one or more stations featuring buttons, joysticks, or other control(s) that delivers to the player cash, cash premiums, redeemable game credits or any other thing of value for successful play, whether the redeemable payout is made from the machine, another machine, or from an employee of the business) is(are) temporarily prohibited within the City of Grand Junction, Colorado as provided in this Ordinance.

This definition and prohibition expressly excludes any business location which features bona fide amusement devices that pay nothing of value, cannot be adjusted to pay anything of value, provide only unredeemable free games, or provide only tickets redeemable for nonmonetary prizes consisting of toys or novelties of nominal value; crane games; BINGO operations, coin-operated music machines; or any bona fide amusement device authorized within restaurants by C.R.S. 44-3-103(47).

- 2) In the City's experience as described in the record of the hearing and adoption of this Ordinance, *Gaming Arcade(s)*/skilled gaming establishments tend to give rise to blighting and deterioration of the areas in which they are located. Instances of blight and deterioration include increased property crimes, drug and other legal and illegal substance(s) being sold and abused at and/or near the businesses, gambling, and acts of violence.
- 3) In an effort to respond to and otherwise work against blight and deterioration that the City has found to be associated with *Gaming Arcade(s)* the City Council finds that it is necessary to preserve the public health, safety, morals, and general welfare of the residents and businesses of the City to afford additional time for the current prosecutions and/or appeals to be resolved and to allow the City staff additional time to evaluate the impact of *Gaming Arcades*, to determine and recommend to City Council whether such uses are legal and, if so, whether those uses may be appropriately sited within the

City with appropriate regulation, whether by buffering, zoning and permitting, or any other lawful means as to prevent the specific erosion of the character of affected neighborhoods and the City in general, or whether such uses are or should be prohibited.

- 4) Imposition of Moratorium. A moratorium period is hereby declared on all new establishments not in existence and/or the relocation of existing establishments as of [DATE (THE EFFECTIVE DATE OF THIS ORDINANCE)], constituting *Gaming Arcade(s)* (aka skilled gaming businesses), *Slot Machine(s)*, *Gambling Device(s)* and *Simulated Gambling Device(s)* (as the same are defined in GJMC or Colorado law) from the effective date of this Ordinance, [DATE], for the period of three hundred sixty five (365) days to [DATE] (inclusive), or until further action of the City Council ending, modifying or extending this moratorium, whichever occurs first. Such further action shall be taken accordingly by ordinance of the City Council. No applications pertaining to sales and use tax, amendments to the official zoning map, site development, liquor license, sign permit, building permit, any development permit, or renewal or transfer of any of the aforementioned shall be accepted for review by the City for the moratorium period as defined herein and that any violation shall be prosecuted to the fullest extent of the law.

Introduced on first reading this 5th day of February 2025 and ordered published in pamphlet form.

Adopted on second reading this _____ day of February 2025 and ordered published in pamphlet form.

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Workshop Session

Item #6.a.ii.

Meeting Date: February 19, 2025
Presented By: Mike Bennett, Tamra Allen, Community Development Director
Department: Community Development
Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Introduction of an Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees and Setting a Public Hearing for March 5, 2025

EXECUTIVE SUMMARY:

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the Linkage Fee study, both of which were presented to the City Council at the December 16 workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025. A staff recommendation was presented to the Stakeholder group on January 30, 2025 and Staff received direction to prepare an ordinance for consideration at the City Council's February 3, 2025 workshop.

BACKGROUND OR DETAILED INFORMATION:

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time.

Impact fees are simple in concept but complex in delivery. Generally, the jurisdiction imposing the fee must:

- (1) identify the purpose of the fee,
- (2) identify the use to which the fee is to be put,
- (3) show a reasonable relationship between the fee's use and the type of development

project, and

(4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:

1. Determine the cost of development-related capital improvements, and
2. Allocate those costs equitably to various types of development.

Code section 21.02.070(a) Development Impact Fees, provides that the impact fees described in this section (Transportation, Police, Fire, and Parks) and the administrative procedures of the section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019.

The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee - a strategy from the adopted 2021 Housing Strategy that was readopted as a strategy in the updated 2024 Housing Strategy. The revised final fee study is attached which includes removing the Three Sisters open space from the calculation as well as capping the residential unit size at 3,501 square feet and greater.

To assist in the process, the council selected an Impact Fee Stakeholder Group that met in July, August (fire, police, municipal facilities), November (linkage fee), December (transportation and parks/parkland), and January (recommendation review) and four community meetings were also held in July, August, November, and December. The stakeholder group also met in a joint workshop with City Council on January 14, 2025 to provide feedback on the fees.

As presented at the February 3, 2025 workshop, the draft ordinance includes adopting the full fees for Transportation, Parks, Fire and Police with fifty percent (50%) of the fee increase beginning on July 1, 2025 and the remaining increase becoming effective January 1, 2026. The draft ordinance does not include collection of a municipal facilities fee nor an Affordable Housing Linkage Fee. In addition, the draft fee schedule, the ordinance proposes several other amendments to Title 21, summarized as follows:

1. Revise Section 21.02.070(11)(i) to remove the requirement for the city to hire an independent consultant to review and update the study every 5-years. Replace with periodic updates and review to evaluate need to update study.

2. Revise Section 21.05.020(c)(1)(iv), to clarify the developer shall dedicate ROWs for roads and that city will pay fair market value for additional ROW width for collector and arterial roadways adjacent to project.
3. Revise Section 21.05.030(b)(2) regarding active transportation trail construction to reassign the offset (credit) from open space fee in-lieu to Transportation Impact fee
4. Remove Section 21.05.030(a) Open Space Dedication or Payment of Fee In lieu to no longer require the dedication or in lieu payment for park land

Information about the fee study including all fees have been made available throughout the process on <https://engagegj.org/impact-fees-study>.

FISCAL IMPACT:

The adoption and implementation of growth-related impact fees are a fiscal policy of the City. Fiscal impact will be considered at a future date and will depend upon the Council's consideration of an updated fee schedule. The City has contracted with TischlerBise to perform the fee study update and linkage fee study. The consultant was selected through a competitive RFP process, and services have been retained for a fee not to exceed \$149,810.00.

In 2024, the city collected \$5.1 million in impact fees for fire, police, parks and transportation. Based on most recent sales tax collection to collect this amount in sale tax, it would equate to a .20% sales tax increase. To collect this amount in property tax would equate to an increase of 3.55 mills.

SUGGESTED ACTION:

I move to introduce an Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications and Setting a Public Hearing for March 5, 2025.

Attachments

1. Staff Recommendation - Non-Residential 02.13.2025
2. Staff Recommendation - Residential 02.13.2025
3. Grand Junction CO Dev Impact Fee Study 2.6.25
4. Grand Junction Housing Linkage Fee_Draft_20241213
5. Fee Comps
6. impact fee code section
7. Impact Fee Stakeholder List
8. BBC - AMGD Grand Junction_Report Final_01172025
9. PRAB Letter Concerning the 2025 update to impact fees (1)
10. HBA of Western Colorado 2.3.2025
11. Email from Rebekah Mendrop
12. ORD-Impact Fee Revisions 20250213

City of Grand Junction City Council
Staff Recommendation on Residential Impact Fees

Non-Residential Impact Fees																	
		Fire				Municipal Facilities				Police				Transportation			
Development Type	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable ²	Current Fee (2025)	Current Study Max Supportable	Staff Recommend
Retail/Commercial	1,000 SF	\$489	\$569	\$1,445	\$1,445	\$467	\$0	\$876	\$0	\$206	\$240	\$607	\$607	\$8,240	\$8,256	\$10,927	\$10,927
Convenience Commercial	1,000 SF	\$489	\$569	\$1,989	\$1,989	\$467	\$0	\$3,854	\$0	\$206	\$240	\$836	\$836	\$15,842	\$17,551	\$15,041	\$15,041
Office	1,000 SF	\$191	\$222	\$641	\$641	\$598	\$0	\$1,342	\$0	\$81	\$95	\$270	\$270	\$6,685	\$6,624	\$6,553	\$6,553
Institutional/Public	1,000 SF	\$191	\$222	\$638	\$638	\$598	\$0	\$1,178	\$0	\$81	\$95	\$268	\$268	\$1,688	\$1,629	\$6,513	\$6,513
Industrial	1,000 SF	\$66	\$77	\$200	\$200	\$234	\$0	\$478	\$0	\$28	\$33	\$84	\$84	\$2,078	\$2,313	\$2,035	\$2,035
Warehousing	1,000 SF	\$34	\$40	\$102	\$102	\$69	\$0	\$140	\$0	\$14	\$17	\$43	\$43	\$1,075	\$1,025	\$1,034	\$1,034
Hotel/Lodging ^{1, 3}	Room	\$489	\$569	\$473	\$473	\$220	\$0	\$230	\$0	\$206	\$240	\$199	\$199	\$4,183	\$4,537	\$4,831	\$4,831
RV Park ³	Pad	462	\$544	\$160	\$160	\$20	\$0	\$21	\$0	\$198	\$233	\$67	\$67	\$3,583	\$3,651	\$1,632	\$1,632

TOTAL Non-Residential Impact Fees					Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
Retail/Commercial	1,000 SF	\$9,402	\$9,065	\$13,855	\$12,979	\$3,914	43%
Convenience Commercial	1,000 SF	\$17,004	\$18,360	\$21,720	\$17,866	(\$494)	-3%
Office	1,000 SF	\$7,555	\$6,941	\$8,806	\$7,464	\$523	8%
Institutional/Public	1,000 SF	\$2,558	\$1,946	\$8,597	\$7,419	\$5,473	281%
Industrial	1,000 SF	\$2,406	\$2,423	\$2,797	\$2,319	(\$104)	-4%
Warehousing	1,000 SF	\$1,192	\$1,082	\$1,319	\$1,179	\$97	9%
Hotel/Lodging ¹	Room	\$5,098	\$5,346	\$5,733	\$5,503	\$157	3%
RV Park	Pad	\$4,263	\$4,428	\$1,880	\$1,859	(\$2,569)	-58%

City of Grand Junction City Council
Staff Recommendation on Residential Impact Fees

Residential Impact Fees														
		Fire				Municipal Facilities				Parks & Recreation				
Unit Size	Development Unit	2019 Max Supportable ¹	Current Fee (2025) ²	Current Study Max Supportable	Staff Recommend	2019 Max Supportable ³	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable ⁴	Current Fee (2025) ⁵	Current Study Max Supportable	Current Study Max w/o 3 sisters	Staff Recommend
850 or less	Dwelling	\$467	\$544	\$501	\$501	\$516	\$0	\$506	\$0	\$1,055	\$988	\$1,824	\$1,538	\$1,538
851 to 1,000	Dwelling	\$467	\$544	\$648	\$648	\$516	\$0	\$655	\$0	\$1,055	\$988	\$2,358	\$1,989	\$1,989
1,001 to 1,250	Dwelling	\$467	\$544	\$822	\$822	\$516	\$0	\$830	\$0	\$1,055	\$988	\$2,991	\$2,523	\$2,523
1,251 to 1,500	Dwelling	710	\$827	\$1,016	\$1,016	\$785	\$0	\$1,026	\$0	\$1,605	\$1,468	\$3,696	\$3,117	\$3,117
1,501 to 2,000	Dwelling	710	\$827	\$1,276	\$1,276	\$785	\$0	\$1,289	\$0	\$1,605	\$1,468	\$4,644	\$3,917	\$3,917
2,001 to 2,500	Dwelling	710	\$827	\$1,550	\$1,550	\$785	\$0	\$1,566	\$0	\$1,605	\$1,468	\$5,641	\$4,758	\$4,758
2,501 to 3,000	Dwelling	710	\$827	\$1,764	\$1,764	\$785	\$0	\$1,782	\$0	\$1,605	\$1,468	\$6,419	\$5,414	\$5,414
3,001 to 3,500	Dwelling	710	\$827	\$1,944	\$1,944	\$785	\$0	\$1,964	\$0	\$1,605	\$1,468	\$7,075	\$5,968	\$5,968
3,501 to 4,000	Dwelling	710	\$827	\$2,098	\$2,098	\$785	\$0	\$2,120	\$0	\$1,605	\$1,468	\$7,634	\$6,440	\$6,440
4,001 to 4,500	Dwelling	710	\$827	\$2,232	\$2,098	\$785	\$0	\$2,255	\$0	\$1,605	\$1,468	\$8,121	\$6,850	\$6,440
4,501 or more	Dwelling	710	\$827	\$2,352	\$2,098	\$785	\$0	\$2,376	\$0	\$1,605	\$1,468	\$8,558	\$7,219	\$6,440

Residential Impact Fees (continued)									
		Police				Transportation			
Unit Size	Development Unit	2019 Max Supportable ⁶	Current Fee (2025) ⁷	Current Study Max Supportable	Staff Recommend	2019 Max Supportable ⁸	Current Fee (2025) ⁹	Current Study Max Supportable	Staff Recommend
850 or less	Dwelling	\$200	\$233	\$215	\$215	\$4,570	\$3,516	\$3,750	\$3,750
851 to 1,000	Dwelling	\$200	\$233	\$278	\$278	\$4,570	\$3,516	\$4,805	\$4,805
1,001 to 1,250	Dwelling	\$200	\$233	\$352	\$352	\$4,570	\$3,516	\$6,059	\$6,059
1,251 to 1,500	Dwelling	\$305	\$356	\$435	\$435	\$6,763	\$5,382	\$7,437	\$7,437
1,501 to 2,000	Dwelling	\$305	\$356	\$547	\$547	\$6,763	\$5,382	\$9,285	\$9,285
2,001 to 2,500	Dwelling	\$305	\$356	\$664	\$664	\$6,763	\$6,142	\$11,217	\$11,217
2,501 to 3,000	Dwelling	\$305	\$356	\$756	\$756	\$6,763	\$8,044	\$12,755	\$12,755
3,001 to 3,500	Dwelling	\$305	\$356	\$833	\$833	\$6,763	\$8,044	\$14,030	\$14,030
3,501 to 4,000	Dwelling	\$305	\$356	\$899	\$899	\$6,763	\$8,044	\$15,138	\$15,138
4,001 to 4,500	Dwelling	\$305	\$356	\$956	\$899	\$6,763	\$8,044	\$16,112	\$15,138
4,501 or more	Dwelling	\$305	\$356	\$1,008	\$899	\$6,763	\$8,044	\$16,956	\$15,138

TOTAL Residential Impact Fees							Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Land Dedication	Total Current Costs (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
850 or less	Dwelling	\$6,808	\$5,281	\$1,063	\$6,344	\$6,796	\$6,004	(\$340)	-5%
851 to 1,000	Dwelling	\$6,808	\$5,281	\$1,063	\$6,344	\$8,744	\$7,720	\$1,376	22%
1,001 to 1,250	Dwelling	\$6,808	\$5,281	\$1,063	\$6,344	\$11,054	\$9,756	\$3,412	54%
1,251 to 1,500	Dwelling	\$10,168	\$8,033	\$1,063	\$9,096	\$13,610	\$12,005	\$2,909	32%
1,501 to 2,000	Dwelling	\$10,168	\$8,033	\$1,063	\$9,096	\$17,041	\$15,025	\$5,929	65%
2,001 to 2,500	Dwelling	\$10,168	\$8,793	\$1,063	\$9,856	\$20,638	\$18,189	\$8,333	85%
2,501 to 3,000	Dwelling	\$10,168	\$10,695	\$1,063	\$11,758	\$23,476	\$20,689	\$8,931	76%
3,001 to 3,500	Dwelling	\$10,168	\$10,695	\$1,063	\$11,758	\$25,846	\$22,775	\$11,017	94%
3,501 or more	Dwelling	\$10,168	\$10,695	\$1,063	\$11,758	\$27,889	\$24,575	\$12,817	109%

Majority of new home construction falls within these categories.

***Draft* 2025 Impact Fee Study**

Prepared for:

City of Grand Junction, Colorado

February 6, 2025

Prepared by:



4701 Sangamore Road

Suite S240

Bethesda, Maryland 20816

800.424.4318

www.tischlerbise.com

[PAGE INTENTIONALLY LEFT BLANK]

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
COLORADO IMPACT FEE ENABLING LEGISLATION	1
ADDITIONAL LEGAL GUIDELINES	2
DEVELOPMENT FEE METHODS AND COST COMPONENTS	3
CURRENT IMPACT FEES	4
MAXIMUM SUPPORTABLE IMPACT FEES	5
GENERAL METHODS FOR IMPACT FEES	6
EVALUATION OF CREDITS	6
FIRE IMPACT FEE.....	7
SERVICE AREA	7
PROPORTIONATE SHARE FACTORS	8
IMPACT FEE COMPONENTS.....	9
PROJECTION OF GROWTH-RELATED FIRE NEEDS.....	13
PRINCIPAL PAYMENT CREDIT	15
MAXIMUM SUPPORTABLE FIRE IMPACT FEE	16
REVENUE FROM FIRE IMPACT FEE	17
MUNICIPAL FACILITIES IMPACT FEE	18
SERVICE AREA	18
PROPORTIONATE SHARE FACTORS	18
IMPACT FEE COMPONENTS.....	19
PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS.....	21
MAXIMUM SUPPORTABLE MUNICIPAL FACILITIES IMPACT FEE.....	22
REVENUE FROM MUNICIPAL FACILITIES IMPACT FEE	23
PARKS & RECREATION IMPACT FEE.....	24
SERVICE AREA	24
IMPACT FEE COMPONENTS.....	24
PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS.....	28
MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE	31
REVENUE FROM PARKS & RECREATION IMPACT FEE	32
POLICE IMPACT FEE	33
SERVICE AREA	33
PROPORTIONATE SHARE FACTORS	33
IMPACT FEE COMPONENTS.....	35
PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS.....	37
PRINCIPAL PAYMENT CREDIT	38
MAXIMUM SUPPORTABLE POLICE IMPACT FEE.....	39
REVENUE FROM POLICE IMPACT FEE	40

TRANSPORTATION IMPACT FEE	41
SERVICE AREA	41
PROPORTIONATE SHARE FACTORS	41
VEHICLE TRIPS.....	41
PERSON TRIPS.....	46
PERSON MILES TRAVELED (PMT)	49
IMPACT FEE COMPONENTS.....	51
PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS.....	56
PRINCIPAL PAYMENT CREDIT	57
MAXIMUM SUPPORTABLE TRANSPORTATION IMPACT FEE	58
REVENUE FROM TRANSPORTATION IMPACT FEES.....	59
IMPLEMENTATION AND ADMINISTRATION	60
CREDITS AND REIMBURSEMENTS	60
SERVICE AREA	60
APPENDIX A: LAND USE ASSUMPTIONS	61
OVERVIEW	61
SUMMARY OF GROWTH INDICATORS.....	61
RESIDENTIAL DEVELOPMENT.....	62
NONRESIDENTIAL DEVELOPMENT	68
DEVELOPMENT PROJECTIONS.....	70
APPENDIX B: LAND USE DEFINITIONS.....	71
RESIDENTIAL DEVELOPMENT.....	71
NONRESIDENTIAL DEVELOPMENT	71

EXECUTIVE SUMMARY

Impact fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses the City of Grand Junction's Municipal Facilities, Fire, Police, Multimodal Transportation, and Parks & Recreation facilities. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. They may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. Although Colorado is a "home-rule" state and home-rule municipalities were already collecting "impact fees" under their home-rule authority granted in the Colorado Constitution, the Colorado Legislature passed enabling legislation in 2001, as discussed further below.

COLORADO IMPACT FEE ENABLING LEGISLATION

For local governments, the first step in evaluating funding options for facility improvements is to determine basic options and requirements established by state law. Some states have more conservative legal parameters that basically restrict local government to specifically authorized actions. In contrast, "home-rule" states grant local governments broader powers that may or may not be precluded or preempted by state statutes depending on the circumstances and on the state's particular laws. Home rule municipalities in Colorado have the authority to impose impact fees based on both their home rule power granted in the Colorado Constitution and the impact fee enabling legislation enacted in 2001 by the Colorado General Assembly.

Impact fees are one-time payments imposed on new development that must be used solely to fund growth-related capital projects, typically called "system improvements". An impact fee represents new growth's proportionate share of capital facility needs. In contrast to project-level improvements, impact fees fund infrastructure that will benefit multiple development projects, or even the entire service area, as long as there is a reasonable relationship between the new development and the need for the growth-related infrastructure.

According to Colorado Revised Statute Section 29-20-104.5, impact fees must be legislatively adopted at a level no greater than necessary to defray impacts generally applicable to a broad class of property. The purpose of impact fees is to defray capital costs directly related to proposed development. The statutes of other states allow impact fee schedules to include administrative costs related to impact fees and the preparation of capital improvement plans, but this is not specifically authorized in Colorado's statute. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive portfolio to ensure adequate provision of public facilities. Because system improvements are larger and costlier, they may require bond financing and/or funding from other revenue sources. To be funded by impact fees, Section 29-20-104.5 requires that the capital improvements must have a useful life of at least five years. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Also, impact fees cannot be used to repair or correct existing deficiencies in existing infrastructure.

ADDITIONAL LEGAL GUIDELINES

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be “roughly proportional” to the burden created by development.

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, TischlerBise prefers a more rigorous formulation that recognizes three elements: “need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to cover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle likely applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The

demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. persons per household).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. The calculation of impact fees should also assume that they will be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available exclusively to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements.

DEVELOPMENT FEE METHODS AND COST COMPONENTS

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each development fee.

Figure 1. Summary of City of Grand Junction Impact Fees

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Facilities, Apparatus	N/A	N/A	Population & Vehicle Trips
Municipal Facilities	Citywide	Municipal Facilities	N/A	N/A	Population & Jobs
Parks and Recreation	201 Service Bdry	Park Land, Open Space, Park Improvements	N/A	N/A	Population
Police	Citywide	Facilities	N/A	N/A	Population & Vehicle Trips
Transportation	Citywide	Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Trail	N/A	N/A	Person Miles Traveled (PMT)

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT IMPACT FEES

Figure 2 provides a schedule of Grand Junction's current impact fees.

Figure 2. Current Impact Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Single <1,250 sq ft	Dwelling	\$827	\$0	\$1,468	\$356	\$3,516	\$6,167
Single 1,250 - 1,649 sq ft	Dwelling	\$827	\$0	\$1,468	\$356	\$5,382	\$8,033
Single 1,650 - 2,299 sq ft	Dwelling	\$827	\$0	\$1,468	\$356	\$6,142	\$8,793
Single 2,300 or more sq ft	Dwelling	\$827	\$0	\$1,468	\$356	\$8,044	\$10,695
Mobile Home	Pad	\$827	\$0	\$1,468	\$356	\$3,651	\$6,302
Multi-Family	Dwelling	\$544	\$0	\$988	\$233	\$3,291	\$5,056

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Retail/Commercial	1,000 SF	\$569	\$0	\$0	\$240	\$8,256	\$9,065
Convenience Commercial	1,000 SF	\$569	\$0	\$0	\$240	\$17,551	\$18,360
Office	1,000 SF	\$222	\$0	\$0	\$95	\$6,624	\$6,941
Institutional/Public	1,000 SF	\$222	\$0	\$0	\$95	\$1,529	\$1,846
Industrial	1,000 SF	\$77	\$0	\$0	\$33	\$2,313	\$2,423
Warehousing	1,000 SF	\$40	\$0	\$0	\$17	\$1,025	\$1,082
Hotel/Lodging	1,000 SF	\$569	\$0	\$0	\$240	\$0	\$809
Hotel/Lodging	Room	\$0	\$0	\$0	\$0	\$4,537	\$4,537
RV Park	Pad	\$544	\$0	\$0	\$233	\$3,651	\$4,428

MAXIMUM SUPPORTABLE IMPACT FEES

Figure 3 provides a schedule of the maximum supportable impact fees. The fees represent the highest amount supportable for each type of residential and nonresidential unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
850 or less	Dwelling	\$501	\$506	\$1,530	\$179	\$3,681	\$6,397
851 to 1,000	Dwelling	\$648	\$655	\$1,978	\$232	\$4,716	\$8,229
1,001 to 1,250	Dwelling	\$822	\$830	\$2,508	\$294	\$5,947	\$10,401
1,251 to 1,500	Dwelling	\$1,016	\$1,026	\$3,100	\$364	\$7,300	\$12,806
1,501 to 2,000	Dwelling	\$1,276	\$1,289	\$3,895	\$457	\$9,114	\$16,031
2,001 to 2,500	Dwelling	\$1,550	\$1,566	\$4,731	\$555	\$11,010	\$19,412
2,501 to 3,000	Dwelling	\$1,764	\$1,782	\$5,384	\$632	\$12,520	\$22,082
3,001 to 3,500	Dwelling	\$1,944	\$1,964	\$5,935	\$696	\$13,771	\$24,310
3,501 and greater	Dwelling	\$2,098	\$2,120	\$6,404	\$751	\$14,858	\$26,231

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	\$1,445	\$876	\$0	\$506	\$10,725	\$13,552
Convenience Commercial	1,000 SF	\$1,989	\$3,854	\$0	\$697	\$14,763	\$21,303
Office	1,000 SF	\$641	\$1,342	\$0	\$225	\$6,432	\$8,640
Institutional/Public	1,000 SF	\$638	\$1,178	\$0	\$223	\$6,392	\$8,431
Industrial	1,000 SF	\$200	\$478	\$0	\$70	\$1,998	\$2,746
Warehousing	1,000 SF	\$102	\$140	\$0	\$36	\$1,015	\$1,293
Hotel/Lodging	Room	\$473	\$230	\$0	\$166	\$4,742	\$5,611
RV Park	Pad	\$160	\$21	\$0	\$56	\$1,601	\$1,838

GENERAL METHODS FOR IMPACT FEES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied to City of Grand Junction.

Cost Recovery Method (Past Improvements) The rationale for recoupment, or cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements) The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements) The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

EVALUATION OF CREDITS

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the Fire and Police impact fee calculations, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

FIRE IMPACT FEE

The Fire impact fees include components for station space and apparatus. The incremental expansion methodology is used for both fee components. The Fire impact fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential fire impact fees are calculated per housing unit. Because the Grand Junction Fire Department also provides emergency medical services and these calls represent the largest percentage of calls to which the Department responds, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The Grand Junction Fire Department serves an area greater than the City of Grand Junction. Because of this, that portion of the demand cannot be attributed to City residents and businesses, or the impact fees will be disproportionate to demand. Therefore, we asked the Grand Junction Fire Department to conduct an analysis of calls for service inside and outside the City in to determine the amount of activity directed toward residents and businesses inside the City limits. As shown in Figure F1, over the last two calendar years, the City of Grand Junction Fire Department has responded to slightly over 42,000 incidents. Of that total, 83 percent of the incidents were inside the City limits.

Figure F1. Fire and EMS Incident Data for Two-Year Period

Location	Incidents	%
Inside the City	34,918	83%
Incidents outside the City	7,152	17%
Total	42,070	100%

Source: Grand Junction Fire Department

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Fire facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on Fire facilities and vehicles, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for Fire infrastructure, see Figure F2.

Figure F2. City of Grand Junction Functional Population

Demand Units in 2021				
Residential			Demand Hours/Day	Person Hours
Population	62,544			
Residents Not Working	37,046		20	740,920
Employed Residents	25,498			
Employed in Grand Junction	17,052	14		238,728
Employed outside Grand Junction	8,446	14		118,244
Residential Subtotal				1,097,892
Residential Share				63%
Nonresidential				
Non-working Residents	37,046	4		148,184
Jobs Located in Grand Junction	49,018			
Residents Employed in Grand Junction	17,052	10		170,520
Nonresident Workers (Inflow Commuters)	31,966	10		319,660
Nonresidential Subtotal				638,364
Nonresidential Share				37%
Total				1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Fire Facilities

The incremental expansion component of the Fire impact fee is based on an inventory of existing Citywide facilities. It is important to note the existing inventory includes Station No. 7, which is under construction now and will be open around the time of the impact fee adoption. Therefore, the level of service standards are based on the projected 2025 demand units. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure F3, the Fire Department occupies 99,277 square feet in 10 different facilities. To determine the level of service factors for the impact fee calculation, the amount of facility square footage (99,277) is multiplied by the percentage of activity directed inside the City limits (83%) and then by the functional population split for the City of Grand Junction (found in Figure F2) is used to allocate the square footage and corresponding replacement cost of the fire stations in Figure F3. For example, of the 99,277 square feet of fire space in the City, 82,400 square feet is directed toward City of Grand Junction (99,277 multiplied by 83%). Of this 82,400 impact fee eligible square footage, 51,912 square feet is allocated to residential growth and 30,488 square feet is allocated to nonresidential development.

The allocated square feet of the Grand Junction fire stations are divided by the 2025 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for fire stations in the City. Specifically, there is 0.772 square feet of fire station space per capita and 0.137 square feet per nonresidential vehicle trip.

To estimate the replacement cost of the fire stations, the average cost of \$725 per square foot is used. This figure is based on the recent Station No. 7 construction cost. To find the cost per person or cost per nonresidential vehicle trip, the level of service standards is applied to the cost per square foot for fire stations. For example, the residential cost per person is \$559.71 (0.772 square feet per person x \$725 per square foot = \$559.71 per person).

Figure F3. Fire Facilities Level of Service and Cost Factors

Description	Square Feet
Fire Administration Building	14,576
Fire Station No. 1	13,331
Fire Station No. 2	8,461
Fire Station No. 3	10,500
Fire Station No. 4	9,335
Fire Station No. 5 Annex	1,916
Fire Station No. 5	7,291
Fire Station No. 6	10,500
Fire Station No. 7	10,500
Fire Station No. 8	10,500
Fire Training Center	2,367
Total	99,277

Level-of-Service (LOS) Standards

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Sq. Ft. per Person	0.772
LOS: Sq. Ft. per Vehicle Trip	0.137

Cost Analysis

Cost per Square Foot*	\$725
LOS: Square Feet per Person	0.772
Cost per Person	\$559.71
LOS: Square Feet per Vehicle Trip	0.137
Cost per Vehicle Trip	\$99.25

*Source: City of Grand Junction. Based on Station 7 Cost

Fire Apparatus

The second component of the Fire impact fee is fire apparatus. Similar to the station component, the current inventory includes apparatus that will be owned by the City when Station No. 7 opens in 2025. Therefore, the level of service standards are based on the projected 2025 demand units. The City's current inventory of apparatus is contained in Figure F4, which consists of 51 pieces with a total replacement value of \$17 million, or an average cost of \$334,922 per piece of apparatus. Similar to the facilities component, the apparatus inventory is compared to the percentage of activity directed inside the City of Grand Junction and then allocated based on the proportionate share factors shown in Figure F2. For example, of the 51 pieces of apparatus in the City, approximately 42 pieces of the inventory are directed toward City of Grand Junction (51 pieces of apparatus multiplied by 83%). Of the 42 pieces of impact fee eligible apparatus, approximately 27 pieces are allocated to residential growth and approximately 16 pieces are allocated to nonresidential growth. These allocations are divided by the demand units (population for residential development and nonresidential vehicle trips for nonresidential development) to calculate the current level of service. The current level of service is multiplied by the weighted average cost per fire apparatus to calculate the cost per capita and nonresidential vehicle trip.

For example, there is .00040 pieces of fire apparatus per person in Grand Junction ($26.6 \text{ apparatus} / 67,242 \text{ persons} = .00040 \text{ apparatus per person}$). As discussed above, a new piece of fire apparatus has an average cost of \$334,922, which results in the residential cost equaling \$132.83 per person ($.00040 \text{ vehicles per person} \times \$353,155 \text{ per apparatus} = \$132.83 \text{ per person}$).

Figure F4. Fire Apparatus Inventory and Level of Service

Description	Model	# of Units	Unit Cost	Total Cost
Truck	Smeal 105' Quint	1	\$1,700,000	\$1,700,000
Truck	Smeal 75' Quint	1	\$1,700,000	\$1,700,000
Engine	Smeal	4	\$1,000,000	\$4,000,000
Engine	E-One Pumper	1	\$1,000,000	\$1,000,000
Engine	Pierce Enforcer	4	\$1,000,000	\$4,000,000
Battalion Chief	Dodge Ram 1500	1	\$86,000	\$86,000
Hazmat	BLM	1	\$263,000	\$263,000
Ambulance	Dodge/Ford/Chevy	14	\$86,000	\$1,204,000
Rescue	SVI Heavy Rescue Truck	1	\$1,000,000	\$1,000,000
Brush Engine	HME/BME	2	\$375,000	\$750,000
Brush Truck	Largo Tank	1	\$375,000	\$375,000
Tender	International	1	\$350,000	\$350,000
UTV	Yamaha	2	\$25,000	\$50,000
ATV	Suzuki	1	\$12,000	\$12,000
Air Trailer	Misc	1	\$40,000	\$40,000
Trailers	Trench/Confined Space/Flat	4	\$10,000	\$40,000
Administrative	SUVs	5	\$41,000	\$205,000
Administrative	Pickups	6	\$51,000	\$306,000
Total**		51	\$334,922	\$17,081,000

Level-of-Service (LOS) Standards**

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Units per Person	0.00040
LOS: Units per Vehicle Trip	0.00007

Cost Analysis

Average Cost per Unit	\$334,922
LOS: Units per Person	0.00040
Cost per Person	\$132.83
LOS: Units per Vehicle Trip	0.00007
Cost per Vehicle Trip	\$23.55

*Source: City of Grand Junction.

**Base Year assumptions have been set to 2025 to include Station 7 Apparatus

PROJECTION OF GROWTH-RELATED FIRE NEEDS

To estimate the demand for future Fire station space, the current level of service (0.772 square feet per person and 0.137 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure F5, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F5, there is a projected need for 19,194 square feet of Fire station space in the City to accommodate the growth at the present level of service. By applying the average cost of a building (\$725 per square feet), the total projected expenditure to accommodate new development is estimated at approximately \$13.9 million.

Figure F5. 10-Year Fire Infrastructure Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Fire Facilities	Residential	0.772	Square Feet	per Person	\$725
	Nonresidential	0.137		per Vehicle Trip	

Growth-Related Need for Fire Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	50,580	29,901	80,480
Year 1	2025	67,242	222,710	51,912	30,488	82,400
Year 2	2026	68,968	226,999	53,244	31,075	84,319
Year 3	2027	70,694	231,289	54,576	31,662	86,239
Year 4	2028	72,419	235,579	55,909	32,250	88,158
Year 5	2029	74,145	239,868	57,241	32,837	90,078
Year 6	2030	75,871	244,158	58,573	33,424	91,997
Year 7	2031	77,596	248,447	59,905	34,011	93,916
Year 8	2032	79,322	252,737	61,237	34,598	95,836
Year 9	2033	81,048	257,026	62,570	35,186	97,755
Year 10	2034	82,773	261,316	63,902	35,773	99,675
Ten-Year Increase		17,256	42,895	13,322	5,872	19,194
		Projected Expenditure		\$9,658,550	\$4,257,315	\$13,915,865
		Growth-Related Expenditure on Fire Facilities				\$13,915,865

To estimate the demand for future Fire apparatus, the current level of service (0.00040 apparatus per person and 0.00007 vehicles per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. The City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F6, there is a projected need for approximately 10 additional growth-related pieces of apparatus. By applying the average cost of a vehicle (\$334,922), the total projected growth-related expenditure is estimated at approximately \$3.3 million.

Figure F6. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00040	Units	per Person	\$334,922
	Nonresidential	0.00007		per Vehicle Trip	

Growth-Related Need for Apparatus						
Year		Population	Nonresidential Vehicle Trips	Residential Apparatus	Nonresidential Apparatus	Total
Base	2024	65,517	218,420	26.0	15.4	41.3
Year 1	2025	67,242	222,710	26.7	15.7	42.3
Year 2	2026	68,968	226,999	27.4	16.0	43.3
Year 3	2027	70,694	231,289	28.0	16.3	44.3
Year 4	2028	72,419	235,579	28.7	16.6	45.3
Year 5	2029	74,145	239,868	29.4	16.9	46.3
Year 6	2030	75,871	244,158	30.1	17.2	47.3
Year 7	2031	77,596	248,447	30.8	17.5	48.2
Year 8	2032	79,322	252,737	31.5	17.8	49.2
Year 9	2033	81,048	257,026	32.1	18.1	50.2
Year 10	2034	82,773	261,316	32.8	18.4	51.2
Ten-Year Increase		17,256	42,895	6.8	3.0	9.9
Projected Expenditure				\$2,292,126	\$1,010,328	\$3,302,454
Growth-Related Expenditure on Fire Apparatus						\$3,302,454

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations from past fire facility projects: Tax Revenue Bond Series 2010A and Tax Revenue Build America Bond Series 2010B. The proceeds from these bonds funded several fire facilities including Fire Station #1, #2 and the Fire Administration building for a total of \$7,100,000 of improvements, representing 20 percent of the 2010 Bonds. This bond series was refinanced in 2019 at a lower interest rate of 5.05%. Figure F8 lists the remaining principal payment schedules for the bonds. The fire department's total remaining principal on the bond is \$4.6 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. As shown in Figure F7, this results in a credit of \$24.37 per person, and \$4.47 per nonresidential trip end.

Figure F7. Principal Payment Credit

Year	Principal Payment (20% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	\$197,000	\$124,110	65,517	\$1.89	\$72,890	218,420	\$0.33
2025	\$198,000	\$124,740	67,242	\$1.86	\$73,260	222,710	\$0.33
2026	\$208,000	\$131,040	68,968	\$1.90	\$76,960	226,999	\$0.34
2027	\$218,000	\$137,340	70,694	\$1.94	\$80,660	231,289	\$0.35
2028	\$229,000	\$144,270	72,419	\$1.99	\$84,730	235,579	\$0.36
2029	\$240,000	\$151,200	74,145	\$2.04	\$88,800	239,868	\$0.37
2030	\$252,000	\$158,760	75,871	\$2.09	\$93,240	244,158	\$0.38
2031	\$265,000	\$166,950	77,596	\$2.15	\$98,050	248,447	\$0.39
2032	\$278,000	\$175,140	79,322	\$2.21	\$102,860	252,737	\$0.41
2033	\$292,000	\$183,960	81,048	\$2.27	\$108,040	257,026	\$0.42
2034	\$306,000	\$192,780	82,773	\$2.33	\$113,220	261,316	\$0.43
2035	\$322,000	\$202,860	84,499	\$2.40	\$119,140	265,605	\$0.45
2036	\$335,000	\$211,050	86,224	\$2.45	\$123,950	269,895	\$0.46
2037	\$348,000	\$219,240	87,950	\$2.49	\$128,760	274,184	\$0.47
2038	\$362,000	\$228,060	89,676	\$2.54	\$133,940	278,474	\$0.48
2039	\$376,000	\$236,880	91,401	\$2.59	\$139,120	282,763	\$0.49
2040	\$388,000	\$244,440	93,127	\$2.62	\$143,560	287,053	\$0.50
Total	\$4,814,000	\$3,032,820		\$37.76	\$1,781,180		\$6.96

Discount Rate	5.0%		5.0%
Net Present Value	\$24.37		\$4.47

MAXIMUM SUPPORTABLE FIRE IMPACT FEE

Figure F8 shows the maximum supportable Fire Impact Fee. Impact fees for Fire are based on persons per housing unit for residential development and vehicle trips per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet, hotel room or other applicable factor to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F8. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Facilities	\$559.71	\$99.25
Apparatus	\$132.83	\$23.55
Principal Payment Credit	(\$24.37)	(\$4.47)
Total	\$668.16	\$118.34

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	\$501	\$544	(\$43)
851 to 1,000	Dwelling	0.97	\$648	\$544	\$104
1,001 to 1,250	Dwelling	1.23	\$822	\$544	\$278
1,251 to 1,500	Dwelling	1.52	\$1,016	\$827	\$189
1,501 to 2,000	Dwelling	1.91	\$1,276	\$827	\$449
2,001 to 2,500	Dwelling	2.32	\$1,550	\$827	\$723
2,501 to 3,000	Dwelling	2.64	\$1,764	\$827	\$937
3,001 to 3,500	Dwelling	2.91	\$1,944	\$827	\$1,117
3,501 and greater	Dwelling	3.14	\$2,098	\$827	\$1,271

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	\$1,445	\$569	\$876
Convenience Commercial	1,000 SF	16.81	\$1,989	\$569	\$1,420
Office	1,000 SF	5.42	\$641	\$222	\$419
Institutional/Public	1,000 SF	5.39	\$638	\$222	\$416
Industrial	1,000 SF	1.69	\$200	\$77	\$123
Warehousing	1,000 SF	0.86	\$102	\$40	\$62
Hotel/Lodging	Room	4.00	\$473	\$569	(\$96)
RV Park	Pad	1.35	\$160	\$544	(\$384)

1. See Land Use Assumptions

REVENUE FROM FIRE IMPACT FEE

Revenue from the Fire Impact Fee is estimated in Figure F9. There is projected to be 8,180 new housing units and almost 6.6 million square feet of new nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth. Overall, the approximately \$16.6 million in revenue from the impact fee covers approximately 97 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure F9. Estimated Revenue from Fire Impact Fee

Infrastructure Costs for Fire

	Total Cost	Growth Cost
Facilities	\$13,915,865	\$13,915,865
Apparatus	\$3,302,454	\$3,302,454
Total Expenditures	\$17,218,319	\$17,218,319

Projected Fire and Rescue Impact Fee Revenue

		Single-Family \$1,550 per Unit	Multi-Family \$1,016 per Unit	Retail/Comm. \$1,445 per KSF	Office \$641 per KSF	Inst./Public \$638 per KSF	Industrial \$200 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
1	2025	23,960	8,345	10,426	7,756	7,584	7,416
2	2026	24,573	8,550	10,610	7,872	7,802	7,557
3	2027	25,186	8,755	10,794	7,988	8,020	7,697
4	2028	25,799	8,960	10,978	8,105	8,239	7,838
5	2029	26,412	9,165	11,162	8,221	8,457	7,979
6	2030	27,025	9,370	11,346	8,337	8,675	8,120
7	2031	27,638	9,575	11,530	8,453	8,893	8,261
8	2032	28,251	9,780	11,714	8,570	9,111	8,401
9	2033	28,864	9,985	11,898	8,686	9,329	8,542
10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		\$9,501,500	\$2,082,800	\$2,658,986	\$745,293	\$1,391,800	\$281,534
Projected Revenue =>							\$16,661,913
Total Expenditures =>							\$17,218,319
General Fund's Share =>							\$556,406

MUNICIPAL FACILITIES IMPACT FEE

The Municipal Facilities impact fee include components for municipal buildings related to general government and general services functions. The incremental expansion is utilized for this fee calculation. The Municipal Facilities impact fee is calculated on a per capita basis for residential development and a per employee basis for nonresidential development. The residential portion is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person. The nonresidential portion is derived from the product of employees per 1,000 square feet of nonresidential space multiplied by the net cost per employee (job).

SERVICE AREA

The City of Grand Junction provides general government services throughout the City; therefore, there is a single service area for the Municipal Facilities impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Municipal Facilities infrastructure. To calculate the proportionate share between residential and nonresidential demand on Municipal Facilities infrastructure, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 (the latest year available) functional population data for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for municipal facilities, see Figure M1.

Figure M1. City of Grand Junction Functional Population

Demand Units in 2021		Demand Hours/Day	Person Hours	Proportionate Share
Residential				
Estimated Residents	62,544			
Residents Not Working	37,046	20	740,920	
Employed Residents	25,498			
Employed in Grand Junction	17,052	14	238,728	
Employed outside Grand Junction	8,446	14	118,244	
<i>Residential Subtotal</i>			1,097,892	63%
Nonresidential				
Non-working Residents	37,046	4	148,184	
Jobs Located in Grand Junction	49,018			
Residents Employed in Grand Junction	17,052	10	170,520	
Nonresident Workers (Inflow Commuters)	31,966	10	319,660	
<i>Nonresidential Subtotal</i>			638,364	37%
TOTAL			1,736,256	100%

IMPACT FEE COMPONENTS**Municipal Facilities**

The Municipal Facilities Impact Fee is based on ten primary facilities serving the public, and their associated replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure M2, the City has a total of 140,397 square feet of municipal facility floor area. The functional population split for the City of Grand Junction found in Figure M1 is used to allocate the square footage and corresponding replacement cost of Municipal Facilities infrastructure in Figure M2. Of the 140,397 square feet of applicable general government facilities, 63 percent is allocated to residential development (88,450 square feet) and 37 percent (51,947 square feet) is allocated to nonresidential development. The 2024 population or job totals divide the floor area allocations to find the residential and nonresidential level of service standard. For example, the residential level of service is 1.35 square feet per person (88,450 square feet / 65,517 residents = 1.35 square feet per person).

According to discussions with City staff, the estimated replacement cost of municipal facility space is \$500 per square foot. To find the cost per person, the level of service standards is applied to the average replacement cost. For example, the residential cost per person is \$675.02 (1.35 square feet per person x \$500 per square foot = \$675.02 per person).

Figure M2. Municipal Facilities Level of Service and Cost Factors

Facility	Square Feet
910 Main Street	5,465
Engineering Building	5,170
Daycare Facility	5,525
Wellness Facility	2,050
Transportation Engineering Office	3,600
Municipal Service Center	38,485
Municipal Operations Center	23,345
Field Engineering Building	3,234
Facilities Building	7,523
City Hall	46,000
Total	140,397

Level-of-Service (LOS) Standards

Population in 2024	65,517
Employment in 2024	62,988
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	1.35
LOS: Square Feet per Job	0.82

Cost Analysis

Cost per Square Foot	\$500
LOS: Square Feet per Person	1.35
Cost per Person	\$675.02
LOS: Square Feet per Job	0.82
Cost per Job	\$412.36

Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS

To estimate the demand for future Municipal Facilities infrastructure, the current level of service (1.35 square feet per person and 0.82 square feet per job) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure M3, the City is projected to increase by 17,256 residents and 16,590 jobs over the next ten years (see Appendix A). Figure M3 indicates that the City will need to construct 36,979 square feet of additional space to maintain current levels of service for Municipal Facilities. By applying the average cost of \$500 per square foot, the estimated growth-related cost for Municipal Facilities is approximately \$18.5 million over the next ten years.

Figure M3. 10-Year Municipal Facilities Infrastructure Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost / Sq. Ft.	
Municipal Facilities	Residential	1.35	Square Feet	per persons	\$500	
	Nonresidential	0.82		per jobs		
Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2024	65,517	62,988	88,450	51,947	140,397
Year 1	2025	67,242	64,647	90,780	53,315	144,095
Year 2	2026	68,968	66,306	93,109	54,683	147,793
Year 3	2027	70,694	67,965	95,439	56,052	151,491
Year 4	2028	72,419	69,624	97,769	57,420	155,189
Year 5	2029	74,145	71,283	100,098	58,788	158,887
Year 6	2030	75,871	72,942	102,428	60,156	162,584
Year 7	2031	77,596	74,601	104,758	61,524	166,282
Year 8	2032	79,322	76,260	107,088	62,893	169,980
Year 9	2033	81,048	77,919	109,417	64,261	173,678
Year 10	2034	82,773	79,578	111,747	65,629	177,376
Ten-Year Increase		17,256	16,590	23,297	13,682	36,979
Projected Expenditure				\$11,648,387	\$6,841,116	\$18,489,503
Growth-Related Expenditure on Municipal Facilities						\$18,489,503

MAXIMUM SUPPORTABLE MUNICIPAL FACILITIES IMPACT FEE

Figure M4 shows the maximum supportable Municipal Facilities Impact Fee. Impact fees for Municipal Facilities are based on persons per housing unit for residential development and employees per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per job is multiplied by the jobs per 1,000 square feet to calculate the proposed fee. The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure M4. Maximum Supportable Municipal Facilities Impact Fee

Fee Component	Cost per Person	Cost per Job
Municipal Facilities	\$675.02	\$412.36
Total	\$675.02	\$412.36

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	\$506	\$0	\$506
851 to 1,000	Dwelling	0.97	\$655	\$0	\$655
1,001 to 1,250	Dwelling	1.23	\$830	\$0	\$830
1,251 to 1,500	Dwelling	1.52	\$1,026	\$0	\$1,026
1,501 to 2,000	Dwelling	1.91	\$1,289	\$0	\$1,289
2,001 to 2,500	Dwelling	2.32	\$1,566	\$0	\$1,566
2,501 to 3,000	Dwelling	2.64	\$1,782	\$0	\$1,782
3,001 to 3,500	Dwelling	2.91	\$1,964	\$0	\$1,964
3,501 and greater	Dwelling	3.14	\$2,120	\$0	\$2,120

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	2.12	\$876	\$0	\$876
Convenience Commercial	1,000 SF	9.35	\$3,854	\$0	\$3,854
Office	1,000 SF	3.26	\$1,342	\$0	\$1,342
Institutional/Public	1,000 SF	2.86	\$1,178	\$0	\$1,178
Industrial	1,000 SF	1.16	\$478	\$0	\$478
Warehousing	1,000 SF	0.34	\$140	\$0	\$140
Hotel/Lodging	Room	0.56	\$230	\$0	\$230
RV Park	Pad	0.05	\$21	\$0	\$21

1. See Land Use Assumptions

REVENUE FROM MUNICIPAL FACILITIES IMPACT FEE

Revenue from the Municipal Facilities Impact Fee is estimated in Figure M5. There is projected to be 8,180 new housing units and 6.6 million additional square feet of nonresidential space in Grand Junction by 2034. To determine the revenue from each development type, the fee is multiplied by the growth. Overall, the revenue from the impact fee covers 98 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure M5. Estimated Revenue from Municipal Facilities Impact Fee

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	\$18,489,503	\$18,489,503
Total Expenditures	\$18,489,503	\$18,489,503

Projected Development Impact Fee Revenue

		Single-Family \$1,566 per unit	Multi-Family \$1,026 per unit	Retail/Comm. \$876 per 1,000 Sq Ft	Office \$1,342 per 1,000 Sq Ft	Inst./Public \$1,178 per 1,000 Sq Ft	Industrial \$478 per 1,000 Sq Ft
		Housing Units		KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		\$9,599,580	\$2,103,300	\$1,611,953	\$1,560,349	\$2,569,813	\$672,866
Projected Revenue =>							\$18,117,861
Total Expenditures =>							\$18,489,503
General Fund's Share =>							\$371,642

PARKS & RECREATION IMPACT FEE

The Parks and Recreation Impact Fee is based on the incremental expansion methodology, and includes components for park land acquisition, open space land acquisition, and park improvements. By including a land park land component in the impact fee calculation, it is the City's intent to eliminate the current park land dedication requirement. The parks and recreation impact fee is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person.

SERVICE AREA

Since Grand Junction Parks provide services to the larger population residing outside the City in the 201 Sewer Service Boundary, parks and recreation infrastructure standards are allocated 100 percent to residential development within this area to establish the current level of service.

IMPACT FEE COMPONENTS

The Parks & Recreation Impact Fee is based on an inventory of existing City parks, current values of recreation improvements, and an inventory of current open space. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Discussions with City staff indicate the City's park system essentially serves residents who reside within the 201 Sewer Service Boundary. For purposes of determining level of service standards, this population base will be referred to as the "park population," which is larger than the existing population base of the City.

Park Land

Figure PR1 lists the current inventory of City parks included in the impact fee calculations. To calculate the current level of service, the existing park acreage, (545.28 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0047 acres of park land per person.

To determine the cost per acre for park land, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of \$30,240,255. This equates to a value of \$147,513. When this average cost per acre (\$147,513) is applied to the existing level of service standard of 0.0047 acres of park land per person, the cost per person is \$699.61.

Figure PR1. Park Land Level of Service and Cost Factors

Park Name	Park Type	Acreage
Burkey Park South	Undeveloped Park	9.8
Canyon View Park	Regional Park	115.1
Columbine Park	Community Park	12.4
Darla Jean Park	Small Neighborhood Park	2.2
Dos Rios Park	Community Park	2.98
Duck Pond - Orchard Mesa	Small Neighborhood Park	4.8
Duck Pond - Ridges	Small Neighborhood Park	1.5
Eagle Rim Park	Large Neighborhood Park	11.4
Emerson Park	Community Park	2.5
Flint Ridge Park	Undeveloped Park	3.2
Founder's Colony Park	Undeveloped Park	4.4
Hawthorne Park	Small Neighborhood Park	2.7
Honeycomb Park	Small Neighborhood Park	3.6
Horizon Park	Undeveloped Park	12.6
Las Colonias Park	Regional Park	33.6
Lincoln Park	Regional Park	32.9
Matchett Park	Undeveloped Park	207
Paradise Hills Park	Small Neighborhood Park	2.8
Pineridge Park	Community Park	1.9
Riverside Park	Small Neighborhood Park	1.5
Rocket Park	Small Neighborhood Park	2.7
Saccomano Park	Undeveloped Park	31.7
Shadow Lake Park	Small Neighborhood Park	5.8
Sherwood Park	Community Park	13.9
Spring Valley I Park	Small Neighborhood Park	3.1
Spring Valley II Park	Small Neighborhood Park	2.5
Washington Park	Small Neighborhood Park	3
Whitman Park	Small Neighborhood Park	2.5
Westlake Park	Large Neighborhood Park	11.2
Total		545.28

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	0.0047

Cost Analysis

Cost per Acre	\$147,513
LOS: Acres per Person	0.0047
Cost per Person	\$699.61

Source: City of Grand Junction

Open Space

Figure PR2 lists the current inventory of City open space parcels (inventory excludes the Three Sisters Bike Park). To calculate the current level of service, the existing open space acreage (303.4 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0026 acres of open space land per person.

To determine the cost per acre for open space, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of \$30,240,255. This equates to a value of \$147,513. When this average cost per acre (\$147,513) is applied to the existing level of service standard of 0.0026 acres of open space land per person, the cost per person is \$389.27.

Figure PR2. Open Space Level of Service and Cost Factors

Park Name	Acreage
Botanical Gardens Open Space	6.3
Las Colonias Park	32.4
Leach Creek Open Space	0.5
Ridges Open Space	173.9
South Rim Open Space	21.6
Kindred Reserve	37
Watson Island Open Space	31.7
Total	303.4

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	0.0026

Cost Analysis

Cost per Acre	\$147,513
LOS: Acres per Person	0.0026
Cost per Person	\$389.27

Source: City of Grand Junction

Park Improvements

Figure PR3 lists the current inventory of City improvements included in the impact fee calculations. As shown in Figure PR3, the City currently has 694 different park improvements, with a replacement value of \$109.2 million. This equates to an average cost per improvement of \$157,464. To calculate the current level of service, the existing park improvements, (694) is divided by the current park population (114,972). This results in a level of service standard of 0.0060 park improvements per person.

As discussed above, the average cost per improvement is \$157,464. When the average cost per acre (\$157,464) is applied to the existing level of service standard of 0.0060 park improvements per person, the cost per person is \$950.49.

Figure PR3. Park Improvements Level of Service and Cost Factors

Description	Improvements	Unit Cost	Total Cost
Adventure Course	1	\$600,000	\$600,000
Aquatics, Indoor Lap Pool	1	\$6,000,000	\$6,000,000
Aquatics, Outdoor Lap Pool	1	\$15,000,000	\$15,000,000
Aquatics, Spray Pad	2	\$1,050,000	\$2,100,000
Basketball Court, Lit	1	\$210,000	\$210,000
Basketball Court, Unlit	9	\$160,000	\$1,440,000
Basketball, Practice	4	\$127,000	\$508,000
Batting Cage	2	\$32,000	\$64,000
Bike Course	2	\$200,000	\$400,000
Diamond Field, Lit	8	\$880,000	\$7,040,000
Diamond Field, Unlit	2	\$450,000	\$900,000
Diamond Field, Complex	1	\$1,000,000	\$1,000,000
Disc Golf	3	\$110,000	\$330,000
Dog Park	4	\$500,000	\$2,000,000
Event Space	5	\$5,500	\$27,500
Fitness Course	2	\$15,000	\$30,000
Game Court	2	\$26,500	\$53,000
Garden, Display	100	\$10,000	\$1,000,000
Horseshoe Pits	15	\$3,000	\$45,000
Inline Hockey	1	\$250,000	\$250,000
Natural Area	17	\$400,000	\$6,800,000
Open Turf	350	\$42,500	\$14,875,000
Pickleball Court, Lit	20	\$165,000	\$3,300,000
Pickleball Court, Unlit	4	\$115,000	\$460,000
Picnic Ground (Tables & Grills)	12	\$2,600	\$31,200
Playground (Destination)	5	\$550,000	\$2,750,000
Playground (Local)	19	\$300,000	\$5,700,000
Public Art Installations	10	\$100,000	\$1,000,000
Rectangular Field, Complex	1	\$900,000	\$900,000
Rectangular Field, Large	5	\$500,000	\$2,500,000
Rectangular Field, Multiple	1	\$300,000	\$300,000
Rectangular Field, Small	2	\$100,000	\$200,000
Shelter/Pavillion - Large	28	\$130,000	\$3,640,000
Shelter/Pavillion - Small	12	\$60,000	\$720,000
Skate Park - Destination	1	\$3,200,000	\$3,200,000
Skate Park - Local	2	\$750,000	\$1,500,000
Trail, Multi-Use, Concrete	13	\$1,062,000	\$13,806,000
Trailhead	1	\$150,000	\$150,000
Tennis Court, Lit	12	\$300,000	\$3,600,000
Tennis Court, Unlit	6	\$175,000	\$1,050,000
Volleyball Court	4	\$50,000	\$200,000
Water Access, Developed	1	\$1,000,000	\$1,000,000
Water Access, General	2	\$1,300,000	\$2,600,000
Total	694	\$157,464	\$109,279,700

Level-of-Service (LOS) Standards

Existing Improvements	694
Park Population in 2024 (includes 201 Boundary)	114,972
LOS: Park Improvements per Person	0.0060

Cost Analysis

Average Cost per Improvement*	\$157,464
LOS: Improvements per Person	0.0060
Cost per Person	\$950.49

*Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS

To estimate the 10-year growth needs for park land, the current level of service (0.0047 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR4, it is projected that the City will need to purchase 97.3 acres to accommodate the needs generated by new development. By applying the average cost per acre (\$147,513 per acre), the estimated growth-related expenditure is approximately \$14.3 million.

Figure PR4. 10-Year Park Land Infrastructure Needs to Accommodate Growth

Park Land Level-of-Service Standards			
Type	Level of Service	Demand Unit	Unit Cost
Park Land	0.0047 Acres	per person	\$147,513

Growth-Related Need for Park Land			
Year		Park Population	Acres
Base	2024	114,972	545.3
Year 1	2025	117,021	555.0
Year 2	2026	119,070	564.7
Year 3	2027	121,119	574.4
Year 4	2028	123,168	584.1
Year 5	2029	125,217	593.9
Year 6	2030	127,272	603.6
Year 7	2031	129,326	613.4
Year 8	2032	131,379	623.1
Year 9	2033	133,433	632.8
Year 10	2034	135,487	642.6
Ten-Year Increase		20,514	97.3

Growth-Related Expenditure for Park Land	\$14,352,098
--	--------------

To estimate the 10-year growth needs for open space land acquisition, the current level of service (0.0026 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR5, it is projected that the City will need to purchase approximately 54 acres of open space land to accommodate the needs generated by new development. By applying the average cost per acre to acquire park land (\$147,513 per acre), the estimated growth-related expenditure is approximately \$7.9 million.

Figure PR5. 10-Year Open Space Infrastructure Needs to Accommodate Growth

Open Space Level-of-Service Standards			
Type	Level of Service	Demand Unit	Unit Cost
Open Space	0.0026 Acres	per person	\$147,513

Growth-Related Need for Open Space			
Year		Park Population	Acres
Base	2024	114,972	303.4
Year 1	2025	117,021	308.8
Year 2	2026	119,070	314.2
Year 3	2027	121,119	319.6
Year 4	2028	123,168	325.0
Year 5	2029	125,217	330.4
Year 6	2030	127,272	335.9
Year 7	2031	129,326	341.3
Year 8	2032	131,379	346.7
Year 9	2033	133,433	352.1
Year 10	2034	135,487	357.5
Ten-Year Increase		20,514	54.1

Growth-Related Expenditure for Open Space			\$7,985,671
---	--	--	-------------

To estimate the 10-year growth needs for park improvements, the current level of service (0.0060 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR6, it is projected that the City will need to construct approximately 124 improvements on existing or future parks to accommodate the needs generated by new development. By applying the average cost per improvement (\$157,464 per improvement), the estimated growth-related expenditure is approximately \$19.4 million.

Figure PR6. 10-Year Park Improvement Infrastructure Needs to Accommodate Growth

Park Improvement Level-of-Service Standards			
Type	Level of Service	Demand Unit	Unit Cost
Park Improvements	0.0060 Improvements	per person	\$157,464

Growth-Related Need for Park Improvements			
Year		Park Population	Improvements
Base	2024	114,972	694.0
Year 1	2025	117,021	706.4
Year 2	2026	119,070	718.7
Year 3	2027	121,119	731.1
Year 4	2028	123,168	743.5
Year 5	2029	125,217	755.8
Year 6	2030	127,272	768.2
Year 7	2031	129,326	780.6
Year 8	2032	131,379	793.0
Year 9	2033	133,433	805.4
Year 10	2034	135,487	817.8
Ten-Year Increase		20,514	123.8

Growth-Related Expenditure for Park Improvements			\$19,498,671
--	--	--	--------------

MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE

Figure PR7 shows the cost factors for each component of the City of Grand Junction's Parks and Recreation Impact Fee. Impact fees for parks and recreation are based on persons per housing unit and are only assessed against residential development. The fees for park improvements are calculated per person, so by multiplying the total cost per person by the housing unit size calculates the maximum supportable fee.

The fees represent the highest amount supportable for each type of housing unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR7. Maximum Supportable Park & Recreation Impact Fee

Fee Component	Cost per Person
Park Land	\$699.61
Open Space	\$389.27
Park Improvements	\$950.49
Total	\$2,039.37

Residential Fees per Development Unit								
Unit Size	Development Unit	Persons per Unit ¹	Park Land	Park Improv.	Open Space	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	\$525	\$713	\$292	\$1,530	\$988	\$542
851 to 1,000	Dwelling	0.97	\$679	\$922	\$378	\$1,978	\$988	\$990
1,001 to 1,250	Dwelling	1.23	\$861	\$1,169	\$479	\$2,508	\$988	\$1,520
1,251 to 1,500	Dwelling	1.52	\$1,063	\$1,445	\$592	\$3,100	\$1,468	\$1,632
1,501 to 2,000	Dwelling	1.91	\$1,336	\$1,815	\$744	\$3,895	\$1,468	\$2,427
2,001 to 2,500	Dwelling	2.32	\$1,623	\$2,205	\$903	\$4,731	\$1,468	\$3,263
2,501 to 3,000	Dwelling	2.64	\$1,847	\$2,509	\$1,028	\$5,384	\$1,468	\$3,916
3,001 to 3,500	Dwelling	2.91	\$2,036	\$2,766	\$1,133	\$5,935	\$1,468	\$4,467
3,501 and greater	Dwelling	3.14	\$2,197	\$2,985	\$1,222	\$6,404	\$988	\$5,416

1. See Land Use Assumptions

REVENUE FROM PARKS & RECREATION IMPACT FEE

Revenue from the City's Parks & Recreation Impact Fee is estimated in Figure PR8. Demand for park improvements is driven by both City residents and current/future residents within the 201 Sewer Service Boundary. Therefore, it is difficult to estimate impact fee revenue for parks and recreation because it is not known when (and if) the projected housing units in the 201 Sewer Service Boundary will be annexed into the City of Grand Junction prior to their construction (which is the time the impact fee is paid). Therefore, the impact fee revenue projection is based on projected units in the City of Grand Junction over the next ten years. By multiplying the projected residential growth in the City by the impact fee amounts, we estimate projected impact fee revenue of approximately \$38.1 million. Projected expenditures total \$41.8 million.

Figure PR8. Estimated Revenue from Parks & Recreation Impact Fee

Infrastructure Costs for Parks

	Growth Cost
Park Land	\$14,352,098
Open Space	\$7,985,671
Park Improvements	\$19,498,671
Total Expenditures	\$41,836,440

Projected Development Impact Fee Revenue

		Single-Family \$5,384 per unit	Multi-Family \$2,508 per unit
Year		Housing Units	Housing Units
Base	2024	23,347	8,140
Year 1	2025	23,960	8,345
Year 2	2026	24,573	8,550
Year 3	2027	25,186	8,755
Year 4	2028	25,799	8,960
Year 5	2029	26,412	9,165
Year 6	2030	27,025	9,370
Year 7	2031	27,638	9,575
Year 8	2032	28,251	9,780
Year 9	2033	28,864	9,985
Year 10	2034	29,477	10,190
Ten-Year Increase		6,130	2,050
Projected Revenue =>		\$33,003,552	\$5,142,274
Projected Revenue =>		\$38,145,826	
Total Expenditures =>		\$41,836,440	
General Fund's Share =>		\$3,690,614	

POLICE IMPACT FEE

The Police impact fees include components for future station space. The incremental expansion methodology is used for the Police impact fee. The Police Impact Fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential police impact fees are calculated per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The City of Grand Junction provides Police services on a uniform basis throughout the City; therefore, there is a single service area for the Police impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on police facilities. To calculate the proportional share between residential and nonresidential demand on police facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for police facilities, see Figure P1.

Figure P1. City of Grand Junction Functional Population

Demand Units in 2021				
Residential			Demand Hours/Day	Person Hours
Population	62,544			
Residents Not Working	37,046		20	740,920
Employed Residents	25,498			
Employed in Grand Junction	17,052	14		238,728
Employed outside Grand Junction	8,446	14		118,244
Residential Subtotal				1,097,892
Residential Share				63%
Nonresidential				
Non-working Residents	37,046	4		148,184
Jobs Located in Grand Junction	49,018			
Residents Employed in Grand Junction	17,052	10		170,520
Nonresident Workers (Inflow Commuters)	31,966	10		319,660
Nonresidential Subtotal				638,364
Nonresidential Share				37%
Total				1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Police Facilities

The Police impact fee is based on an inventory of existing citywide facilities and replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure P2, the City of Grand Junction Police Department is housed in the Public Safety Building. This facility occupies 63,863 square feet. Of that amount, 7,832 square feet is utilized by the Regional Communications Center, which serves both the City and County is subtracted, resulting in 56,031 square feet devoted exclusively to Police activities. To determine the residential level of service, the current Police space square footage (56,031) is multiplied by the residential proportionate share factor (63%) and divided by the current population (65,517) for a level of service standard of 0.539 square feet per person. The nonresidential level of service standard of 0.095 square feet per nonresidential vehicle trip was determined by multiplying the current facility square footage (56,031) by the nonresidential proportionate share factor (37%) and divided by the current average daily nonresidential vehicle trips (218,420).

As shown in Figure P2, the estimated replacement cost is \$625 per square foot. This cost is based on the estimated cost for construction of a future Police Annex prepared by the Blythe Group. When the residential (0.539 per person) and nonresidential (0.095 per vehicle trip) per square foot level of service standards are multiplied by the cost per square foot (\$625), the resulting cost per demand units are \$336.81 per person and \$59.32 per nonresidential vehicle trip.

Figure P2. Police Station Level of Service and Cost Factors

Facility	Square Feet
Police Station Building*	56,031
Total	56,031

Level-of-Service (LOS) Standards

Population in 2024	65,517
Nonresidential Vehicle Trips in 2024	218,420
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	0.539
LOS: Square Feet per Vehicle Trip	0.095

Cost Analysis

Cost per Square Foot*	\$625
LOS: Square Feet per Person	0.539
Cost per Person	\$336.74
LOS: Square Feet per Vehicle Trip	0.095
Cost per Vehicle Trip	\$59.32

Source: City of Grand Junction

*Does not include the 7,832 square feet for the Regional Communications Center

PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS

To estimate the demand for future Police station space, the current level of service (0.539 square feet per person and 0.095 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure P3, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure P3, there is projected demand for 13,369 square feet of growth-related Police space to accommodate new development in the City at the present level of service. By applying the average cost per square foot (\$625), the total projected growth-related building space expenditure is approximately \$8.3 million.

Figure P3. 10-Year Police Space Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Police Facilities	Residential	0.539	Square Feet	per Person	\$625
	Nonresidential	0.095		per Vehicle Trip	

Growth-Related Need for Police Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	35,300	20,731	56,031
Year 1	2025	67,242	222,710	36,229	21,139	57,368
Year 2	2026	68,968	226,999	37,159	21,546	58,705
Year 3	2027	70,694	231,289	38,089	21,953	60,042
Year 4	2028	72,419	235,579	39,019	22,360	61,379
Year 5	2029	74,145	239,868	39,948	22,767	62,715
Year 6	2030	75,871	244,158	40,878	23,174	64,052
Year 7	2031	77,596	248,447	41,808	23,581	65,389
Year 8	2032	79,322	252,737	42,738	23,989	66,726
Year 9	2033	81,048	257,026	43,667	24,396	68,063
Year 10	2034	82,773	261,316	44,597	24,803	69,400
Ten-Year Increase		17,256	42,895	9,298	4,071	13,369
		Projected Expenditure		\$5,810,940	\$2,544,637	\$8,355,576
		Growth-Related Expenditure on Police Facilities				\$8,355,576

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations for the construction of the present Public Safety Building at a cost of \$27.8 million. This total represents 80 percent of the 2010 Bonds. Figure P5 lists the remaining principal payment schedule for the bonds, which totals \$19.2 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. This results in a credit of \$97.53 per person, and \$17.89 per nonresidential trip end.

Figure P4. Principal Payment Credit

Year	Principal Payment (80% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	\$788,000	\$496,440	65,517	\$7.58	\$291,560	218,420	\$1.33
2025	\$792,000	\$498,960	67,242	\$7.42	\$293,040	222,710	\$1.32
2026	\$832,000	\$524,160	68,968	\$7.60	\$307,840	226,999	\$1.36
2027	\$872,000	\$549,360	70,694	\$7.77	\$322,640	231,289	\$1.39
2028	\$916,000	\$577,080	72,419	\$7.97	\$338,920	235,579	\$1.44
2029	\$960,000	\$604,800	74,145	\$8.16	\$355,200	239,868	\$1.48
2030	\$1,008,000	\$635,040	75,871	\$8.37	\$372,960	244,158	\$1.53
2031	\$1,060,000	\$667,800	77,596	\$8.61	\$392,200	248,447	\$1.58
2032	\$1,112,000	\$700,560	79,322	\$8.83	\$411,440	252,737	\$1.63
2033	\$1,168,000	\$735,840	81,048	\$9.08	\$432,160	257,026	\$1.68
2034	\$1,224,000	\$771,120	82,773	\$9.32	\$452,880	261,316	\$1.73
2035	\$1,288,000	\$811,440	84,499	\$9.60	\$476,560	265,605	\$1.79
2036	\$1,340,000	\$844,200	86,224	\$9.79	\$495,800	269,895	\$1.84
2037	\$1,392,000	\$876,960	87,950	\$9.97	\$515,040	274,184	\$1.88
2038	\$1,448,000	\$912,240	89,676	\$10.17	\$535,760	278,474	\$1.92
2039	\$1,504,000	\$947,520	91,401	\$10.37	\$556,480	282,763	\$1.97
2040	\$1,552,000	\$977,760	93,127	\$10.50	\$574,240	287,053	\$2.00
Total	\$19,256,000	\$12,131,280		\$151.11	\$7,124,720		\$27.87

Discount Rate	5.0%		5.0%
Net Present Value	\$97.53		\$17.89

MAXIMUM SUPPORTABLE POLICE IMPACT FEE

Figure P5 shows the maximum supportable Police Impact Fee. Impact fees for Police are based on persons per housing unit for residential development and vehicle trips per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the housing unit size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P5. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$336.74	\$59.32
Principal Payment Credit	(\$97.53)	(\$17.89)
Total	\$239.21	\$41.44

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	\$179	\$233	(\$54)
851 to 1,000	Dwelling	0.97	\$232	\$233	(\$1)
1,001 to 1,250	Dwelling	1.23	\$294	\$233	\$61
1,251 to 1,500	Dwelling	1.52	\$364	\$356	\$8
1,501 to 2,000	Dwelling	1.91	\$457	\$356	\$101
2,001 to 2,500	Dwelling	2.32	\$555	\$356	\$199
2,501 to 3,000	Dwelling	2.64	\$632	\$356	\$276
3,001 to 3,500	Dwelling	2.91	\$696	\$356	\$340
3,501 and greater	Dwelling	3.14	\$751	\$356	\$395

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	\$506	\$240	\$266
Convenience Commercial	1,000 SF	16.81	\$697	\$240	\$457
Office	1,000 SF	5.42	\$225	\$95	\$130
Institutional/Public	1,000 SF	5.39	\$223	\$95	\$128
Industrial	1,000 SF	1.69	\$70	\$33	\$37
Warehousing	1,000 SF	0.86	\$36	\$17	\$19
Hotel/Lodging	Room	4.00	\$166	\$240	(\$74)
RV Park	Pad	1.35	\$56	\$233	(\$177)

1. See Land Use Assumptions

REVENUE FROM POLICE IMPACT FEE

Revenue from the Police Impact Fee is estimated in Figure P6. There is projected to be 8,180 new housing units and approximately 6.6 million square feet of additional nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth for each land use. Overall, the projected revenue from the Police impact fee totals approximately \$5.9 million and covers approximately 71% of the total expected expenditures. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure P6. Estimated Revenue from Police Impact Fee

Infrastructure Costs for Police Facilities

	Growth Cost
Police Facilities	\$8,355,576
Total Expenditures	\$8,355,576

Projected Development Impact Fee Revenue

		Single-Family \$555 per unit	Multi-Family \$364 per unit	Retail/Comm. \$506 per 1000 Sq Ft	Office \$225 per 1000 Sq Ft	Inst./Public \$223 per 1000 Sq Ft	Industrial \$70 per 1000 Sq Ft
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		\$3,402,150	\$746,200	\$931,105	\$261,608	\$486,476	\$98,537
Projected Revenue =>						\$5,926,076	
Total Expenditures =>						\$8,355,576	
General Fund's Share =>						\$2,429,500	

TRANSPORTATION IMPACT FEE

The transportation impact fees include components for principal arterials, minor arterials, major collectors, minor collectors, and trails. The incremental expansion methodology is used for the transportation impact fee. The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors. Residential trip generation rates are customized to Grand Junction's residential development, as discussed in the following sections. Nonresidential trip generation rates are highest for retail/commercial development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories.

SERVICE AREA

The City of Grand Junction provides a citywide transportation network; therefore, there is a single service area for the transportation impact fees.

PROPORTIONATE SHARE FACTORS

Transportation impact fees should be proportionate to the cost of transportation infrastructure needed to accommodate new development. The transportation impact fees allocate the cost of transportation infrastructure between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

VEHICLE TRIPS

Average weekday vehicle trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE) in 2021. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate the impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. The basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential Trip Generation Rates

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise calculates custom trip rates using local demographic data. Key inputs needed for the analysis, including average number of persons and vehicles available per housing unit, are available from American Community Survey (ACS) data.

Vehicle Trip Ends by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees than smaller units. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501. Shown in Figure T1, cells with yellow shading indicate the unweighted survey results, which yield the unadjusted number of persons and vehicles available per housing unit. Unadjusted persons per housing unit and vehicles per housing unit are adjusted to control totals in Grand Junction – 2.11 persons per housing unit and 1.68 vehicles per unit. The analysis multiplies adjusted persons per housing unit estimates by the ITE weighted average trip rate per person to estimate trip ends per housing unit based on persons. The analysis multiplies adjusted vehicles per housing unit estimates by the ITE weighted average trip rate per vehicle to estimate trip ends per housing unit based on vehicles. Finally, the analysis calculates average trip ends per housing unit using the average number of trip ends per person and per vehicle. Housing units with 0-1 bedrooms generate 3.61 vehicle trips ends per day and housing units with 5+ bedrooms generate 11.36 vehicle trip ends per day.

Figure T1: Vehicle Trip Ends by Bedroom Range

Bedroom Range	Persons ¹	Housing Units ¹	Vehicles Available ¹	Housing Mix	Unadjusted PPHU	Adjusted PPHU ²	Unadjusted VPHU	Adjusted VPHU ²
0-1	233	193	159	8%	1.21	1.18	0.82	0.73
2	814	496	743	21%	1.64	1.61	1.50	1.33
3	2,647	1,202	2,401	50%	2.20	2.16	2.00	1.78
4	1,089	396	938	17%	2.75	2.70	2.37	2.11
5+	340	96	259	4%	3.54	3.48	2.70	2.40
Total	5,123	2,383	4,500	100%	2.15	2.11	1.89	1.68

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per HU	Local Housing Mix
210 SFD	2.65	6.36	9.43	75%
221 Apt	2.28	3.97	4.54	25%
Weighted Avg	2.56	5.75	8.19	100%

Recommended AWVTE per Housing Unit

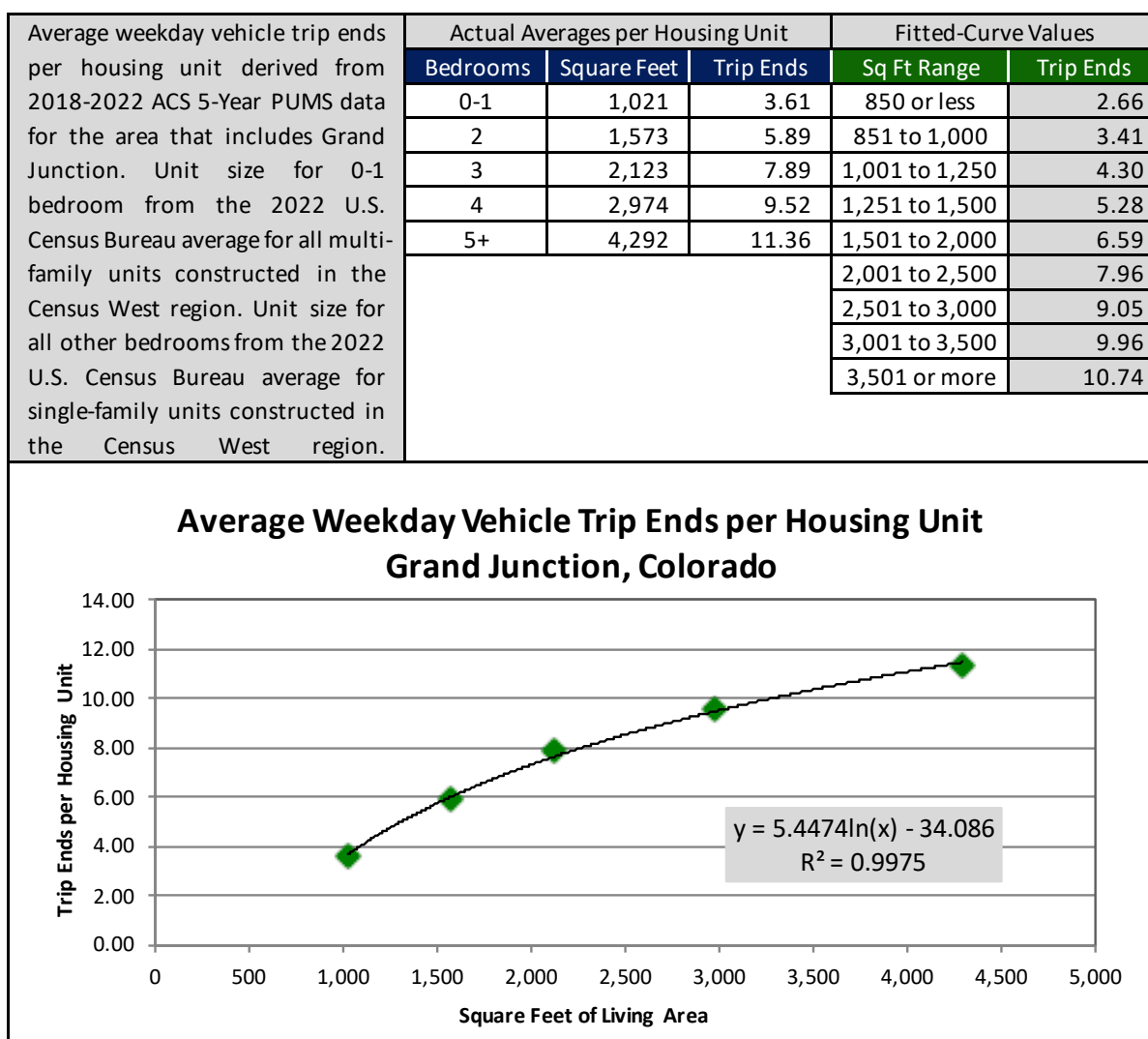
Bedroom Range	AWVTE per HU Based on Persons ³	AWVTE per HU Based on Vehicles ⁴	AWVTE per Housing Unit ⁵	1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501. 2. Represents unadjusted PUMS values scaled to control totals for Grand Junction using 2018-2022 ACS 5-Year Estimates. 3. Adjusted persons per housing unit multiplied by ITE weighted average trip rate per person. 4. Adjusted vehicles available per housing unit multiplied by ITE weighted average trip rate per vehicle. 5. Average trip rates based on persons and vehicles per housing unit.
0-1	3.02	4.20	3.61	
2	4.12	7.65	5.89	
3	5.53	10.24	7.89	
4	6.91	12.13	9.52	
5+	8.91	13.80	11.36	
Average	5.40	9.66	7.53	

Vehicle Trip Ends by Housing Size

To derive average weekday vehicle trip ends by dwelling size, Tischler Bise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, living areas range from 1,021 square feet for 0- to 1-bedroom housing units up to 4,292 square feet for 5+ bedroom housing units. Citywide average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure T2 with a logarithmic trend line formula to derive trip ends by housing unit size. TischlerBise recommends a minimum size based on 850 square feet or less and a maximum size of 4,501 square feet or larger.

A medium-size unit with 2,501 to 3,000 square feet has a fitted-curve value of 9.05 vehicle trip ends on an average weekday – this is less than the national average of 9.43 vehicle trip ends per single-family unit. A small unit of 850 square feet or less generates 2.66 vehicle trip ends, and this represents 29 percent of demand from a medium-size unit. A large unit of 3,501 square feet or more generates 10.74 vehicle trip ends, and this represents 119 percent of demand from a medium-size unit. With a “one-size-fits-all” approach, small units pay more than their proportionate share while large units pay less than their proportionate share.

Figure T2: Vehicle Trip Ends by Housing Size



Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional/public development uses Hospital (ITE 610) and generates 10.77 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure T3: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Grand Junction for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure T4, the U.S. Census Bureau's OnTheMap web application indicates 33 percent of resident workers traveled outside of Grand Junction for work in 2021. In combination, these factors ($0.31 \times 0.50 \times 0.33 = 0.05$) support the additional five percent allocation of trips to residential development.

Figure T4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	25,498
Residents Living and Working in Grand Junction	17,052
Residents Commuting Outside Grand Junction for Work	8,446
Percent Commuting out of Grand Junction	33%
Additional Production Trips ¹	5%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census Bureau, OnTheMap Application (v 6.24.1) and LEHD Origin-Destination Employment Statistics, 2021.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2021 indicate that 33 percent of Grand Junction's workers travel outside the city for work. In combination, these factors ($0.3099 \times 0.50 \times 0.33 = 0.05$) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent. *<http://nhts.ornl.gov/publications.shtml>; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure T5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Grand Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development generates 359,836 vehicle trips on an average weekday.

Figure T5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Trips
Single Family	HU	210	9.43	55%	23,347	121,090
Multi-Family	HU	221	4.54	55%	8,140	20,326
Retail/Commercial	KSF	820	37.01	33%	10,242	125,090
Office	KSF	710	10.84	50%	7,639	41,406
Institutional/Public	KSF	610	10.77	50%	7,366	39,666
Industrial	KSF	130	3.37	50%	7,275	12,259
Total						359,836

PERSON TRIPS

Grand Junction is a unique community with residents and workers using varying modes of travel. In general, an impact fee study calculates future development's impact on infrastructure. In suburban, greenfield communities that concentrate on roadway expansion to accommodate additional vehicles, a development's impact is best estimated by calculating the additional vehicle trips or vehicle miles traveled (VMT) generated by the development. However, based on the urban environment and residents' travel behaviors, a multimodal approach is necessary for the City of Grand Junction. This is also consistent with the capital improvements identified in Grand Junction's Capital Improvement Plan and Grand Junction's desire to serve all modes of travel. As such, the multimodal approach calculates person trips generated by the varying development types in the study.

Person Trip Methodology

According to the Institute of Transportation Engineers (ITE), there are several elements necessary to calculate person trips. The following equation is provided in the ITE's Trip Generation Handbook (2021):

$$\text{Person trips} = [(\text{vehicle occupancy}) \times (\text{vehicle trips})] + \text{transit trips} + \text{walk trips} + \text{bike trips}$$

To create a more streamlined approach, this study uses "walk / bike / scooter" as the sum of walk and bike trips. The Trip Generation Handbook outlines the general approach to calculating person trips:

1. **Estimate vehicle trip ends generated by development type.** This study uses the vehicle trip rates found in Figure T2 for residential development and Figure T3 for nonresidential development.
2. **Determine mode share and vehicle occupancy.** This study uses mode share and vehicle occupancy data for Mesa County provided by Grand Valley Metropolitan Planning Organization (GVMPO) as part of the 2024 Colorado Department of Transportation (CDOT) travel survey.
3. **Convert vehicle trips to person trips.** This conversion calculates the total person trips by combining the vehicle trip mode share and vehicle occupancy.

Mode Share and Vehicle Occupancy

Vehicle trip estimates, by mode, from the CDOT travel survey provide mode share and vehicle occupancy data used in this analysis. According to preliminary results for Mesa County, the vehicle mode share is 86.3 percent for residential trips, 94.7 percent for nonresidential commercial/retail trips, and 89.2 percent for other nonresidential trips. Additionally, the vehicle trips had an average vehicle occupancy of 1.21 passengers per residential trip, 1.25 passengers per nonresidential commercial/retail trip, and 1.20 passengers per other nonresidential trip.

Figure T6: Mode Share

Mode	Residential		Commercial/Retail		Other Nonresidential	
	Trips	Share	Trips	Share	Trips	Share
Vehicle	1,220	86.3%	412	94.7%	181	89.2%
Transit	12	0.9%	0	0.0%	10	4.9%
Walk/Bike/Scooter	181	12.8%	23	5.3%	12	5.9%
Total	1,413	100.0%	435	100.0%	203	100.0%

Figure T7: Vehicle Occupancy

	Residential	Commercial/Retail	Other Nonresidential
Vehicle Occupants	1,474	515	217
Vehicle Trips	1,220	412	181
Vehicle Occupancy	1.21	1.25	1.20

Source: CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Calculation of Person Trip Ends

The total person trip end rate for each land use can be calculated using the vehicle trip end rate, vehicle occupancy rate, and vehicle mode share. The following formula to calculate vehicle trip ends is provided in the ITE's Trip Generation Handbook (2021):

$$\text{Vehicle trip ends} = [(\text{person trip ends}) \times (\text{vehicle mode share})] / (\text{vehicle occupancy})$$

To calculate average weekday person trip ends for each land use, the analysis inputs vehicle trip ends, vehicle occupancy, and vehicle mode share factors found in earlier sections. For example, a 2,700-square-foot housing unit generates 9.05 average weekday vehicle trip ends, has a vehicle occupancy rate is 1.21, and the vehicle mode share is 86.3 percent. Based on these factors, a 2,700-square-foot housing unit generates 12.69 average weekday person trip ends $[(9.05 \text{ vehicle trip ends} \times 1.21 \text{ occupancy rate}) / 86.3 \text{ percent vehicle mode share}]$. Figure T8 includes average weekday person trip ends for each land use.

Figure T8: Average Weekday Person Trip Ends by Land Use

Residential per Development Unit					
Unit Size	Development Unit	Vehicle Trip Ends per Unit ¹	Vehicle Occupancy ²	Vehicle Mode Share ²	Person Trip Ends per Unit
850 or less	Dwelling	2.66	1.21	86.3%	3.73
851 to 1,000	Dwelling	3.41	1.21	86.3%	4.78
1,001 to 1,250	Dwelling	4.30	1.21	86.3%	6.03
1,251 to 1,500	Dwelling	5.28	1.21	86.3%	7.40
1,501 to 2,000	Dwelling	6.59	1.21	86.3%	9.24
2,001 to 2,500	Dwelling	7.96	1.21	86.3%	11.16
2,501 to 3,000	Dwelling	9.05	1.21	86.3%	12.69
3,001 to 3,500	Dwelling	9.96	1.21	86.3%	13.96
3,501 and greater	Dwelling	10.74	1.21	86.3%	15.06

Nonresidential per Development Unit					
Development Type	Development Unit	Vehicle Trip Ends per Unit ¹	Vehicle Occupancy ²	Vehicle Mode Share ²	Person Trip Ends per Unit
Retail/Commercial	1,000 Sq Ft	37.01	1.25	94.7%	48.85
Convenience Commercial	1,000 Sq Ft	50.94	1.25	94.7%	67.24
Office	1,000 Sq Ft	10.84	1.20	89.2%	14.58
Institutional/Public	1,000 Sq Ft	10.77	1.20	89.2%	14.49
Industrial	1,000 Sq Ft	3.37	1.20	89.2%	4.53
Warehousing	1,000 Sq Ft	1.71	1.20	89.2%	2.30
Hotel/Lodging	Room	7.99	1.20	89.2%	10.75
RV Park	Pad	2.70	1.20	89.2%	3.63

1. See Land Use Assumptions

2. CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Average Weekday Person Trips

Shown below, multiplying average weekday person trip ends and trip adjustment factors by existing development units provides the average weekday person trips generated by existing development. As shown below, existing development generates 488,921 person trips on an average weekday.

Figure T9: Average Weekday Person Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday PTE	Trip Adjustment	2024 Dev Units	2024 Person Trips
Single Family	HU	Custom	13.22	55%	23,347	169,757
Multi-Family	HU	Custom	6.37	55%	8,140	28,518
Retail/Commercial	KSF	820	48.85	33%	10,242	165,108
Office	KSF	710	14.58	50%	7,639	55,692
Institutional/Public	KSF	610	14.49	50%	7,366	53,367
Industrial	KSF	130	4.53	50%	7,275	16,478
Total						488,921

PERSON MILES TRAVELED (PMT)

The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors.

Trip Length Weighting Factor

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 3-1, Table 3-2, and Table 3-3 of the 2022 National Household Travel Survey, person trips from residential development are approximately 124 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 46 percent of the average trip length while other nonresidential development typically accounts for trips that are 61 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Grand Junction provides approximately 223.1 lane miles of arterials and collectors citywide. Using the capacity standards shown below, Grand Junction's existing network provides 1,759,670 vehicle miles of capacity – the weighted average is 7,887 vehicles per lane.

Figure T10: Existing Arterial and Collector Network

Description	Lane Miles	Lane Cap	VMC
Principal Arterial	74.9	9,000	674,100
Minor Arterial	66.6	8,000	532,400
Major Collector	63.2	7,000	442,050
Minor Collector	18.5	6,000	111,120
Total	223.1	7,887	1,759,670

Source: City of Grand Junction

To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by person trips attracted to development in Grand Junction. As shown in Figure T9, citywide development currently attracts 488,921 average weekday person trips. Dividing 1,759,670 vehicle miles of capacity by existing average weekday person trips yields an unweighted-average trip length of approximately 3.599 miles. The calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 4.417 miles.

Local Person Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to person miles traveled (PMT).

Figure T11: Average Weekday PMT by Land Use

Residential Development						
Unit Size	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment ¹	Average Trip Length (miles) ²	Trip Length Adjustment ³	PMT per Unit ¹
850 or less	Dwelling	3.73	55%	4.417	124%	11.24
851 to 1,000	Dwelling	4.78	55%	4.417	124%	14.40
1,001 to 1,250	Dwelling	6.03	55%	4.417	124%	18.16
1,251 to 1,500	Dwelling	7.40	55%	4.417	124%	22.29
1,501 to 2,000	Dwelling	9.24	55%	4.417	124%	27.83
2,001 to 2,500	Dwelling	11.16	55%	4.417	124%	33.62
2,501 to 3,000	Dwelling	12.69	55%	4.417	124%	38.23
3,001 to 3,500	Dwelling	13.96	55%	4.417	124%	42.05
3,501 and greater	Dwelling	15.06	55%	4.417	124%	45.37

Nonresidential Development						
Development Type	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment ¹	Average Trip Length (miles) ²	Trip Length Adjustment ³	PMT per Unit ¹
Retail/Commercial	1,000 Sq Ft	48.85	33%	4.417	46%	32.75
Convenience Commercial	1,000 Sq Ft	67.24	33%	4.417	46%	45.08
Office	1,000 Sq Ft	14.58	50%	4.417	61%	19.64
Institutional/Public	1,000 Sq Ft	14.49	50%	4.417	61%	19.52
Industrial	1,000 Sq Ft	4.53	50%	4.417	61%	6.10
Warehousing	1,000 Sq Ft	2.30	50%	4.417	61%	3.10
Hotel/Lodging	Room	10.75	50%	4.417	61%	14.48
RV Park	Pad	3.63	50%	4.417	61%	4.89

1. See Land Use Assumptions

2. TischlerBise calculation

3. National Household Travel Survey data, 2022; TischlerBise analysis

IMPACT FEE COMPONENTS

The transportation impact fee is based on Grand Junction's existing inventory of arterials, collectors, and trails. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Principal Arterial

Grand Junction currently provides approximately 74.9 lane miles of principal arterials to existing development, and Grand Junction plans to construct additional principal arterials to serve future development. Grand Junction's existing level of service is 0.4256 lane miles per 10,000 PMT ($74.9 \text{ lane miles} / (1,759,685 \text{ PMT} / 10,000)$), and the analysis uses the incremental expansion methodology to maintain the existing level of service for principal arterials.

Based on Engineering & Transportation Department estimates, the construction cost for principal arterials is \$2,235,034 per lane mile. The analysis uses this cost as a proxy for future growth-related principal arterial costs, and Grand Junction may use impact fees to construct principal arterials to serve future development. For principal arterials, the cost is \$95.13 per PMT ($74.9 \text{ lane miles} / 1,759,685 \text{ PMT} \times \$2,235,034 \text{ per lane mile}$).

Figure T12: Principal Arterial Level of Service and Cost Factors

Cost Factors	
Principal Arterial Cost per Mile	\$13,410,205
Lanes	6.0
Principal Arterial Cost per Lane Mile	\$2,235,034

Level-of-Service (LOS) Standards	
Existing Lane Miles	74.9
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.4256
Cost per PMT	\$95.13

Source: Grand Junction Engineering & Transportation Department

Minor Arterial

Grand Junction currently provides approximately 66.6 lane miles of minor arterials to existing development, and Grand Junction plans to construct additional minor arterials to serve future development. Grand Junction's existing level of service is 0.3782 lane miles per 10,000 PMT ($66.6 \text{ lane miles} / (1,759,685 \text{ PMT} / 10,000)$), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor arterials.

Based on Engineering & Transportation Department estimates, the construction cost for minor arterials is \$2,289,558 per lane mile. The analysis uses this cost as a proxy for future growth-related minor arterial costs, and Grand Junction may use impact fees to construct minor arterials to serve future development. For minor arterials, the cost is \$86.59 per PMT ($66.6 \text{ lane miles} / 1,759,685 \text{ PMT} \times \$2,289,558 \text{ per lane mile}$).

Figure T13: Minor Arterial Level of Service and Cost Factors

Cost Factors	
Minor Arterial Cost per Mile	\$11,447,791
Lanes	5.0
Minor Arterial Cost per Lane Mile	\$2,289,558

Level-of-Service (LOS) Standards	
Existing Lane Miles	66.6
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3782
Cost per PMT	\$86.59

Source: Grand Junction Engineering & Transportation Department

Major Collector

Grand Junction currently provides approximately 63.2 lane miles of major collectors to existing development, and Grand Junction plans to construct additional major collectors to serve future development. Grand Junction's existing level of service is 0.3589 lane miles per 10,000 PMT (63.2 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for major collectors.

Based on Engineering & Transportation Department estimates, the construction cost for major collectors is \$2,731,175 per lane mile. The analysis uses this cost as a proxy for future growth-related major collector costs, and Grand Junction may use impact fees to construct major collectors to serve future development. For major collectors, the cost is \$98.01 per PMT (63.2 lane miles / 1,759,685 PMT X \$2,731,175 per lane mile).

Figure T14: Major Collector Level of Service and Cost Factors

Cost Factors	
Major Collector Cost per Mile	\$8,193,526
Lanes	3.0
Major Collector Cost per Lane Mile	\$2,731,175

Level-of-Service (LOS) Standards	
Existing Lane Miles	63.2
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3589
Cost per PMT	\$98.01

Source: Grand Junction Engineering & Transportation Department

Minor Collector

Grand Junction currently provides approximately 18.5 lane miles of minor collectors to existing development, and Grand Junction plans to construct additional minor collectors to serve future development. Grand Junction's existing level of service is 0.1052 lane miles per 10,000 PMT (18.5 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor collectors.

Based on Engineering & Transportation Department estimates, the construction cost for minor collectors is \$2,695,254 per lane mile. The analysis uses this cost as a proxy for future growth-related minor collector costs, and Grand Junction may use impact fees to construct minor collectors to serve future development. For minor collectors, the cost is \$28.37 per PMT (18.5 lane miles / 1,759,685 PMT X \$2,695,254 per lane mile).

Figure T15: Minor Collector Level of Service and Cost Factors

Cost Factors	
Minor Collector Cost per Mile	\$5,390,508
Lanes	2.0
Minor Collector Cost per Lane Mile	\$2,695,254

Level-of-Service (LOS) Standards	
Existing Lane Miles	18.5
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.1052
Cost per PMT	\$28.37

Source: Grand Junction Engineering & Transportation Department

Trail

Grand Junction currently provides approximately 28.26 miles of trails, also known as off-network active transportation corridors, to existing development, and Grand Junction plans to construct additional trails to serve future development. The total value of Grand Junction's existing trails is \$67,230,152, and the analysis uses the weighted average of \$2,378,589 per mile (\$67,230,152 total value / 28.26 miles of existing trails) as a proxy for future growth-related trail costs.

Figure T16: Trail Cost Factors

Constructed Off-Network ATCs	Miles	Est. Construction Investment	Estimated ROW Value	Total Value
Riverfront Trail	13.77	\$14,537,861	\$14,537,861	\$29,075,722
Monument Trail	3.67	\$3,874,685	\$3,874,685	\$7,749,369
Audubon Trail	3.35	\$3,537,522	\$3,537,522	\$7,075,044
Leach Creek Trail	2.41	\$7,543,270	\$2,543,270	\$10,086,541
Eagle Rim Park	1.04	\$2,198,651	\$1,098,651	\$3,297,302
Price Ditch Trail	0.97	\$1,027,622	\$1,027,622	\$2,055,244
Highway 50 Trail	0.75	\$793,828	\$793,828	\$1,587,656
Colorado Mesa University	0.53	\$554,517	\$554,517	\$1,109,034
Independent Ranchman's Trail	0.35	\$368,277	\$368,277	\$736,554
Main Street Bridge	0.30	\$1,600,000	\$314,931	\$1,914,931
Ridges Blvd Trail	0.28	\$449,195	\$299,195	\$748,391
GV Canal Trail	0.27	\$280,369	\$280,369	\$560,738
Ridge Dr Trail	0.20	\$212,577	\$212,577	\$425,154
Westlake Park Trail	0.16	\$171,981	\$171,981	\$343,962
Levi Ct to Horizon Drive	0.10	\$103,338	\$103,338	\$206,676
Little Bookcliff	0.04	\$46,460	\$46,460	\$92,920
Lincoln Park	0.08	\$82,456	\$82,456	\$164,913
Total	28.26	\$37,382,610	\$29,847,541	\$67,230,152

Source: Grand Junction Engineering & Transportation Department

Grand Junction's existing level of service is 0.1606 miles per 10,000 PMT (28.26 miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service. The analysis uses the weighted average of \$2,378,589 per mile as a proxy for future growth-related costs. The trail cost is \$38.21 per PMT (28.26 miles / 1,759,685 PMT X \$2,378,589 per mile).

Figure T17: Trail Level of Service and Cost Factors

Cost Factors	
Total Value	\$67,230,152
Existing Miles	28.3
Trail Cost per Mile	\$2,378,589

Level-of-Service (LOS) Standards	
Existing Miles	28.26
2024 PMT	1,759,685
Miles per 10,000 PMT	0.1606
Cost per PMT	\$38.21

Source: Grand Junction Engineering & Transportation Department

PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS

As shown in the *Land Use Assumptions* document, projected development includes an additional 8,180 housing units and 6,592,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 417,742 PMT over the next 10 years. Shown below in Figure T18, Grand Junction needs to construct approximately 17.8 lane miles of principal arterials at a cost of \$39,741,374 (17.8 lane miles X \$2,235,034 per lane mile), 15.8 lane miles of minor arterials at a cost of \$36,172,343 (15.8 lane miles X \$2,289,558 per lane mile), 15.0 lane miles of major collectors at a cost of \$40,944,901 (15.0 lane miles X \$2,731,175 per lane mile), 4.4 lane miles of minor collectors at a cost of \$11,849,979 (4.4 lane miles X \$2,695,254 per lane mile), and 6.7 miles of trails at a cost of \$15,960,159 (6.7 miles X \$2,378,589 per mile) over the next 10 years to maintain the existing levels of service.

Figure T18: 10-Year Transportation Infrastructure Needs to Accommodate Growth

Development Type	Dev Unit	Avg Wkday PTE	Trip Adjustment	Trip Length Adjustment	2024 Dev Units	2024 PMT
Single Family	HU	13.22	55%	124%	23,347	929,775
Multi-Family	HU	6.37	55%	124%	8,140	156,198
Retail/Commercial	KSF	48.85	33%	46%	10,242	335,469
Office	KSF	14.58	50%	61%	7,639	150,054
Institutional/Public	KSF	14.49	50%	61%	7,366	143,790
Industrial	KSF	4.53	50%	61%	7,275	44,398
Total						1,759,685

Average Trip Length (miles)	4.417
Average Lane Capacity	7,887

Grand Junction, Colorado	Base	1	2	3	4	5	10	10-Year Increase
	2024	2025	2026	2027	2028	2029	2034	
Single Family Units	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
Mobile Home Units	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Retail/Commercial KSF	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
Office KSF	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
Institutional/Public KSF	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
Industrial KSF	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Single-Family Trips	169,757	174,215	178,672	183,129	187,586	192,043	214,329	44,571
Mobile Home Trips	28,518	29,237	29,955	30,673	31,391	32,110	35,701	7,182
Residential Trips	198,276	203,451	208,627	213,802	218,977	224,153	250,029	51,753
Retail/Commercial Trips	165,108	168,074	171,041	174,007	176,973	179,940	194,772	29,664
Office Trips	55,692	56,539	57,387	58,235	59,082	59,930	64,168	8,476
Institutional/Public Trips	53,367	54,947	56,528	58,108	59,689	61,269	69,172	15,805
Industrial Trips	16,478	16,797	17,116	17,435	17,754	18,072	19,667	3,188
Nonresidential Trips	290,645	296,358	302,071	307,785	313,498	319,211	347,778	57,133
Total Person Trips	488,921	499,809	510,698	521,587	532,475	543,364	597,807	108,887
Total PMT	1,759,685	1,801,459	1,843,234	1,885,008	1,926,782	1,968,556	2,177,427	417,742
Principal Arterial Lane Miles	74.9	76.7	78.5	80.2	82.0	83.8	92.7	17.8
Minor Arterial Lane Miles	66.6	68.1	69.7	71.3	72.9	74.4	82.3	15.8
Major Collector Lane Miles	63.2	64.6	66.1	67.6	69.1	70.6	78.1	15.0
Minor Collector Lane Miles	18.5	19.0	19.4	19.8	20.3	20.7	22.9	4.4
Trail Miles	28.3	28.9	29.6	30.3	30.9	31.6	35.0	6.7

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has outstanding and planned debt obligations of \$68,860,000 related to the construction of existing and future arterial and collector improvements. A credit is necessary since new development will pay the impact fee and will also contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The analysis divides annual principal payments by projected PMT to determine the annual cost of principal payments per PMT. To account for the time value of money, the analysis calculates the net present value of future principal payments per PMT using the Series 2020B discount rate of 4.00 percent. The net present value of future principal payments related to existing debt is \$18.83 per PMT.

Figure T19: Principal Payment Credit

Year	2020A Principal	2020B Principal	2025A Principal	Total Principal	PMT	Payment per PMT
2024	\$2,040,000	\$0		\$2,040,000	1,759,685	\$1.16
2025	\$1,180,000	\$0	\$1,000,000	\$2,180,000	1,801,459	\$1.21
2026	\$1,200,000	\$0	\$1,000,000	\$2,200,000	1,843,234	\$1.19
2027	\$1,225,000	\$0	\$1,000,000	\$2,225,000	1,885,008	\$1.18
2028	\$535,000	\$725,000	\$1,000,000	\$2,260,000	1,926,782	\$1.17
2029	\$0	\$1,411,000	\$1,000,000	\$2,411,000	1,968,556	\$1.22
2030	\$0	\$1,411,000	\$1,000,000	\$2,411,000	2,010,330	\$1.20
2031	\$0	\$1,411,000	\$1,000,000	\$2,411,000	2,052,105	\$1.17
2032	\$0	\$1,411,000	\$1,000,000	\$2,411,000	2,093,879	\$1.15
2033	\$0	\$1,411,000	\$1,000,000	\$2,411,000	2,135,653	\$1.13
2034	\$0	\$1,724,000	\$1,000,000	\$2,724,000	2,177,427	\$1.25
2035	\$0	\$1,724,000	\$1,000,000	\$2,724,000	2,219,201	\$1.23
2036	\$0	\$1,724,000	\$1,000,000	\$2,724,000	2,260,976	\$1.20
2037	\$0	\$1,724,000	\$1,000,000	\$2,724,000	2,302,750	\$1.18
2038	\$0	\$1,724,000	\$1,000,000	\$2,724,000	2,344,524	\$1.16
2039	\$0	\$2,105,000	\$1,000,000	\$3,105,000	2,386,298	\$1.30
2040	\$0	\$2,105,000	\$1,000,000	\$3,105,000	2,428,072	\$1.28
2041	\$0	\$2,105,000	\$1,000,000	\$3,105,000	2,469,847	\$1.26
2042	\$0	\$2,105,000	\$1,000,000	\$3,105,000	2,511,621	\$1.24
2043	\$0	\$2,105,000	\$1,000,000	\$3,105,000	2,553,395	\$1.22
2044	\$0	\$2,572,000	\$1,000,000	\$3,572,000	2,591,409	\$1.38
2045	\$0	\$2,572,000		\$2,572,000	2,629,422	\$0.98
2046	\$0	\$2,572,000		\$2,572,000	2,667,436	\$0.96
2047	\$0	\$2,572,000		\$2,572,000	2,705,450	\$0.95
2048	\$0	\$2,572,000		\$2,572,000	2,743,464	\$0.94
2049	\$0	\$2,895,000		\$2,895,000	2,781,477	\$1.04
Total	\$6,180,000	\$42,680,000	\$20,000,000	\$68,860,000		\$30.36
Interest Rate ¹						4.00%
Credit per PMT						\$18.83

1. Transportation 2020B

Source: Grand Junction Engineering & Transportation Department

MAXIMUM SUPPORTABLE TRANSPORTATION IMPACT FEE

Infrastructure components and cost factors for transportation impact fees are summarized in the upper portion of Figure T20. The cost per service unit is \$327.48 per PMT. Transportation impact fees for residential development are calculated per housing unit, based on unit size, and vary proportionately according to the number of PMT per housing unit. The fee of \$11,010 for a residential unit with 2,200 square feet is calculated using a cost per service unit of \$327.48 per PMT multiplied by 33.62 PMT per unit. Nonresidential impact fees are calculated per development unit and vary proportionately according to the number of PMT per development unit. The industrial fee of \$1,998 per development unit is calculated using a cost per service unit of \$327.48 per PMT multiplied by 6.10 PMT per development unit.

Figure T20: Maximum Supportable Transportation Impact Fee

Fee Component	Cost per PMT
Principal Arterial	\$95.13
Minor Arterial	\$86.59
Major Collector	\$98.01
Minor Collector	\$28.37
Trail	\$38.21
Debt Credit	(\$18.83)
Total	\$327.48

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit ¹	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	\$3,681	\$3,291	\$390
851 to 1,000	Dwelling	14.40	\$4,716	\$3,291	\$1,425
1,001 to 1,250	Dwelling	18.16	\$5,947	\$3,291	\$2,656
1,251 to 1,500	Dwelling	22.29	\$7,300	\$3,516	\$3,784
1,501 to 2,000	Dwelling	27.83	\$9,114	\$5,382	\$3,732
2,001 to 2,500	Dwelling	33.62	\$11,010	\$6,142	\$4,868
2,501 to 3,000	Dwelling	38.23	\$12,520	\$8,044	\$4,476
3,001 to 3,500	Dwelling	42.05	\$13,771	\$8,044	\$5,727
3,501 and greater	Dwelling	45.37	\$14,858	\$8,044	\$6,814

Nonresidential Fees per Development Unit					
Development Type	Development	PMT per Unit ¹	Maximum	Current	Increase /
Retail/Commercial	1,000 SF	32.75	\$10,725	\$8,256	\$2,469
Convenience Commercial	1,000 SF	45.08	\$14,763	\$17,551	(\$2,788)
Office	1,000 SF	19.64	\$6,432	\$6,624	(\$192)
Institutional/Public	1,000 SF	19.52	\$6,392	\$1,529	\$4,863
Industrial	1,000 SF	6.10	\$1,998	\$2,313	(\$315)
Warehousing	1,000 SF	3.10	\$1,015	\$1,025	(\$10)
Hotel/Lodging	Room	14.48	\$4,742	\$4,537	\$205
RV Park	Pad	4.89	\$1,601	\$3,651	(\$2,050)

1. See Land Use Assumptions

REVENUE FROM TRANSPORTATION IMPACT FEES

Projected fee revenue shown in Figure T21 is based on the development projections in the *Land Use Assumptions* document and the maximum supportable transportation impact fees. If development occurs faster than projected, the demand for infrastructure will increase along with impact fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and impact fee revenue will decrease at a similar rate. Projected impact fee revenue equals \$133,694,557 and projected expenditures equal \$144,668,755. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure T21: Estimated Revenue from Transportation Impact Fees

Fee Component	Growth Share	Existing Share	Total
Principal Arterial	\$39,741,374	\$0	\$39,741,374
Minor Arterial	\$36,172,343	\$0	\$36,172,343
Major Collector	\$40,944,901	\$0	\$40,944,901
Minor Collector	\$11,849,979	\$0	\$11,849,979
Trail	\$15,960,159	\$0	\$15,960,159
Total	\$144,668,755	\$0	\$144,668,755

		Single-Family \$11,010 per unit	Multi-Family \$7,300 per unit	Retail/Comm. \$10,725 per 1,000 sq ft	Office \$6,432 per 1,000 sq ft	Inst./Public \$6,392 per 1,000 sq ft	Industrial \$1,998 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
10-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue		\$71,371,236	\$15,824,462	\$20,870,099	\$7,908,164	\$14,746,909	\$2,973,688

Projected Revenue => \$133,694,557

Total Expenditures => \$144,668,755

General Fund's Share => \$10,974,198

IMPLEMENTATION AND ADMINISTRATION

Impact fees should be periodically evaluated and updated to reflect recent data. City of Grand Junction will continue to adjust for inflation. If cost estimates or demand indicators change significantly, Grand Junction should update the fee calculations.

Colorado's enabling legislation allows local governments to "waive an impact fee or other similar development charge on the development of low- or moderate-income housing, or affordable employee housing, as defined by the local government."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development.

SERVICE AREA

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development types (single-family, commercial, etc.) are assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the City and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a citywide service area is appropriate for the City of Grand Junction for all impact fees with the exception of parks and recreation, which includes the 201 Service Area Boundary.

APPENDIX A: LAND USE ASSUMPTIONS

OVERVIEW

The City of Grand Junction, Colorado, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on demand indicators by type of housing unit, jobs and floor area by type of nonresidential development. These metrics (explained further below) are the demand indicators to be used in the impact fee study.

Impact fees are based on the need for growth-related capital improvements, and they must be proportionate to the type of land use. The demographic data and development projections are used to demonstrate proportionality and to anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau, and data provided by Grand Junction and Mesa County Regional Transportation Planning Organization (RTPO) staff, are used to calculate base year estimates and annual projections for a 10-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years.

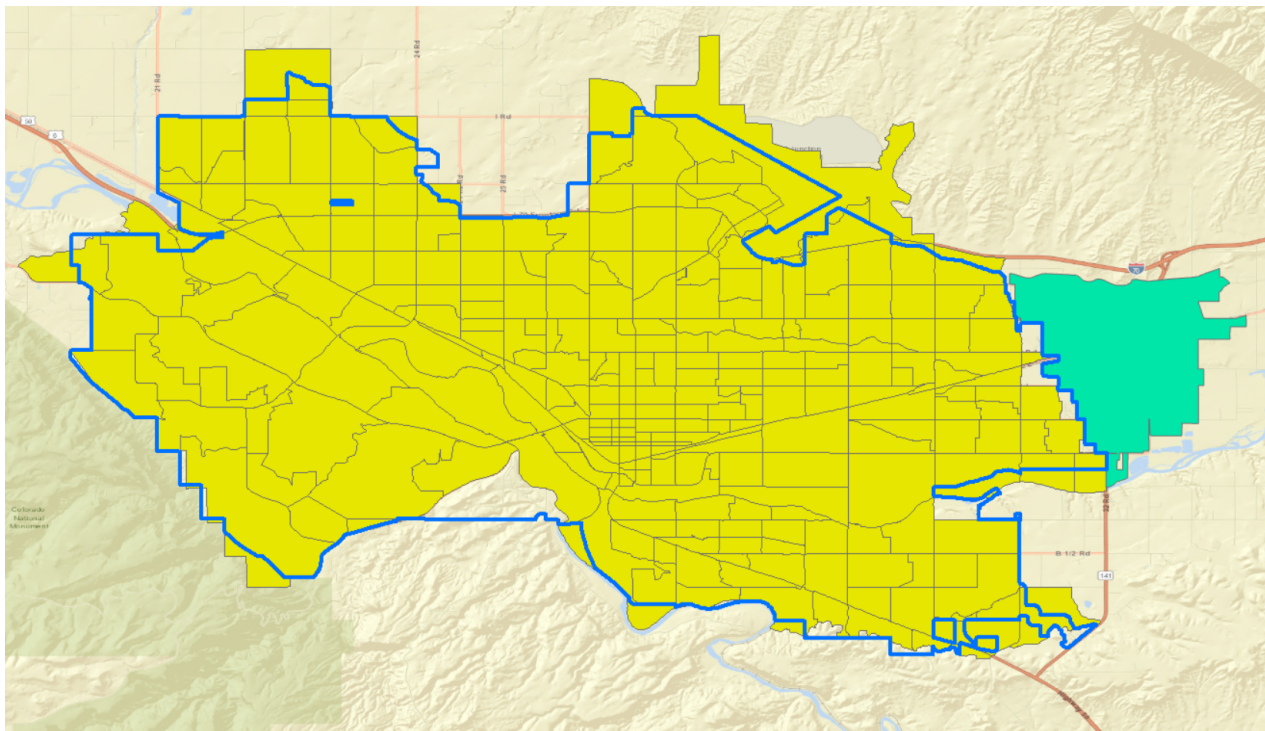
SUMMARY OF GROWTH INDICATORS

Key development projections for Grand Junction's impact fee study are housing units and nonresidential floor area. These projections are used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision, because impact fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Grand Junction will receive more impact fee revenue, but it will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. Based on the assumptions outlined in the following sections, projected citywide development over the next ten years includes an average of 818 residential units per year and approximately 759,900 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section, including population and housing units by type (e.g., single-family versus multi-family units). Due to differing development patterns both in and outside of City limits, TischlerBise reviewed base year population and housing unit estimates for the City of Grand Junction and specific TAZ boundaries from the Transportation Master Plan which are also associated with the 201 Sewer Service Area Boundary. The task at hand is to provide baseline population and housing unit estimates for those areas of the 201 Sewer Service Area Boundary which can reasonably be expected to be annexed into the City of Grand Junction over the next ten years. Figure A1 depicts the 201 Sewer Service Area Boundary (light blue line) and TAZ areas (yellow) incorporated into the study population and housing estimates.

Figure A1: Map of 201 Sewer Service Boundary and TAZ Areas



Occupancy by Housing Type

In 2010 the U.S. Census Bureau transitioned from the traditional long-form questionnaire to the American Community Survey (ACS), which is less detailed and has smaller sample sizes. As a result, Census data now has more limitations than before. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Grand Junction, “single-family” residential includes detached units and townhouses that share a common sidewall but are constructed on an individual parcel of land. The second residential category includes all multi-family structures with two or more units on an individual parcel of land.

According to the Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, this requiring seasonal or peak population to be used when deriving infrastructure standards.

To estimate population and employment for future years, the analysis applies growth assumptions derived from *Grand Valley Metropolitan Planning Organization Mesa County TAZ Estimates*, City GIS parcel data, and standards from the Institute of Transportation Engineers, 11th edition. For the impact fee calculations, TischlerBise will rely on the above referenced as well as a variety of local and regional data sources including the 2018-2022 ACS 5-Year Estimates shown in Figure A2. Collectively, this information is used to indicate the relative number of persons per housing unit, by units in a residential structure, (2.28 PPHU Single-Family, 1.60 PPHU Multi-Family) and the housing mix (75% Single-Family, 25% Multi-Family) in Grand Junction. Because of the minimal seasonal population residing in the City, TischlerBise recommends Grand Junction impose impact fees for residential development according to the number of persons per housing unit.

Figure A2: Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	50,729	21,230	2.39	22,266	2.28	74.60%	4.70%
Multi-Family Units ²	12,095	6,850	1.77	7,572	1.60	25.40%	9.50%
RV Park	56	13	4.31	13	4.31	0.04%	0.00%
Total	62,880	28,093	2.24	29,851	2.11	100.00%	5.90%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.

2. Includes dwellings in structures with two or more units.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per housing unit have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay proportionately higher impact fees. Benefits of the proposed methodology include 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range using individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501.

Shown below in Figure A3, cells with yellow shading indicate the unweighted PUMS data used to calculate the unadjusted estimate of 2.15 persons per housing unit for PUMA 2501. Unadjusted persons per housing unit estimates are adjusted to match the control total of 2.11 persons per housing unit for Grand Junction shown in Figure A2. Adjusted persons per housing unit estimates range from 1.18 persons per housing unit for units with zero to one bedroom up to 3.48 persons per housing unit for units with five or more bedrooms.

Figure A3: Occupancy by Bedroom Range

Bedroom Range	Persons ¹	Housing Units ¹	Housing Mix	Unadjusted PPHU	Adjusted PPHU ²
0-1	233	193	8%	1.21	1.18
2	814	496	21%	1.64	1.61
3	2,647	1,202	50%	2.20	2.16
4	1,089	396	17%	2.75	2.70
5+	340	96	4%	3.54	3.48
Total	5,123	2,383	100%	2.15	2.11

1. U.S. Census Bureau, 2018-2022 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.

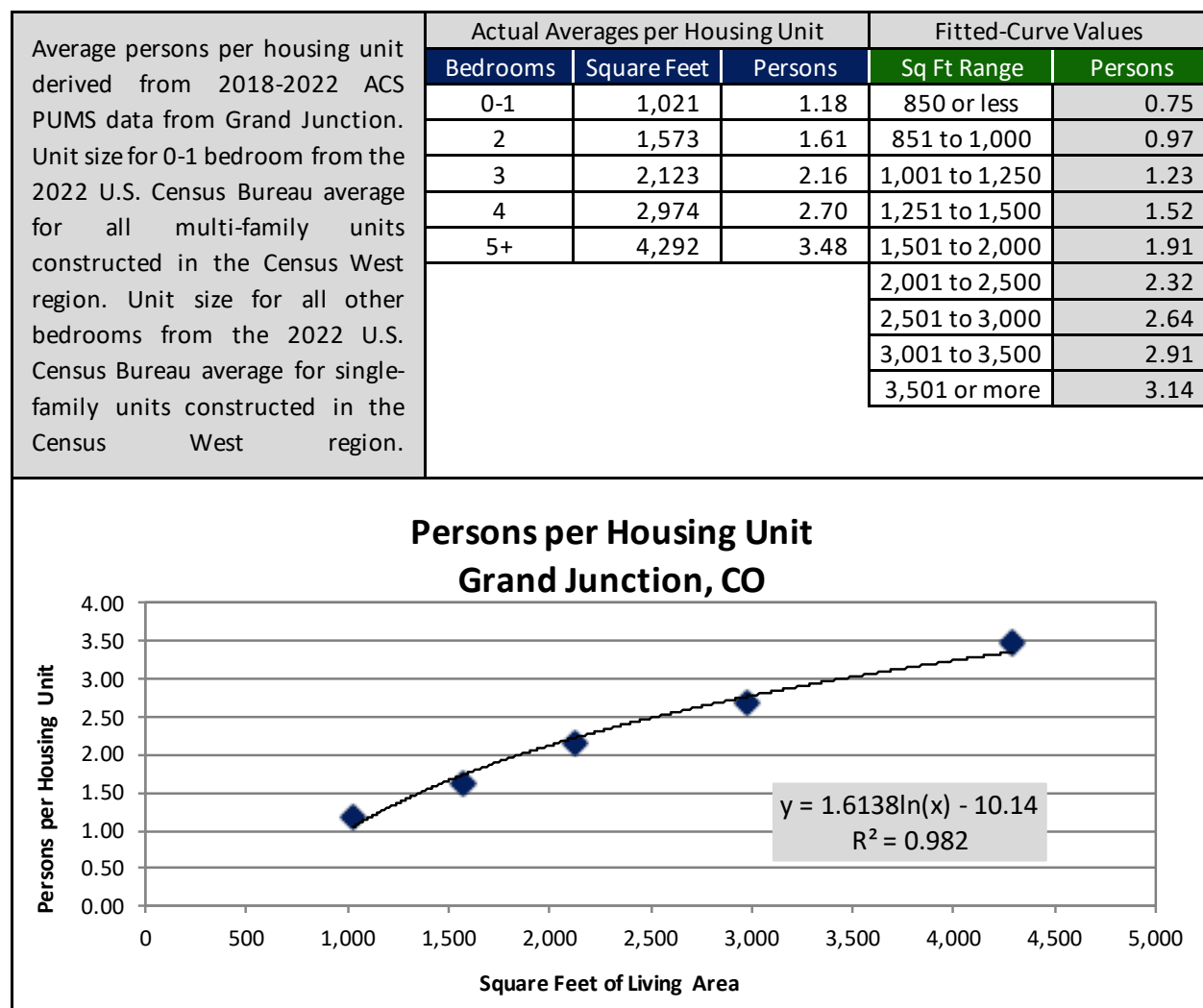
2. Represents unadjusted PUMS values scaled to control totals for Grand Junction using 2018-2022 American Community Survey (ACS) 5-Year Estimates.

Occupancy by Housing Unit Size

To estimate square feet of living area by bedroom range, TischlerBise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, average square feet of living area ranges from 1,021 square feet for housing units with zero to one bedroom up to 4,292 square feet for housing units with five or more bedrooms.

Average square feet of living area and persons per housing unit by bedroom range are plotted in Figure A4 with a logarithmic trend line derived from U.S. Census Bureau estimates discussed in the previous paragraph and adjusted persons per housing unit estimates shown in Figure A3. Using the trend line formula shown in Figure A4, TischlerBise calculates the number of persons per housing unit by square feet of living area. TischlerBise recommends a minimum size range of 850 square feet or less and a maximum size range of 3,501 square feet or more. Using these size ranges, occupancy in the minimum size range is 24 percent of the maximum size range (0.75 PPHU / 3.14 PPHU), 47 percent of the multi-family average shown in Figure A2 (0.75 PPHU / 1.60 PPHU), and 33 percent of the single-family average shown in Figure A2 (0.75 PPHU / 2.28 PPHU).

Figure A4: Occupancy by Housing Unit Size



Recent Residential Construction

The City of Grand Junction provided TischlerBise with recent City residential building permit activity, shown in Figure A5. Although not used to calculate the projections, it is worth noting a total of 2,341 single-family permits and 1,748 multi-family permits were issued in the City from 2019 through 2023. Permit distribution over this period was 57 percent single family and 43 percent multi-family. This ratio differs from the existing housing unit mix of 75 percent single-family units and 25 percent multi-family units shown in Figure A2.

Figure A5: Recent Grand Junction Residential Permit Activity

Year	Single Family	%	Multifamily	%	Total
2019-2023	2,341	57.3%	1,748	42.7%	4,089

Source: City of Grand Junction, CO Building Permit Data

Current Population and Housing

Population and housing unit estimates for the 201 Sewer Service Area Boundary were compiled from data provided by MPO. TischlerBise applied the population, housing unit estimates found within the *Grand Valley 2040 Transportation Master Plan* in each TAZ to derive the number of existing housing units in the service area but outside of the City limits. The resulting estimates, shown in Figure A6, suggest approximately 15,453 housing units (46,940 units within the service area - 31,487 units within the City limits of Grand Junction) exist in the 201 Sewer Service Area Boundary, outside of the City limits for which *impact fees will not be collected*. Deducting the estimated 2024 Grand Junction population from the 201 Sewer Service Area Boundary TAZ area (114,972 - 65,517) results in an estimated population of 49,455 currently residing in the 201 Sewer Service Area, outside of city limits.

Figure A6: 2024 Population and Housing Units

2024 Residential Development			
Residential	City Limits	201 Service Area	Total
Population	65,517	49,455	114,972
Housing Units	31,487	15,453	46,940
PPHU	2.08	3.20	2.45

Projected Population and Housing Units

Figure A7 summarizes housing unit projections from 2024 to 2034 for the City of Grand Junction, as well as the 201 Sewer Service Area Boundary. Growth in residential units is based on the past five-year average of 818 additional units annually. A total of 56,138 housing units, (9,198 net new units) are projected in the area (City and 201 Sewer Service Area Boundary) by 2034. Given historic housing dispersion throughout the 201 Sewer Service Area Boundary and observed residential unit composition for the area, housing estimates were broken down between existing City limits and areas currently outside but within the 201 Sewer Service Area Boundary. Approximately 75 percent of Grand Junction's housing units are single-family units. City housing unit growth projections have mirrored this ratio, resulting in an additional 6,130 single-family units and 2,050 multi-family units by 2034. For areas outside current city limits but within the 201 Sewer Service Area Boundary, 100 percent of the 1,018 new housing units have been attributed to single-family development reflecting the rural composition of the area. All totals shown in Figure A7 represent estimates as of January 1st of each year.

Figure A7: Grand Junction Residential Development Projections

	5 year increment >>							
	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
POPULATION								
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	52,713	3,258
Total	114,972	117,021	119,070	121,119	123,168	125,217	135,487	20,514
HOUSING UNITS								
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Grand Junction Total	31,487	32,305	33,123	33,941	34,759	35,577	39,667	8,180
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,471	1,018
Total Housing Units	46,940	47,859	48,778	49,697	50,616	51,535	56,138	9,198

NONRESIDENTIAL DEVELOPMENT

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. All land use assumptions and projected growth rates are consistent with socioeconomic data from the Grand Valley 2040 Regional Transportation Plan and the 2024 ESRI Business Summary Report for Grand Junction. TischlerBise uses the term “jobs” to refer to employment by place of work. In Figure A8, the nonresidential development prototypes were used by TischlerBise to derive nonresidential floor area and average weekday vehicle trips ends are shown.

Employment Density Factors and Trip Generation Factors

The prototype for future projections of commercial / retail development is an average-size Shopping Center (ITE 820). Commercial / retail development (i.e. retail and eating / drinking places) is assumed to average 471 square feet per job. For future industrial development, Industrial Park (ITE 130) is a reasonable proxy with an average of 864 square feet per job. For office / other service development, General Office (ITE 710) is the prototype for future office development, with an average of 307 square feet per job. And finally, Hospital (ITE 610) is the prototype for future institutional development, with an average of 350 square feet per job.

Figure A8: Nonresidential Demand Indicators

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Nonresidential Floor Area

TischlerBise utilized multiple data sources to forecast future nonresidential development in the study area. To project future employment, the analysis relies on the 2024 ratio of 0.96 jobs per person observed in the MPO's employment data (96 jobs per 100 residents). TischlerBise utilized the ESRI employment estimate of 62,988 jobs in Grand Junction to derive a 2024 base, with jobs allocated to one of four nonresidential categories: Retail/Commercial, Office, Institutional/Public, or Industrial. Utilizing GIS parcel data from the MPO, base year nonresidential square footage equals approximately 32.5 million square feet – 10.2 million square feet of retail/commercial, 7.6 million square feet of office, 7.4 million square feet of institutional, and 7.3 million square feet of industrial.

Figure A9: Grand Junction Nonresidential Floor Area and Employment Estimates 2024

Industry Sector	2024 Jobs ¹	Share of Total Jobs	2024 Estimated Floor Area ²
Retail/Commercial	14,843	24%	10,242,103
Office	14,370	23%	7,639,464
Institutional/Public	23,661	38%	7,366,028
Industrial	10,114	16%	7,275,135
Total	62,988	100%	32,522,730

1. Esri Business Analyst Online, Business Summary, 2024

2. Grand Valley Metropolitan Planning Organization

Projected Nonresidential Floor Area

Once the 2024 employment data was derived for the City, employment growth projections were distributed according to observed 2024 MPO employment sector percentages for Grand Junction (24% Commercial/Retail, 23% Office, 38% Institutional, and 16% Industrial/Flex) (Figure A9). The analysis results in an increase of 16,590 jobs. To calculate growth of nonresidential floor area, TischlerBise applied ITE square feet per employee estimates shown in Figure A8 by estimated sector employment to derive net new annual growth. Projected nonresidential growth over the next ten years results in an increase of 6.59 million square feet. Totals shown below represent estimates as of January 1st of each year.

Figure A10: Nonresidential Development Projections

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
EMPLOYMENT BY TYPE								
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	12,778	2,664
Grand Junction Total	62,988	64,647	66,306	67,965	69,624	71,283	79,578	16,590
NONRES. FLOOR AREA (X 1,000 SF)								
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Grand Junction Total	32,523	33,182	33,841	34,500	35,160	35,819	39,115	6,592

DEVELOPMENT PROJECTIONS

Figure A11 includes a summary of cumulative development projections used in the impact fee study. Base year estimates for 2024 are used in the impact fee calculations and *reflect the entirety of the City and Sewer Service 201 growth boundary*. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. All totals represent estimates as of January 1st of each year.

Figure A11: Development Projections Summary

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
POPULATION												
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	75,871	77,596	79,322	81,048	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	51,401	51,729	52,057	52,385	52,713	3,258
Total	114,972	117,021	119,070	121,119	123,168	125,217	127,272	129,326	131,379	133,433	135,487	20,514
HOUSING UNITS												
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	27,025	27,638	28,251	28,864	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	9,370	9,575	9,780	9,985	10,190	2,050
Grand Junction Total	31,487	32,305	33,123	33,941	34,759	35,577	36,395	37,213	38,031	38,849	39,667	8,180
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,061	16,164	16,266	16,369	16,471	1,018
Total Housing Units	46,940	47,859	48,778	49,697	50,616	51,535	52,456	53,377	54,297	55,218	56,138	9,198
EMPLOYMENT BY TYPE												
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	17,189	17,580	17,971	18,362	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	16,641	17,019	17,398	17,776	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	27,400	28,023	28,647	29,270	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	11,712	11,979	12,245	12,512	12,778	2,664
Grand Junction Total	62,988	64,647	66,306	67,965	69,624	71,283	72,942	74,601	76,260	77,919	79,578	16,590
NONRES. FLOOR AREA (X 1,000 SF)												
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	11,346	11,530	11,714	11,898	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,337	8,453	8,570	8,686	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	8,675	8,893	9,111	9,329	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,120	8,261	8,401	8,542	8,683	1,408
Grand Junction Total	32,523	33,182	33,841	34,500	35,160	35,819	36,478	37,137	37,796	38,456	39,115	6,592

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Grand Junction will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). This category also contains mobile homes and recreational vehicles

Single-Family: Single-Family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Also included in the definition is Single family attached (townhouse), which is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

202 Multi-Family: 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”

RV Park: RV parks typically do not have large buildings, they may feature a park office, restrooms, showers, pools, fishing ponds, walking trails, laundry facilities, and sometimes small retail shops or a restaurant. The park is made up of individual sites for RVs, each with enough space for parking, a small outdoor area, and the necessary hookups. RV parks are typically located near highways, tourist areas, or natural attractions. Short-term stays or overnight visits generally result in more frequent turnover and higher trip generation. Long-term stays or seasonal residents might generate fewer trips on a daily basis, though the overall traffic may still be significant during the peak tourist season.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below using 2017 ITE Land Use Code) can be used for all new construction within Grand Junction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Land Use: 820 Shopping Center Description. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center’s composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Land Use: 934 Fast-Food Restaurant with Drive-Through Window. This type of land use is characterized by a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele, long hours of service (including 24-hour service). The restaurant does not provide table service, and a patron typically orders from a menu board and pays before receiving the meal. A typical stay is less than 30 minutes.

Land Use: 710 General Office Building Description. A general office building has a floor area of 5,000 square feet or greater and houses multiple tenants; it is a location where business affairs, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Land Use: 730 Government Office Building Description. A government office building is an individual office building containing either the entire function or simply one agency of a city, state, federal, or other government unit. Government office buildings do not contain retail, manufacturing, or residential uses and can vary in size from a single story to several stories. They tend to have a large number of office workers, administrative staff, and may also accommodate meetings and public services.

Land Use: 130 Industrial Park. This type of land use involves areas dedicated to industrial activities, where multiple businesses or industrial tenants operate within a designated space. Industrial parks are typically characterized by large, often single-story buildings with high ceilings to accommodate manufacturing equipment, storage, and loading docks, located in areas where there is significant transportation access, such as near highways, railroads, or ports. Buildings may vary in size, and the park may include multiple separate buildings or be comprised of a few larger structures designed for specific industrial activities. The primary activities in these parks generally include manufacturing, assembly, processing, and warehousing. Unlike Light Industrial Parks (Land Use 110), Industrial Parks may accommodate a wider range of industries, including those with moderate to heavy manufacturing or production operations.

Land Use: 150 Warehousing Description. A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Land Use: 310 Hotel. Hotels usually consist of multiple floors of guest rooms, common areas, service facilities, and amenities. The design and size can vary from small boutique hotels with a few rooms to large, multi-story hotels with hundreds of rooms and expansive meeting and recreational spaces. The property may also have parking garages, loading docks, and amenities designed to serve both business and leisure travelers. Hotels are often located near highways, business districts, tourist attractions, or transportation hubs, such as airports or train stations, to accommodate the travel needs of guests. Some hotels may be part of larger commercial complexes, while others are standalone properties.

Affordable Housing Linkage Fee Support Study

Prepared for:

City of Grand Junction, Colorado

DRAFT

December 13, 2024



4701 Sangamore Road
Suite S240
Bethesda, MD 20816
www.TischlerBise.com

[PAGE INTENTIONALLY LEFT BLANK]

TABLE OF CONTENTS

Executive Summary	1
Methodology	2
Mitigation Determination	3
Linkage Fee Calculation.....	4
Building Types and Industries	5
Employment Factors	6
Worker Households	7
Commuter Analysis	7
Occupations	9
Income by Occupation	11
Household Income	12
Worker by Industry by Household Type and Size	12
Household Distribution by Type and Size	14
Household Income	15
Income Limits	16
Households by Income Level.....	17
Commuter Adjustment	19
Housing Demand	20
Housing Prototypes	20
Housing Costs	21
Affordability Gap	22
Rental Prototype	22
Ownership Prototype.....	24
Maximum Supportable Affordable Housing Linkage Fees	26
Appendix A. Glossary	28
Appendix B: Supporting Data	29
Appendix C. Building Prototype Detail	30
Retail / Commercial	31
Convenience Commercial	38
Office	45
Institutional	52
Industrial	59
Warehousing.....	65
Lodging	72

TABLE OF FIGURES

Figure 1: Maximum Supportable Affordable Housing Linkage Fees by Land Use.....	1
Figure 2: Maximum Supportable Affordable Housing Linkage Fees per Job	1
Figure 3: Mitigation Determination.....	2
Figure 4: Linkage Fee Calculation.....	3
Figure 5: Employee and Building Area Ratios	6
Figure 6: Worker Households	7
Figure 7: Resident Workers	7
Figure 8: Employees and Households by Building Type.....	8
Figure 9: Occupation Distribution.....	9
Figure 10: Households by Occupation	10
Figure 11: Income by Occupation for <i>Industrial</i> Building Prototype	11
Figure 12: Income Adjustment to 2024 Dollars	12
Figure 13: Workers by Industry by Household Type and Size.....	13
Figure 14: Household Type and Size	13
Figure 15: Worker Households by Household Type and Size for an <i>Industrial</i> Building Prototype	14
Figure 16: Household Incomes by Type and Occupation for <i>Industrial</i> Building Prototype	15
Figure 17: Household Income Limits	16
Figure 18: Percent of Median Income by Household Type and Occupation for <i>Industrial</i> Building Prototype	17
Figure 19: 80% AMI Worker Households by Household Type and Occupation for <i>Industrial</i> Building Prototype	18
Figure 20: Worker Households by Income Level (per 20,000 sq. ft. building prototype)	19
Figure 21: Worker Households in Grand Junction by Income Level (per 20,000 sq. ft. building prototype).....	19
Figure 22: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area.....	20
Figure 23: Multifamily Rental Unit Development Cost	21
Figure 24: Maximum Affordable Rents and Sale Prices	22
Figure 25: Rental Prototype Affordability Gap	23
Figure 26: Ownership Prototype Affordability Gap	24
Figure 27: Summary of Assumptions and Affordability Gaps by Housing Prototype	25
Figure 28: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area.....	26
Figure 29: Maximum Supportable Affordable Housing Linkage Fees by Land Use.....	26
Figure 30: Maximum Supportable Affordable Housing Linkage Fees per Job	27
Figure 31: Employee Factors.....	29
Figure 32: RV Park Employee Factor	29
Figure 33: Income by Occupation for Retail/Commercial Building Prototype.....	31
Figure 34: Household Distribution for Retail/Commercial Building Prototype	32
Figure 35: Household Income for Retail/Commercial Building Prototype.....	33
Figure 36: Percent of Median Income by Household Type and Occupation for Retail/Commercial Building Prototype	34
Figure 37: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype	35
Figure 38: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)	36
Figure 39: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)	37
Figure 40: Income by Occupation for Convenience Commercial Building Prototype.....	38
Figure 41: Household Distribution for Convenience Commercial Building Prototype.....	39
Figure 42: Household Income for Convenience Commercial Building Prototype.....	40
Figure 43: Percent of Median Income by Household Type and Occupation for Convenience Commercial Building Prototype	41
Figure 44: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype ...	42

Figure 45: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)	43
Figure 46: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)	44
Figure 47: Income by Occupation for Office Building Prototype	45
Figure 48: Household Distribution for Office Building Prototype	46
Figure 49: Household Income for Office Building Prototype	47
Figure 50: Percent of Median Income by Household Type and Occupation for Office Building Prototype	48
Figure 51: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype	49
Figure 52: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)	50
Figure 53: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)	51
Figure 54: Income by Occupation for Institutional Building Prototype	52
Figure 55: Household Distribution for Institutional Building Prototype	53
Figure 56: Household Income for Institutional Building Prototype	54
Figure 57: Percent of Median Income by Household Type and Occupation for Institutional Building Prototype.....	55
Figure 58: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype.....	56
Figure 59: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)	57
Figure 60: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)	58
Figure 61: Income by Occupation for Industrial Building Prototype	59
Figure 62: Household Distribution for Industrial Building Prototype	60
Figure 63: Household Income for Industrial Building Prototype	61
Figure 64: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype	61
Figure 65: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype	62
Figure 66: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)	63
Figure 67: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)	64
Figure 68: Income by Occupation for Warehousing Building Prototype	65
Figure 69: Household Distribution for Warehousing Building Prototype	66
Figure 70: Household Income for Warehousing Building Prototype	67
Figure 71: Percent of Median Income by Household Type and Occupation for Warehousing Building Prototype....	68
Figure 72: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype.....	69
Figure 73: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued) ...	70
Figure 74: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued) ...	71
Figure 75: Income by Occupation for Lodging Building Prototype	72
Figure 76: Household Distribution for Lodging Building Prototype	73
Figure 77: Household Income for Lodging Building Prototype	74
Figure 78: Percent of Median Income by Household Type and Occupation for Lodging Building Prototype	75
Figure 79: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype.....	76
Figure 80: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)	77
Figure 81: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)	78

EXECUTIVE SUMMARY

The City of Grand Junction, Colorado, retained TischlerBise, Inc., to develop an Affordable Housing Linkage Fee Support Study. The purpose of this report is to define and analyze the linkage between nonresidential development¹ and the demand for affordable housing. Through the analysis of existing types of nonresidential development, income levels of employees, and the composition of worker households by size of household, this analysis determines the demand for affordable housing created by each type of nonresidential development. The study then determines nonresidential development's share of the City's cost to provide the demanded affordable housing as the affordable housing linkage fee.

Maximum supportable affordable housing linkage fees are shown in Figure 1 based on the assumptions included in this study. Based on the findings in the study, this is the maximum supportable fee amount (per 1,000 square feet) reflecting the nexus between the demand for affordable housing from different types of nonresidential development and the cost of housing in Grand Junction. Maximum supportable linkage fees *per job* are also provided and shown in Figure 2. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 1: Maximum Supportable Affordable Housing Linkage Fees by Land Use

Household Income Level	Housing Prototype	Affordability Gap per Unit	Estimated City Funding % Share ²	Linkage Fees Per 1,000 Sq. Ft. ¹						
				Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
			10%							
50% AMI (Rental)	Rental	\$279,900	\$27,990	\$2,323	\$10,216	\$252	\$1,777	\$42	\$0	\$1,008
60% AMI (Rental)	Rental	\$263,900	\$26,390	\$2,718	\$12,007	\$620	\$106	\$53	\$13	\$1,227
80% AMI (Owner)	Ownership	\$167,895	\$16,790	\$1,822	\$8,009	\$1,436	\$722	\$101	\$34	\$999
100% AMI (Owner)	Ownership	\$111,994	\$11,199	\$745	\$3,281	\$1,025	\$482	\$90	\$28	\$0
Total				\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
									<i>Per Lodging Room³</i>	<i>\$1,940</i>
									<i>Per RV Park Site⁴</i>	<i>\$174</i>

1. TischlerBise analysis (housing demand per 1,000 square feet of building area multiplied by affordability gap); assumes 35% worker households in Grand Junction.
2. See supporting figures.
3. Converted from square feet based on 600 square feet of gross building area per room for lodging.
4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job (\$3,477). See Appendix B for further detail.

Figure 2. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	\$3,589	\$3,584	\$1,022	\$1,079	\$247	\$221	\$3,477

¹ Given the nature of the Grand Junction economy—namely, that residential development does not generate significant permanent job creation, TischlerBise's recommendation is to focus the linkage fee on nonresidential development and pursue other approaches for residential mitigation.

METHODOLOGY

The linkage fee analysis is comprised of two parts: (1) Mitigation Determination and (2) Linkage Fee Calculation. The following two diagrams outline the process under each part.

Figure 3. Mitigation Determination

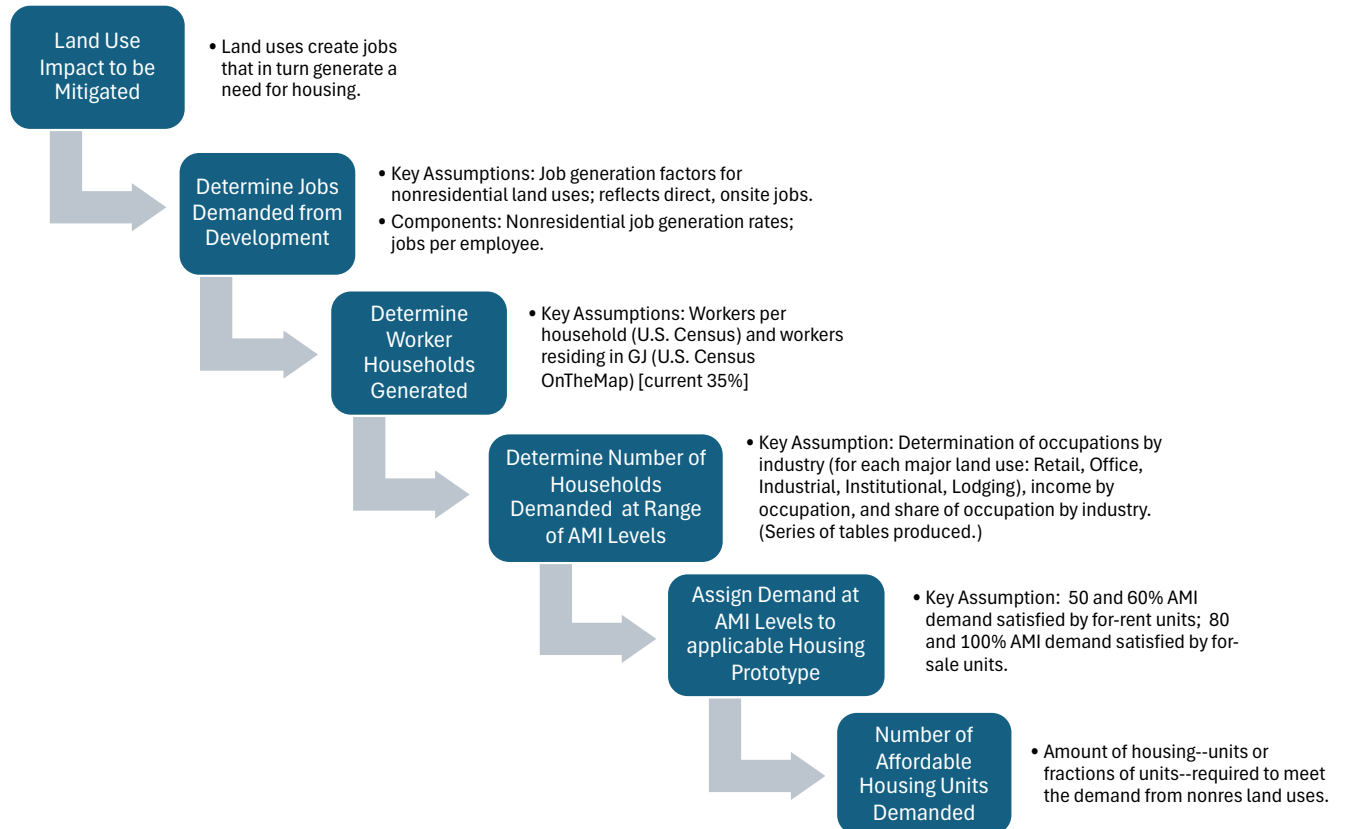
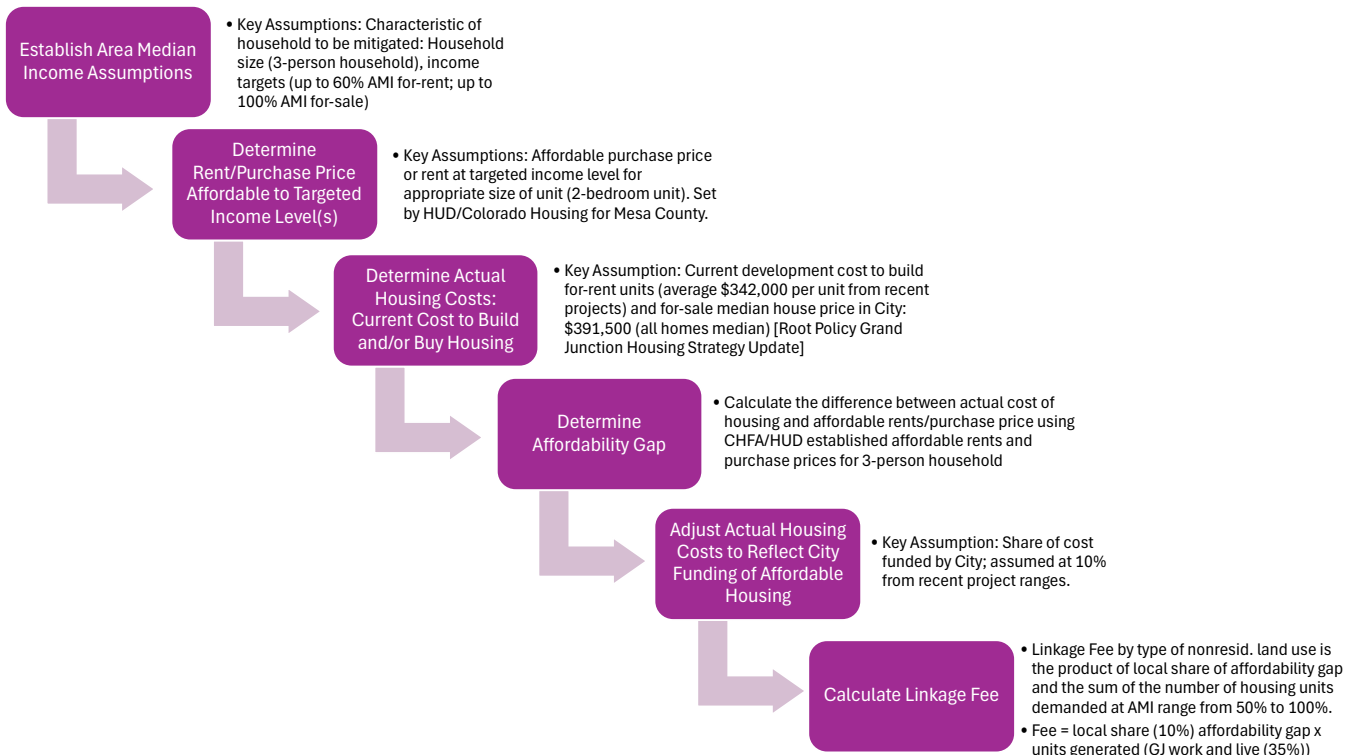


Figure 4. Linkage Fee Calculation



Each of the steps above is described in greater detail in the body of the report. The end point for the Affordable Housing Linkage Fee Support Study is the determination of demand for affordable housing units in the City of Grand Junction from different types of nonresidential development and to quantify the respective land use's share of the cost to provide affordable housing. The following elements are included in the study along with a reference to the corresponding section of this report:

Mitigation Determination

1. Jobs generated from different types of nonresidential development (Report section: "Building Types and Industries");
2. Number of workers estimated to be generated due to that development (Report section: "Worker Households");
3. Income level of the workers and worker households generated which entails determining the following:
 - a. Type of occupations of the workers generated (Report section: "Occupations");
 - b. Average salaries of those workers (Report section: "Household Income");

- c. Average household income by type and size of household; (Report section: “Household Income”);
- d. Number and share of worker households by each income level group (e.g., below median household income level) (Report section: “Households by Income Level”);
- 4. Adjustment for workers who both live and work in Grand Junction (thus accounting for those workers who live outside of the City) (Report section: “Commuter Adjustment”);
- 5. Share of the new worker households/number of affordable housing units demanded by each type of nonresidential building at each income level (Report section: “Housing Demand”);

Linkage Fee Calculation

- 1. Types of housing units applicable to meet the needs of workers at different income levels (Report section: “Housing Prototypes”);
- 2. Cost per unit to construct two-bedroom affordable for-rent and median sale price of for-sale housing units (Report section: “Housing Costs”);
- 3. The difference between what households can afford to spend on housing costs and what it costs to produce or purchase housing in Grand Junction (Report section: “Affordability Gap”);
- 4. The maximum supportable cost per 1,000 square feet of nonresidential development needed to deliver affordable housing at targeted income levels and reflective of the City’s share of costs (Report section: “Maximum Supportable Affordable Housing Linkage Fees”).

It should be noted that throughout this report an **Industrial Building Prototype** is used to illustrate the methodology and calculations. The Appendix provides detailed data for all building prototypes.

A note on rounding: Calculations throughout this report are based on analysis conducted using Excel software. Results are discussed in the report using multiple decimal places (in most cases), which represent rounded figures. However, in some instances the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sums or products if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown).

BUILDING TYPES AND INDUSTRIES

This analysis uses seven building types to determine demand for affordable housing in Grand Junction, Colorado. The building types align with the Grand Junction Development Impact Fee update and include: retail/commercial; convenience commercial; office; institutional; industrial; warehousing; and lodging. Each building type consists of the following industries²:

1. **Retail / Commercial** includes retailers, food and drinking places, and personal services. Restaurants and other eating places, food and beverage stores, general merchandise stores, automobile dealers, and building material and supply stores account for the largest share of retail employment.
2. **Convenience Commercial** is a subset of the retail category; the prototype industry used for this analysis is a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele and can have long hours of service (including 24-hour service).
3. **Office** refers to a general office building housing multiple tenants including, but not limited to, professional services, insurance companies, investment brokers and tenant services such as banking, restaurants and service retail facilities.
4. **Institutional** includes hospitals, schools, and educational services.
5. **Industrial** refers to manufacturing facilities where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research and associated functions.
6. **Warehousing** is a subset of industrial land use category which is primarily devoted to the storage of materials, but it may also include office and maintenance areas.
7. **Lodging** reflects hotels, motels, and places providing short-term sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. RV Park is included as a related land use.

² Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Employment Factors

To estimate employment generated by nonresidential land uses, the study uses employee to building area (floor area) data published by the Institute of Transportation Engineers (ITE). The prototypes for each nonresidential land use along with the number of employees per 1,000 square feet of floor area are shown below in Figure 5.

Figure 5: Employee and Building Area Ratios

Land Use Type	ITE Code	Demand Unit	Employees per Demand Unit ¹
Retail/Commercial	820	1,000 SF	2.12
Convenience Commercial	934	1,000 SF	9.35
Office/Service	710	1,000 SF	3.26
Institutional	610	1,000 SF	2.86
Industrial	130	1,000 SF	1.16
Warehousing	150	1,000 SF	0.34
Hotel/Lodging	310	room	0.56
Hotel/Lodging ²	310	1,000 SF	0.93
RV Park ³	na	site	0.05

1. Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, 2021 (unless otherwise specified)

2. Converted from per room factor assuming gross 600 sq.ft./room.

3. National Association of RV Parks & Campgrounds (ARVC) , "2023 Outdoor Hospitality Industry Benchmarking Report."

WORKER HOUSEHOLDS

To calculate the demand for housing units from each building type, employees must first be converted to worker households. This excludes all households without workers and provides an accurate estimate of the number of housing units needed for workers.

Workers per worker household is the product of (1) workers and (2) households with at least one employed person. This ratio is calculated with data from the American Community Survey (ACS) 2018-2022, 5-year estimates provided by the U.S. Census in files known as Public Microdata Samples (PUMS). This data is available for areas with populations of at least 100,000 and therefore available for the City of Grand Junction, Colorado.

Per U.S. Census data, Grand Junction housed 1.8 workers per worker household—this includes full-time and part-time workers. This reveals worker households in the City house more than one worker per worker household; therefore, an additional housing unit will not be needed for every new employee. To determine the number of housing units needed for each building type's employees, the number of new employees generated by each building type is divided by 1.8.

Figure 6: Worker Households

Grand Junction, CO

Residents in Labor Force

33,631

Worker Households

18,937

Workers per Household

1.8

Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates Detailed Tables.

Commuter Analysis

Jobs located in Grand Junction are held by both city residents and non-residents. Therefore, an adjustment is made regarding the demand for housing from nonresidential development; namely to reflect the estimated share of workers who also live in the City of Grand Junction. Commuting data available from the U.S. Census Bureau's online web application, OnTheMap, reveals that 35 percent of jobs in the City are held by City residents.

Figure 7: Resident Workers

Employed in Grand Junction

49,018

Employed and Living in Grand Junction

17,052

Share of GJ Workers Living in GJ

35.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

Both factors are applied to jobs created by nonresidential buildings to determine the worker households (i.e., housing units) demanded by each land use type. To determine housing demand from an average size building, all building types are represented as a 20,000-square-foot building throughout this analysis.

Figure 8: Employees and Households by Building Type

		BUILDING/LAND USE TYPE						
		Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Employees per 1,000 SF ¹		2.12	9.35	3.26	2.86	1.16	0.34	0.93
Employees per 20,000 Sq. Ft.		42.4	187.0	65.2	57.2	23.2	6.8	18.6
Worker Households ²	1.8	23.6	103.9	36.2	31.8	12.9	3.8	10.3
Resident Worker Households ³	0.4	8.3	36.4	12.7	11.1	4.5	1.3	3.6

1. Trip Generation, Institute of Transportation Engineers, 2021. (Institutional is Hospital; Lodging assumes gross 600 sq.ft./room per TischlerBise data.)

2. Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Public Use Microdata Areas 1001 (2010 PUMA) and 2501 (2020 PUMA).

3. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap web application, 2021.

OCCUPATIONS

The next step in the methodology is to determine the types of occupations³ generated by each building type. To do this, U.S. Census ACS PUMS data is used. Included are occupation estimates classified by industry using the standard North American Industry Classification System (NAICS) industry codes. Results are shown below in Figure 9.

Figure 9: Occupation Distribution

	BUILDING/LAND USE TYPE						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Occupation Distribution by Building Type¹							
Management Occupations	4.3%	4.3%	10.9%	4.1%	13.1%	13.1%	11.1%
Business and Financial Operations Occupations	2.9%	2.9%	5.2%	2.2%	2.0%	2.0%	0.0%
Computer and Mathematical Occupations	0.1%	0.1%	2.3%	2.2%	1.6%	1.6%	0.0%
Architecture and Engineering Occupations	0.0%	0.0%	2.5%	0.2%	3.7%	3.7%	2.0%
Life, Physical, and Social Science Occupations	0.5%	0.5%	1.4%	2.2%	0.7%	0.7%	0.0%
Community and Social Service Occupations	0.0%	0.0%	4.0%	3.1%	0.0%	0.0%	0.0%
Legal Occupations	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%
Education, Training, and Library Occupations	0.6%	0.6%	2.3%	61.1%	0.4%	0.4%	0.0%
Arts, Design, Entertainment, Sports, and Media Occupations	3.3%	3.3%	1.3%	2.4%	0.2%	0.2%	8.2%
Healthcare Practitioners and Technical Occupations	1.6%	1.6%	15.0%	0.6%	0.0%	0.0%	0.0%
Healthcare Support Occupations	0.0%	0.0%	10.3%	0.7%	0.0%	0.0%	0.0%
Protective Service Occupations	1.3%	1.3%	4.0%	0.5%	0.7%	0.7%	2.7%
Food Preparation and Serving Related Occupations	22.4%	22.4%	1.7%	3.2%	0.3%	0.3%	8.2%
Building and Grounds Cleaning and Maintenance Occupations	2.0%	2.0%	4.1%	5.6%	1.3%	1.3%	42.3%
Personal Care and Service Occupations	2.4%	2.4%	1.6%	1.1%	0.1%	0.1%	6.3%
Sales and Related Occupations	29.8%	29.8%	3.9%	0.0%	5.9%	5.9%	0.0%
Office and Administrative Support Occupations	9.5%	9.5%	15.9%	9.6%	10.4%	10.4%	12.0%
Farming, Fishing, and Forestry Occupations	0.2%	0.2%	0.1%	0.0%	2.5%	2.5%	0.0%
Construction and Extraction Occupations	0.6%	0.6%	0.8%	0.0%	20.6%	20.6%	0.0%
Installation, Maintenance, and Repair Occupations	3.1%	3.1%	4.6%	0.4%	4.5%	4.5%	1.9%
Production Occupations	2.8%	2.8%	2.9%	0.0%	13.7%	13.7%	0.0%
Transportation and Material Moving Occupations	12.5%	12.5%	3.7%	0.8%	18.1%	18.1%	5.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Retail/Commercial and Convenience Commercial reflect the retail industry category; Industrial and Warehousing reflect the industrial industry category.

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

³ Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses "major group level" (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

The next step involves converting the occupation distribution to worker households by occupation. Using the estimate of worker households in Figure 8 and the occupation distribution shown in Figure 9, the number of worker households per occupation for each of the building types can be estimated. For example, as shown below in Figure 10, transportation and material moving occupations account for 2.34 households of the industrial building type's 12.9 total worker households.

Figure 10: Households by Occupation

	BUILDING/LAND USE TYPE						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Households per 20,000 SF by Occupation and Building Type¹							
Management Occupations	1.00	4.42	3.93	1.31	1.70	0.50	1.14
Business and Financial Operations Occupations	0.69	3.04	1.87	0.70	0.26	0.08	0.00
Computer and Mathematical Occupations	0.03	0.13	0.82	0.69	0.20	0.06	0.00
Architecture and Engineering Occupations	0.00	0.00	0.92	0.07	0.48	0.14	0.21
Life, Physical, and Social Science Occupations	0.11	0.50	0.52	0.69	0.09	0.03	0.00
Community and Social Service Occupations	0.00	0.00	1.45	0.97	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.57	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.14	0.61	0.82	19.44	0.06	0.02	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.79	3.46	0.47	0.77	0.03	0.01	0.84
Healthcare Practitioners and Technical Occupations	0.38	1.67	5.42	0.20	0.00	0.00	0.00
Healthcare Support Occupations	0.01	0.05	3.73	0.21	0.00	0.00	0.00
Protective Service Occupations	0.31	1.39	1.45	0.15	0.09	0.03	0.28
Food Preparation and Serving Related Occupations	5.29	23.29	0.61	1.03	0.04	0.01	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.47	2.05	1.48	1.78	0.17	0.05	4.36
Personal Care and Service Occupations	0.57	2.50	0.59	0.35	0.01	0.00	0.64
Sales and Related Occupations	7.04	30.98	1.40	0.00	0.76	0.22	0.00
Office and Administrative Support Occupations	2.23	9.83	5.76	3.05	1.34	0.40	1.23
Farming, Fishing, and Forestry Occupations	0.05	0.22	0.02	0.00	0.32	0.09	0.00
Construction and Extraction Occupations	0.14	0.62	0.29	0.00	2.66	0.78	0.00
Installation, Maintenance, and Repair Occupations	0.74	3.25	1.68	0.12	0.59	0.17	0.20
Production Occupations	0.67	2.94	1.06	0.00	1.77	0.52	0.00
Transportation and Material Moving Occupations	2.94	12.96	1.34	0.27	2.34	0.69	0.55
Total Worker Households	23.60	103.90	36.20	31.80	12.90	3.80	10.30

1. TischlerBise calculation; based on data from U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

Income by Occupation

Income data for occupations by industry are also available from the U.S. Census ACS PUMS data for Grand Junction. Incomes are first adjusted to 2022 dollars with the ACS inflation factor and then updated to 2024 dollars by applying the percent increase in wages from the Quarterly Census of Employment and Wages (QCEW) for Mesa County. (QCEW provides the most current data with the limitation that it is only available at the county level. See Figure 12.)

Incomes by occupations are shown below in Figure 11 for the Industrial building prototype.

Figure 11: Income by Occupation for Industrial Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income ¹	Occup. as Share of Industrial Workers ²	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
				Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	1.70
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.26
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.20
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.48
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.09
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.03
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.09
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.17
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.01
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.76
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	1.34
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.32
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	2.66
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.59
Production Occupations	\$49,947	13.7%	\$6,840	1.77
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	2.34
Weighted Average Annual Wage		100.0%	\$67,440	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 12: Income Adjustment to 2024 Dollars

Q1 2022	\$968
Q1 2024	\$1,140
Net Increase	\$172
Percent Increase	17.8%

Source: Labor Market Information, Quarterly Census of Employment and Wages (QCEW) Program for Mesa County (Average Weekly Wage, All Industries) accessed from Colorado Labor Market Information Gateway.

HOUSEHOLD INCOME

Estimating household income is a two-step process. This includes (1) determining household type and size (i.e., number of workers per household (with workers)) for each household size, and (2) estimating household income for each household type.

Worker by Industry by Household Type and Size

Data from U.S. Census ACS 2018-2022 5-Year Estimates identifies the number of workers by industry in each category of household type/size. This data is used to determine income by industry and household type/size. Figure 13 provides the distribution of workers by industry in each household size category.

Figure 13. Workers by Industry by Household Type and Size

Workers by Industry in Each Household Type

	1-person	2-person	3-person	4+ person	Grand Total
Retail	2,553	5,370	3,480	5,693	17,096
Office	4,397	10,715	5,993	9,367	30,472
Industrial	2,335	6,234	3,324	6,322	18,215
Institutional	1,785	2,791	1,670	1,460	7,706
Lodging	70	301	223	190	784
Not Included	0	18	0	0	18
Total	11,140	25,429	14,690	23,032	74,291

% Workers by Industry in Each Household Type

Retail	14.9%	31.4%	20.4%	33.3%	100.0%
Office	14.4%	35.2%	19.7%	30.7%	100.0%
Industrial	12.8%	34.2%	18.2%	34.7%	100.0%
Institutional	23.2%	36.2%	21.7%	18.9%	100.0%
Lodging	8.9%	38.4%	28.4%	24.2%	100.0%
Not Included	0.0%	100.0%	0.0%	0.0%	100.0%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

TischlerBise then determined workers per worker household for each household type and summarized the median income by household size. Results are shown below in Figure 14. Knowing the number of workers in each household type is the basis for calculating household income.

Figure 14. Household Type and Size

	1 person	2 person	3 person	4+ person	Total
Workers ¹	11,140	25,429	14,690	23,032	74,291
Worker Households ^{1,2}	8,807	15,948	7,021	9,938	41,714
Workers per Worker Household	1.3	1.6	2.1	2.3	1.8
Median Income (Grand Junction) ³	\$66,000	\$75,400	\$84,800	\$94,200	

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for PUMAs 1001 (2010 PUMA) and 2501 (2020 PUMA).

2. Worker household is a household with at least one occupant in the labor force.

3. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Household Distribution by Type and Size

Determining the distribution of household types is the next step in the analysis. Because the number of workers or non-workers per household affects affordability, the study distributes households by the current share of household types.

Using data from the American Community Survey 2018-2022 5-year estimates, the number of worker households by each building type is estimated. This requires analyzing the ACS data and determining the share of each household type for each of the building types. The share of households by building type is applied to the corresponding estimate of households by occupation shown in Figure 10. Using the industrial building type as an example, Figure 15 shows the number of households by household type for each occupation. Notice the column on the right side of Figure 15 is identical to the industrial column in Figure 10. (Formula example: Management Occupations: 1.7 worker households (Figure 10) x 12.8% 1-person household (Figure 13) = 0.22

Figure 15. Worker Households by Household Type and Size for an Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.20
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	0.09
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.02	0.03	0.09
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	0.17
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.01
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	1.34
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	2.66
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.23	0.60	0.32	0.61	1.77
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	2.34
Total	1.66	4.40	2.39	4.46	12.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Household Income

The final step in estimating household income requires applying average compensation from Figure 11 to the number of workers per worker household from Figure 14. Shown in Figure 16 are estimates of household income by household type for industrial occupations.

Figure 16: Household Incomes by Type and Occupation for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Income Limits

Affordability, in this study, is defined using official household income limits produced by the United States Department of Housing and Urban Development (HUD) for fiscal year 2024 for Mesa County. Area Median Income (AMI) for a 3-person household is \$84,800. As shown in Figure 17, income limits are based on the number of persons living in the household. Using these thresholds, it is possible to determine the number of households at each income level for each building type.

Figure 17: Household Income Limits

Household Income Level	% AMI	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
20% AMI	20%	\$13,200	\$15,080	\$16,960	\$18,840	\$20,360	\$21,860
30% AMI	30%	\$19,800	\$22,620	\$25,440	\$28,260	\$30,540	\$32,790
40% AMI	40%	\$26,400	\$30,160	\$33,920	\$37,680	\$40,720	\$43,720
45% AMI	45%	\$29,700	\$33,930	\$38,160	\$42,390	\$45,810	\$49,185
50% AMI	50%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650
55% AMI	55%	\$36,300	\$41,470	\$46,640	\$51,810	\$55,990	\$60,115
60% AMI	60%	\$39,600	\$45,240	\$50,880	\$56,520	\$61,080	\$65,580
70% AMI	70%	\$46,200	\$52,780	\$59,360	\$65,940	\$71,260	\$76,510
80% AMI	80%	\$52,800	\$60,320	\$67,840	\$75,360	\$81,440	\$87,440
100% AMI	100%	\$66,000	\$75,400	\$84,800	\$94,200	\$101,800	\$109,300
120% AMI	120%	\$79,200	\$90,480	\$101,760	\$113,040	\$122,160	\$131,160

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Households by Income Level

Shown below in Figure 18 are the percent of worker households in the industrial building prototype below the area median income for each household size/type.

Figure 18: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype

Area Median Income--> Percent of Median Income by Occupation	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Based on the median incomes by household size and average incomes by occupation, the number of worker households generated by each nonresidential building type at each household income level (e.g., 50%, 60%, 80%, and 100% AMI) can be determined.

For example, worker households for the industrial building prototype of 20,000 square feet with household incomes between 60 and 80 percent of AMI are shown in Figure 19. The right column shows .35 households generated by the industrial building prototype falling within this income level. (See Appendix B for a series of tables for each nonresidential building type by household income level.)

Figure 19: 80% AMI Worker Households by Household Type and Occupation for *Industrial* Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.03	0.00	0.03
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.04	0.11	0.09	0.11	0.35

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 20 below includes the number of households by income level for each building prototype (top half), and the percentage of households by income level for each building type (bottom half). This represents the share of households by building prototype in comparison to the median income for Mesa County.

Figure 20: Worker Households by Income Level (per 20,000 sq. ft. building prototype)

	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Households by Income Level¹							
50% AMI and Below	4.73	20.85	0.50	3.64	0.09	0.01	2.06
60% AMI (Over 50 to 60% AMI)	5.89	26.00	1.33	0.24	0.12	0.04	2.65
80% AMI (Over 60 to 80% AMI)	6.20	27.26	4.88	2.47	0.35	0.10	3.39
100% AMI (Over 80 to 100% AMI)	3.80	16.74	5.24	2.45	0.47	0.14	0.00
120% AMI (Over 100 to 120% AMI)	0.10	0.45	4.85	12.13	2.73	0.82	0.10
120%+ AMI	2.87	12.63	19.39	10.89	9.15	2.69	2.12
Total Worker Households	23.59	103.93	36.19	31.82	12.91	3.80	10.32
Percentage of Households by Income Level¹							
50% AMI and Below	20.1%	20.1%	1.4%	11.4%	0.7%	0.3%	20.0%
60% AMI (Over 50 to 60% AMI)	25.0%	25.0%	3.7%	0.8%	0.9%	1.1%	25.7%
80% AMI (Over 60 to 80% AMI)	26.3%	26.2%	13.5%	7.8%	2.7%	2.6%	32.9%
100% AMI (Over 80 to 100% AMI)	16.1%	16.1%	14.5%	7.7%	3.6%	3.7%	0.0%
120% AMI (Over 100 to 120% AMI)	0.4%	0.4%	13.4%	38.1%	21.2%	21.6%	1.0%
120%+ AMI	12.2%	12.2%	53.6%	34.2%	70.9%	70.8%	20.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Commuter Adjustment

As noted above, an adjustment is recommended for commuters living outside of Grand Junction but working within the city limits as it is unreasonable to assume all new workers will live in Grand Junction. Using commuting data from the U.S. Census Bureau's online web application, OnTheMap, TischlerBise determined 65 percent of Grand Junction's workers live outside the city. To preserve the existing relationship between commuters and non-commuters, households are reduced to 35 percent—the share of Grand Junction's workers who live in the city.

Figure 21: Worker Households in Grand Junction by Income Level (per 20,000 sq. ft. building prototype)

	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Resident Workers (Local %)¹	35.00%						
Households by Income Level²							
50% AMI and Below	1.66	7.30	0.18	1.27	0.03	0.00	0.72
60% AMI (Over 50 to 60% AMI)	2.06	9.10	0.47	0.08	0.04	0.01	0.93
80% AMI (Over 60 to 80% AMI)	2.17	9.54	1.71	0.86	0.12	0.04	1.19
100% AMI (Over 80 to 100% AMI)	1.33	5.86	1.83	0.86	0.16	0.05	0.00
120% AMI (Over 100 to 120% AMI)	0.04	0.16	1.70	4.25	0.96	0.29	0.04
120%+ AMI	1.00	4.42	6.79	3.81	3.20	0.94	0.74
Total	8.26	36.38	12.68	11.13	4.51	1.33	3.62

1. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

2. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

HOUSING DEMAND

To determine the housing need per 1,000 square feet of building area (to be used in the linkage fee calculation), worker households generated per 20,000 square feet of building area, shown above in Figure 21, are converted to households per 1,000 square feet by dividing household estimates by 20. Figure 22 below includes estimates for households by income level and industry (adjusted for resident workers) for each additional 1,000 square feet of building floor area.

Figure 22: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Housing Demand per 1,000 Sq. Ft. of Building Area¹							
50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000	0.0360
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	0.4130	1.8190	0.6340	0.5565	0.2255	0.0665	0.1810

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

HOUSING PROTOTYPES

The next step in the analysis is to determine the applicable types of housing units to meet the needs at each income level. The 2024 Grand Junction Housing Strategy Update and City staff provided direction on appropriate housing prototypes by income level per current City housing policy and programs.

- For 50% (50% and below) and 60% (over 50 to 60%) AMI, the analysis assumes a two-bedroom rental apartment.
- For 80% (over 60 to 80%) and 100% (over 80 to 100%) AMI, the housing prototype is a three-bedroom, owner-occupied, single family housing unit.
- The analysis **excludes** incomes at 120% AMI and above (over 100 to 120% and above), because current policies are not in place to offer housing assistance to these households with the linkage fee.

HOUSING COSTS

Several multifamily rental development projects are used to derive an average development cost per unit to represent the cost to build affordable units in the City of Grand Junction. Mother Teresa's Place and The Current are all affordable (60% AMI or less); The Terminal and Liberty Apartments have not yet begun construction and are planned to be partially affordable (90% AMI); and Market Street and Struthers are market rate.

For owner-occupied units, the analysis assumes a median sales price of \$391,500 from the 2024 median sale price for all housing units in Mesa County from the 2024 Grand Junction Housing Strategy Update.

Figure 23: Multifamily Rental Unit Development Cost

Project	Year	Total Development Cost	Number of Units	Cost per Unit
Mother Teresa's Place	2023	\$14,457,857	40	\$361,446
The Current	2024	\$26,393,832	54	\$488,775
The Terminal	2024 estimate	\$35,960,234	106	\$339,247
Liberty Apartments	2024 estimate	\$20,667,214	72	\$287,045
Market Street	2022	\$23,976,000	72	\$333,000
Struthers	2022	\$16,992,000	48	\$354,000
The Junction	2022	\$82,898,639	256	\$323,823
Total / Weighted Average		\$221,345,776	648	\$341,583
Weighted Cost per Unit (Rounded)				\$342,000

Source: City of Grand Junction (for City and other local projects); Grand Junction Housing Authority

AFFORDABILITY GAP

The next step in the analysis is the difference between the cost of housing and the amount households can afford to pay for housing. This is known as the affordability gap. This analysis determines the affordability gap at 50%, 60%, 80% and 100% AMI income levels

As noted, the analysis uses a two-bedroom apartment for 50% and 60% AMI households. For rental prototypes, the affordability gap is the difference between the total development cost and private debt expense—debt supported by rental income.

For 80% and 100% AMI households, the analysis uses a three-bedroom single family housing unit. The affordability gap for ownership prototypes is the difference between the median sales price and the supported sales price based on 2024 Mesa County Area Median Income and Affordable Rents and Home Prices. See Figure 24.

Figure 24. Maximum Affordable Rents and Sale Prices

Housing Unit Size	MAXIMUM AFFORDABLE							
	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price
	50% AMI		60% AMI		80% AMI		100% AMI	
1-Person [0 Bdrm]	\$825	\$108,770	\$990	\$130,524	\$1,320	\$174,032	\$1,650	\$217,540
2-Person [1 Bdrm]	\$943	\$124,261	\$1,131	\$149,114	\$1,508	\$198,818	\$1,885	\$248,523
3-Person [2 Bdrm]	\$1,060	\$139,753	\$1,272	\$167,703	\$1,696	\$223,605	\$2,120	\$279,506
4-Person [3 Bdrm]	\$1,178	\$155,244	\$1,413	\$186,293	\$1,884	\$248,391	\$2,355	\$310,489
5-Person [3-4 Bdrm]	\$1,273	\$167,769	\$1,527	\$201,323	\$2,036	\$268,431	\$2,545	\$335,539
6-Person [4 Bdrm]	\$1,366	\$180,130	\$1,640	\$216,156	\$2,186	\$288,207	\$2,733	\$360,259

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Rental Prototype

To estimate maximum housing costs for rental prototypes, the analysis assumes 30 percent of household income used for housing costs—less utilities paid by the tenant. Shown below in Figure 25, the affordability gap analysis for rental prototypes includes annual rental income, vacancy loss, operating expenses, property taxes, and replacement reserves. Combined, these provide the net operating income used to support private debt. Assuming a debt coverage ratio of 1.2, net operating income at each AMI level is calculated as shown to support debt service on a 30-year loan. For 50% AMI households, the net operating income supports annual debt service of \$4,510—a present value of \$62,100 on a 30-year loan. In other words, this is the maximum amount the income groups can afford to spend (based on the guidelines), which produce a revenue stream for development of the property.

The revenue stream indicated above is insufficient to cover the development costs. Assuming a total development cost of \$342,000 per unit for the rental prototype, the affordability gap for 50% AMI households is \$279,900 per unit and for 60% AMI households, \$263,900 per unit.

Figure 25: Rental Prototype Affordability Gap

Affordability Gap: Rental Units (per Unit)		50% AMI (Rental)	60% AMI (Rental)
<u>Income Parameters</u>			
Mesa County 3-Person AMI ¹		\$84,800	\$84,800
Household Income (at Respective %AMI) ¹		\$42,400	\$50,880
<u>Affordable 2-Bedroom Unit</u>			
Maximum Monthly Rent ²	30%	\$1,060	\$1,272
Utility Allowance ¹		(\$240)	(\$240)
Net Monthly Rent		\$820	\$1,032
<u>Operating Income</u>			
Annual Rental Income		\$9,840	\$12,384
Other Income		\$0	\$0
Annual Rental Income		\$9,840	\$12,384
<u>Operating Expenditures</u>			
Vacancy Loss ³	5%	(\$492)	(\$619)
Operating Expenses ⁴	40%	(\$3,936)	(\$4,954)
Total Expenditures		(\$4,428)	(\$5,573)
Net Operating Income (NOI) (Annual)		\$5,412	\$6,811
Supportable Debt Service ⁵	1.2	(\$4,510)	(\$5,676)
Cash Flow After Debt		\$902	\$1,135
<u>Affordability Gap</u>			
Development Cost ⁶		\$342,000	\$342,000
Total Development Cost		\$342,000	\$342,000
Supported Private Debt Expense ⁷	6.00%	\$62,100	\$78,100
Affordability Gap		(\$279,900)	(\$263,900)

1. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024).

2. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024).
(Based on 30% household income available for rent.)

3. Industry standard.

4. Estimated percent of rental income for operations, maintenance, taxes, insurance, and reserves.

5. Industry standard of debt coverage ratio of 1.2 applied to NOI.

6. City of Grand Junction and Grand Junction Housing Authority

7. Present value of supportable debt service (from above) for a 30-year loan; fall 2024 general apartment loan interest rate.

Ownership Prototype

For ownership units, the analysis assumes the maximum affordable housing price as shown in Figure 24 and repeated in Figure 26. With a median sales price of \$391,500 for three-bedroom single family housing unit, the affordability gap for 80% AMI households is \$167,895 and \$111,994 for 100% AMI households.

Figure 26: Ownership Prototype Affordability Gap

Affordability Gap: Ownership Units	80% AMI (Owner)	100% AMI (Owner)
Mesa County 3-Person AMI ¹	\$84,800	\$84,800
Household Income (at Respective %AMI) ¹	\$67,840	\$84,800
% of Median	80%	100%
<u>Affordable Sale Price</u>		
Affordable Home Price ¹	\$223,605	\$279,506
Median Purchase Price: All Homes ²	\$391,500	\$391,500
<u>Affordability Gap</u>		
Median Sales Price: Mesa Co. 3-Bdrm SF House	\$391,500	\$391,500
Supported Sale Price	\$223,605	\$279,506
Affordability Gap³	(\$167,895)	(\$111,994)

1. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.

3. A negative figure shown in (parentheses), reflects the gap between the cost to purchase a house and the resources available; a positive figure indicates that the income assumed is sufficient to purchase a housing unit.

Figure 27 provides a summary of calculated affordability gaps, by housing prototype and income level.

Figure 27: Summary of Assumptions and Affordability Gaps by Housing Prototype

Income	Prototype	Bedrooms	Type	Housing Cost Affordable at Income Level
50% AMI (Rental)	Rental	2	Apartment	\$820 / Month
60% AMI (Rental)	Rental	2	Apartment	\$1,032 / Month
80% AMI (Owner)	Ownership	3	Single Family	\$223,605
100% AMI (Owner)	Ownership	3	Single Family	\$279,506

Income	Prototype	Development Cost ¹	Median Sales Price ²	Supported Financing ³	Affordability Gap ^{4,5}
50% AMI (Rental)	Rental	\$342,000		\$62,100	(\$279,900)
60% AMI (Rental)	Rental	\$342,000		\$78,100	(\$263,900)
80% AMI (Owner)	Ownership		\$391,500	\$223,605	(\$167,895)
100% AMI (Owner)	Ownership		\$391,500	\$279,506	(\$111,994)

1. City of Grand Junction and Grand Junction Housing Authority

2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.

3. See supporting figures in report.

4. Difference between Development Cost or Median Sales Price and Supported Financing.

5. A negative figure shown in (parentheses), reflects the gap between the cost of developing or purchasing a unit and the resources available; a positive figure indicates that the income assumed is sufficient.

MAXIMUM SUPPORTABLE AFFORDABLE HOUSING LINKAGE FEES

To calculate maximum supportable affordable housing linkage fees, housing demand per square foot of building area is multiplied by the affordability gap estimates. An additional adjustment is needed to account for the City's share of funding for affordable housing projects. Based on recent City participation in affordable housing development projects, an estimate of 10 percent City funding is assumed in the affordable housing linkage fee calculation.

Figure 28 repeats the housing demand in the City of Grand Junction per 1,000 square feet by nonresidential building type (repeated from Figure 22).

Figure 28: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail /	Convenience	Office	Institutional	Industrial	Warehousing	Lodging
	Commercial	Commercial					
Housing Demand per 1,000 Sq. Ft. of Building Area¹							
50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000	0.0360
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	0.4130	1.8190	0.6340	0.5565	0.2255	0.0665	0.1810

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

Because current City policy and this linkage fee does not intend to assist households with incomes above 100 percent of area median income, the fee schedule in Figure 29 excludes demand from this AMI level.

Maximum supportable affordable housing linkage fees are shown in Figure 29. Based on the findings in the study, this is the maximum supportable fee amount based on the nexus between demand for affordable housing and costs (to the City of Grand Junction) to provide housing in Grand Junction. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 29: Maximum Supportable Affordable Housing Linkage Fees by Land Use

Household Income Level	Housing Prototype	Affordability Gap per Unit	Estimated City Funding % Share ²	Linkage Fees Per 1,000 Sq. Ft. ¹						
				Retail /	Convenience	Office	Institutional	Industrial	Warehousing	Lodging
				Commercial	Commercial					
50% AMI (Rental)	Rental	\$279,900	10% \$27,990	\$2,323	\$10,216	\$252	\$1,777	\$42	\$0	\$1,008
60% AMI (Rental)	Rental	\$263,900	\$26,390	\$2,718	\$12,007	\$620	\$106	\$53	\$13	\$1,227
80% AMI (Owner)	Ownership	\$167,895	\$16,790	\$1,822	\$8,009	\$1,436	\$722	\$101	\$34	\$999
100% AMI (Owner)	Ownership	\$111,994	\$11,199	\$745	\$3,281	\$1,025	\$482	\$90	\$28	\$0
Total				\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
										<i>Per Lodging Room³</i>
										<i>Per RV Park Site⁴</i>
										\$1,940
										\$174

1. TischlerBise analysis (housing demand per 1,000 square feet of building area multiplied by affordability gap); assumes 35% worker households in Grand Junction.

2. See supporting figures.

3. Converted from square feet based on 600 square feet of gross building area per room for lodging.

4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job (\$3,477). See Appendix C for further detail.

Figure 30 provides the affordable housing linkage fee *per job* for each land use prototype, calculated by dividing the linkage fee per 1,000 sq. ft. by the average jobs per 1,000 sq. ft. (E.g., Retail/Commercial is \$7,608 per 1,000 sq. ft. divided by 2.12 jobs per 1,000 sq. ft. = \$3,589 per job (rounded)).

Figure 30. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	\$3,589	\$3,584	\$1,022	\$1,079	\$247	\$221	\$3,477

APPENDIX A. GLOSSARY

Workers: Full and Part-time employees

Worker Household: Households with at least one worker

Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses “major group level” (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Sources: Bureau of Labor Statistics (<https://www.bls.gov/cps/definitions.htm>); U.S. Census (<https://www.census.gov/glossary/>)

APPENDIX B: SUPPORTING DATA

Nonresidential employee demand factor supporting data is provided below:

Figure 31. Employee Factors

ITE Code	Land Use Group	Demand Unit	Avg Wkdy Trip Ends Per Demand Unit ¹	Avg Wkdy Trip Ends Per Employee ¹	Employees Per Demand Unit	Square Feet Per Employee
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
310	Hotel (assume 600 sf per room)	1,000 Sq Ft			0.93	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
820	Shopping Center (avg size ~500ksf)	1,000 Sq Ft	37.01	17.42	2.12	471
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107

1. *Trip Generation*, Institute of Transportation Engineers (ITE), 11th Edition (2021).

Figure 32. RV Park Employee Factor

Median RV Park/Campground Profile

Employees (Full- and Part-Time)

Number of Sites

Employees per Site

5
92
0.05

Figures reflect medians from the Industry Benchmarking Survey conducted by ARVC and Readex Research in 2023.

Source: National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

APPENDIX C. BUILDING PROTOTYPE DETAIL

Included in the appendix are the following tables for each building prototype:

1. Income by Occupation
2. Household Distribution
3. Household Income
4. Percent of Median Income by Household Type and Occupation
5. Worker Households per 20,000 sq. ft. by AMI Level
 - a. 50% and Below
 - b. 60%
 - c. 80%
 - d. 100%
 - e. 120%
 - f. 120% and over

RETAIL / COMMERCIAL

Figure 33: Income by Occupation for Retail/Commercial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Retail Workers ²		Total Wrkr Households
Management Occupations	\$63,532	4.3%	\$2,700	1.0
Business and Financial Operations Occupations	\$59,150	2.9%	\$1,730	0.7
Computer and Mathematical Occupations	\$68,170	0.1%	\$80	0.0
Architecture and Engineering Occupations	\$0	0.0%	\$0	0.0
Life, Physical, and Social Science Occupations	\$61,152	0.5%	\$300	0.1
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$26,414	0.6%	\$150	0.1
Arts, Design, Entertainment, Sports, and Media Occupations	\$23,504	3.3%	\$780	0.8
Healthcare Practitioners and Technical Occupations	\$105,514	1.6%	\$1,700	0.4
Healthcare Support Occupations	\$67,287	0.0%	\$30	0.0
Protective Service Occupations	\$13,791	1.3%	\$180	0.3
Food Preparation and Serving Related Occupations	\$20,805	22.4%	\$4,660	5.3
Building and Grounds Cleaning and Maintenance Occupations	\$32,002	2.0%	\$630	0.5
Personal Care and Service Occupations	\$17,318	2.4%	\$420	0.6
Sales and Related Occupations	\$34,081	29.8%	\$10,160	7.0
Office and Administrative Support Occupations	\$21,532	9.5%	\$2,040	2.2
Farming, Fishing, and Forestry Occupations	\$36,835	0.2%	\$80	0.0
Construction and Extraction Occupations	\$28,527	0.6%	\$170	0.1
Installation, Maintenance, and Repair Occupations	\$62,439	3.1%	\$1,950	0.7
Production Occupations	\$31,658	2.8%	\$900	0.7
Transportation and Material Moving Occupations	\$27,032	12.5%	\$3,370	2.9
Weighted Average Annual Wage		100.0%	\$32,030	23.6

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 34: Household Distribution for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.15	0.32	0.20	0.33	1.00
Business and Financial Operations Occupations	0.10	0.22	0.14	0.23	0.69
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	0.03
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	0.11
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.02	0.04	0.03	0.05	0.14
Arts, Design, Entertainment, Sports, and Media Occupatio	0.12	0.25	0.16	0.26	0.79
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	0.38
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.01
Protective Service Occupations	0.05	0.10	0.06	0.10	0.31
Food Preparation and Serving Related Occupations	0.79	1.66	1.08	1.76	5.29
Building and Grounds Cleaning and Maintenance Occupat	0.07	0.15	0.09	0.15	0.47
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	0.57
Sales and Related Occupations	1.05	2.21	1.43	2.34	7.04
Office and Administrative Support Occupations	0.33	0.70	0.45	0.74	2.23
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.01	0.02	0.05
Construction and Extraction Occupations	0.02	0.04	0.03	0.05	0.14
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	0.74
Production Occupations	0.10	0.21	0.14	0.22	0.67
Transportation and Material Moving Occupations	0.44	0.92	0.60	0.98	2.94
Total	3.52	7.42	4.80	7.85	23.60

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 35: Household Income for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$82,591	\$101,651	\$133,417	\$146,123	\$114,357
Business and Financial Operations Occupations	\$76,895	\$94,640	\$124,215	\$136,045	\$106,470
Computer and Mathematical Occupations	\$88,621	\$109,072	\$143,157	\$156,791	\$122,706
Architecture and Engineering Occupations	\$0	\$0	\$0	\$0	\$0
Life, Physical, and Social Science Occupations	\$79,498	\$97,843	\$128,419	\$140,650	\$110,074
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$34,338	\$42,262	\$55,468	\$60,751	\$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	\$30,556	\$37,607	\$49,359	\$54,060	\$42,308
Healthcare Practitioners and Technical Occupations	\$137,168	\$168,822	\$221,579	\$242,681	\$189,924
Healthcare Support Occupations	\$87,473	\$107,659	\$141,302	\$154,759	\$121,116
Protective Service Occupations	\$17,929	\$22,066	\$28,962	\$31,720	\$24,824
Food Preparation and Serving Related Occupations	\$27,046	\$33,287	\$43,690	\$47,851	\$37,448
Building and Grounds Cleaning and Maintenance Occupations	\$41,603	\$51,203	\$67,205	\$73,605	\$57,604
Personal Care and Service Occupations	\$22,514	\$27,710	\$36,369	\$39,832	\$31,173
Sales and Related Occupations	\$44,305	\$54,529	\$71,570	\$78,386	\$61,345
Office and Administrative Support Occupations	\$27,991	\$34,451	\$45,216	\$49,523	\$38,757
Farming, Fishing, and Forestry Occupations	\$47,886	\$58,936	\$77,354	\$84,721	\$66,303
Construction and Extraction Occupations	\$37,084	\$45,642	\$59,906	\$65,611	\$51,348
Installation, Maintenance, and Repair Occupations	\$81,171	\$99,902	\$131,122	\$143,610	\$112,390
Production Occupations	\$41,155	\$50,652	\$66,481	\$72,813	\$56,984
Transportation and Material Moving Occupations	\$35,141	\$43,251	\$56,767	\$62,173	\$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 36: Percent of Median Income by Household Type and Occupation for Retail/Commercial Building Prototype

Area Median Income--> Percent of Median Income by Occupation	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	52%	56%	65%	64%
Arts, Design, Entertainment, Sports, and Media Occupations	46%	50%	58%	57%
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	27%	29%	34%	34%
Food Preparation and Serving Related Occupations	41%	44%	52%	51%
Building and Grounds Cleaning and Maintenance Occupations	63%	68%	79%	78%
Personal Care and Service Occupations	34%	37%	43%	42%
Sales and Related Occupations	67%	72%	84%	83%
Office and Administrative Support Occupations	42%	46%	53%	53%
Farming, Fishing, and Forestry Occupations	73%	78%	91%	90%
Construction and Extraction Occupations	56%	61%	71%	70%
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	62%	67%	78%	77%
Transportation and Material Moving Occupations	53%	57%	67%	66%

Red indicates a value less than 100% (reflecting the median household income).

Figure 37: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.12	0.25	0.00	0.00	0.37
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.05	0.10	0.06	0.10	0.31
Food Preparation and Serving Related Occupations	0.79	1.66	0.00	0.00	2.45
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	0.57
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.33	0.70	0.00	0.00	1.03
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.37	2.89	0.18	0.29	4.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.02	0.04	0.00	0.00	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.16	0.26	0.42
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	1.08	1.76	2.84
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.45	0.74	1.19
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.02	0.00	0.00	0.00	0.02
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.44	0.92	0.00	0.00	1.36
Total	0.48	0.96	1.69	2.76	5.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 38: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.03	0.05	0.08
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.07	0.15	0.09	0.15	0.46
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	1.05	2.21	0.00	0.00	3.26
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.00	0.00	0.03
Construction and Extraction Occupations	0.00	0.04	0.03	0.05	0.12
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.10	0.21	0.14	0.22	0.67
Transportation and Material Moving Occupations	0.00	0.00	0.60	0.98	1.58
Total	1.23	2.63	0.89	1.45	6.20

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	1.43	2.34	3.77
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.01	0.02	0.03
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1.44	2.36	3.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 39: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.10	0.00	0.00	0.00	0.10
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.10	0.00	0.00	0.00	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.15	0.32	0.20	0.33	1.00
Business and Financial Operations Occupations	0.00	0.22	0.14	0.23	0.59
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	0.03
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	0.12
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	0.39
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	0.74
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.34	0.94	0.60	0.99	2.87

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

CONVENIENCE COMMERCIAL

Figure 40: Income by Occupation for Convenience Commercial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Retail Workers ²		103.9
Management Occupations	\$63,532	4.3%	\$2,700	4.4
Business and Financial Operations Occupations	\$59,150	2.9%	\$1,730	3.0
Computer and Mathematical Occupations	\$68,170	0.1%	\$80	0.1
Architecture and Engineering Occupations	\$0	0.0%	\$0	0.0
Life, Physical, and Social Science Occupations	\$61,152	0.5%	\$300	0.5
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$26,414	0.6%	\$150	0.6
Arts, Design, Entertainment, Sports, and Media Occupations	\$23,504	3.3%	\$780	3.5
Healthcare Practitioners and Technical Occupations	\$105,514	1.6%	\$1,700	1.7
Healthcare Support Occupations	\$67,287	0.0%	\$30	0.0
Protective Service Occupations	\$13,791	1.3%	\$180	1.4
Food Preparation and Serving Related Occupations	\$20,805	22.4%	\$4,660	23.3
Building and Grounds Cleaning and Maintenance Occupations	\$32,002	2.0%	\$630	2.0
Personal Care and Service Occupations	\$17,318	2.4%	\$420	2.5
Sales and Related Occupations	\$34,081	29.8%	\$10,160	31.0
Office and Administrative Support Occupations	\$21,532	9.5%	\$2,040	9.8
Farming, Fishing, and Forestry Occupations	\$36,835	0.2%	\$80	0.2
Construction and Extraction Occupations	\$28,527	0.6%	\$170	0.6
Installation, Maintenance, and Repair Occupations	\$62,439	3.1%	\$1,950	3.3
Production Occupations	\$31,658	2.8%	\$900	2.9
Transportation and Material Moving Occupations	\$27,032	12.5%	\$3,370	13.0
Weighted Average Annual Wage		100.0%	\$32,030	103.9

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 41: Household Distribution for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.66	1.39	0.90	1.47	4.42
Business and Financial Operations Occupations	0.45	0.96	0.62	1.01	3.04
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	0.13
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	0.50
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.09	0.19	0.12	0.20	0.61
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.70	1.15	3.46
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	1.67
Healthcare Support Occupations	0.01	0.02	0.01	0.02	0.05
Protective Service Occupations	0.21	0.44	0.28	0.46	1.39
Food Preparation and Serving Related Occupations	3.48	7.32	4.74	7.76	23.29
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	2.05
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	2.50
Sales and Related Occupations	4.63	9.73	6.31	10.32	30.98
Office and Administrative Support Occupations	1.47	3.09	2.00	3.27	9.83
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.04	0.07	0.22
Construction and Extraction Occupations	0.09	0.19	0.13	0.21	0.62
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	3.25
Production Occupations	0.44	0.92	0.60	0.98	2.94
Transportation and Material Moving Occupations	1.94	4.07	2.64	4.32	12.96
Total	15.54	32.64	21.15	34.60	103.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 42: Household Income for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$82,591	\$101,651	\$133,417	\$146,123	\$114,357
Business and Financial Operations Occupations	\$76,895	\$94,640	\$124,215	\$136,045	\$106,470
Computer and Mathematical Occupations	\$88,621	\$109,072	\$143,157	\$156,791	\$122,706
Architecture and Engineering Occupations	\$0	\$0	\$0	\$0	\$0
Life, Physical, and Social Science Occupations	\$79,498	\$97,843	\$128,419	\$140,650	\$110,074
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$34,338	\$42,262	\$55,468	\$60,751	\$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	\$30,556	\$37,607	\$49,359	\$54,060	\$42,308
Healthcare Practitioners and Technical Occupations	\$137,168	\$168,822	\$221,579	\$242,681	\$189,924
Healthcare Support Occupations	\$87,473	\$107,659	\$141,302	\$154,759	\$121,116
Protective Service Occupations	\$17,929	\$22,066	\$28,962	\$31,720	\$24,824
Food Preparation and Serving Related Occupations	\$27,046	\$33,287	\$43,690	\$47,851	\$37,448
Building and Grounds Cleaning and Maintenance Occupations	\$41,603	\$51,203	\$67,205	\$73,605	\$57,604
Personal Care and Service Occupations	\$22,514	\$27,710	\$36,369	\$39,832	\$31,173
Sales and Related Occupations	\$44,305	\$54,529	\$71,570	\$78,386	\$61,345
Office and Administrative Support Occupations	\$27,991	\$34,451	\$45,216	\$49,523	\$38,757
Farming, Fishing, and Forestry Occupations	\$47,886	\$58,936	\$77,354	\$84,721	\$66,303
Construction and Extraction Occupations	\$37,084	\$45,642	\$59,906	\$65,611	\$51,348
Installation, Maintenance, and Repair Occupations	\$81,171	\$99,902	\$131,122	\$143,610	\$112,390
Production Occupations	\$41,155	\$50,652	\$66,481	\$72,813	\$56,984
Transportation and Material Moving Occupations	\$35,141	\$43,251	\$56,767	\$62,173	\$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 43: Percent of Median Income by Household Type and Occupation for Convenience Commercial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	52%	56%	65%	64%
Arts, Design, Entertainment, Sports, and Media Occupations	46%	50%	58%	57%
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	27%	29%	34%	34%
Food Preparation and Serving Related Occupations	41%	44%	52%	51%
Building and Grounds Cleaning and Maintenance Occupations	63%	68%	79%	78%
Personal Care and Service Occupations	34%	37%	43%	42%
Sales and Related Occupations	67%	72%	84%	83%
Office and Administrative Support Occupations	42%	46%	53%	53%
Farming, Fishing, and Forestry Occupations	73%	78%	91%	90%
Construction and Extraction Occupations	56%	61%	71%	70%
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	62%	67%	78%	77%
Transportation and Material Moving Occupations	53%	57%	67%	66%

Red indicates a value less than 100% (reflecting the median household income).

Figure 44: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.00	0.00	1.61
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.44	0.28	0.46	1.39
Food Preparation and Serving Related Occupations	3.48	7.32	0.00	0.00	10.80
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	2.49
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	1.47	3.09	0.00	0.00	4.56
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	6.05	12.72	0.79	1.29	20.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.09	0.19	0.00	0.00	0.28
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.70	1.15	1.85
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	4.74	7.76	12.50
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	2.00	3.27	5.27
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.09	0.00	0.00	0.00	0.09
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	1.94	4.07	0.00	0.00	6.01
Total	2.12	4.26	7.44	12.18	26.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 45: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype
(continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.12	0.20	0.32
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	2.05
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	4.63	9.73	0.00	0.00	14.36
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.00	0.00	0.10
Construction and Extraction Occupations	0.00	0.19	0.13	0.21	0.53
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.44	0.92	0.60	0.98	2.94
Transportation and Material Moving Occupations	0.00	0.00	2.64	4.32	6.96
Total	5.41	11.55	3.91	6.39	27.26

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	6.31	10.32	16.63
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.04	0.07	0.11
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	6.35	10.39	16.74

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 46: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.45	0.00	0.00	0.00	0.45
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.45	0.00	0.00	0.00	0.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.66	1.39	0.90	1.47	4.42
Business and Financial Operations Occupations	0.00	0.96	0.62	1.01	2.59
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	0.13
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	0.51
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	1.67
Healthcare Support Occupations	0.01	0.02	0.01	0.02	0.06
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	3.25
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.51	4.11	2.66	4.35	12.63

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

OFFICE

Figure 47: Income by Occupation for Office Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Office Workers ²		Total Wrkr Households
Management Occupations	\$104,330	10.9%	\$11,330	3.9
Business and Financial Operations Occupations	\$82,054	5.2%	\$4,250	1.9
Computer and Mathematical Occupations	\$86,446	2.3%	\$1,960	0.8
Architecture and Engineering Occupations	\$92,723	2.5%	\$2,350	0.9
Life, Physical, and Social Science Occupations	\$85,122	1.4%	\$1,230	0.5
Community and Social Service Occupations	\$58,664	4.0%	\$2,350	1.5
Legal Occupations	\$100,301	1.6%	\$1,570	0.6
Educational Instruction and Library Occupations	\$28,029	2.3%	\$640	0.8
Arts, Design, Entertainment, Sports, and Media Occupations	\$52,336	1.3%	\$680	0.5
Healthcare Practitioners and Technical Occupations	\$102,635	15.0%	\$15,370	5.4
Healthcare Support Occupations	\$32,748	10.3%	\$3,370	3.7
Protective Service Occupations	\$68,268	4.0%	\$2,740	1.5
Food Preparation and Serving Related Occupations	\$28,674	1.7%	\$480	0.6
Building and Grounds Cleaning and Maintenance Occupations	\$25,169	4.1%	\$1,030	1.5
Personal Care and Service Occupations	\$22,444	1.6%	\$360	0.6
Sales and Related Occupations	\$63,970	3.9%	\$2,470	1.4
Office and Administrative Support Occupations	\$44,884	15.9%	\$7,140	5.8
Farming, Fishing, and Forestry Occupations	\$24,786	0.1%	\$20	0.0
Construction and Extraction Occupations	\$55,937	0.8%	\$440	0.3
Installation, Maintenance, and Repair Occupations	\$54,482	4.6%	\$2,520	1.7
Production Occupations	\$44,073	2.9%	\$1,290	1.1
Transportation and Material Moving Occupations	\$40,130	3.7%	\$1,490	1.3
Weighted Average Annual Wage		100.0%	\$65,080	36.2

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 48: Household Distribution for Office Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.57	1.38	0.77	1.21	3.93
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	1.87
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	0.82
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	0.92
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	0.52
Community and Social Service Occupations	0.21	0.51	0.29	0.45	1.45
Legal Occupations	0.08	0.20	0.11	0.17	0.57
Education, Training, and Library Occupations	0.12	0.29	0.16	0.25	0.82
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.09	0.14	0.47
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	5.42
Healthcare Support Occupations	0.54	1.31	0.73	1.15	3.73
Protective Service Occupations	0.21	0.51	0.29	0.45	1.45
Food Preparation and Serving Related Occupations	0.09	0.21	0.12	0.19	0.61
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.52	0.29	0.46	1.48
Personal Care and Service Occupations	0.08	0.21	0.12	0.18	0.59
Sales and Related Occupations	0.20	0.49	0.28	0.43	1.40
Office and Administrative Support Occupations	0.83	2.02	1.13	1.77	5.76
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.01	0.02
Construction and Extraction Occupations	0.04	0.10	0.06	0.09	0.29
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.33	0.52	1.68
Production Occupations	0.15	0.37	0.21	0.33	1.06
Transportation and Material Moving Occupations	0.19	0.47	0.26	0.41	1.34
Total	5.21	12.71	7.12	11.15	36.20

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 49: Household Income for Office Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$135,628	\$166,927	\$219,092	\$239,958	\$187,793
Business and Financial Operations Occupations	\$106,671	\$131,287	\$172,314	\$188,725	\$147,698
Computer and Mathematical Occupations	\$112,379	\$138,313	\$181,536	\$198,825	\$155,602
Architecture and Engineering Occupations	\$120,541	\$148,358	\$194,719	\$213,264	\$166,902
Life, Physical, and Social Science Occupations	\$110,658	\$136,194	\$178,755	\$195,780	\$153,219
Community and Social Service Occupations	\$76,263	\$93,863	\$123,195	\$134,928	\$105,596
Legal Occupations	\$130,391	\$160,482	\$210,632	\$230,692	\$180,542
Education, Training, and Library Occupations	\$36,438	\$44,846	\$58,861	\$64,466	\$50,452
Arts, Design, Entertainment, Sports, and Media Occupations	\$68,037	\$83,738	\$109,906	\$120,373	\$94,205
Healthcare Practitioners and Technical Occupations	\$133,426	\$164,216	\$215,534	\$236,061	\$184,743
Healthcare Support Occupations	\$42,572	\$52,396	\$68,770	\$75,319	\$58,946
Protective Service Occupations	\$88,748	\$109,228	\$143,362	\$157,016	\$122,882
Food Preparation and Serving Related Occupations	\$37,276	\$45,879	\$60,216	\$65,951	\$51,614
Building and Grounds Cleaning and Maintenance Occupations	\$32,719	\$40,270	\$52,855	\$57,888	\$45,304
Personal Care and Service Occupations	\$29,177	\$35,910	\$47,132	\$51,620	\$40,398
Sales and Related Occupations	\$83,161	\$102,353	\$134,338	\$147,132	\$115,147
Office and Administrative Support Occupations	\$58,349	\$71,814	\$94,256	\$103,233	\$80,791
Farming, Fishing, and Forestry Occupations	\$32,222	\$39,657	\$52,050	\$57,007	\$44,615
Construction and Extraction Occupations	\$72,718	\$89,500	\$117,468	\$128,656	\$100,687
Installation, Maintenance, and Repair Occupations	\$70,826	\$87,171	\$114,412	\$125,308	\$98,067
Production Occupations	\$57,295	\$70,517	\$92,554	\$101,369	\$79,332
Transportation and Material Moving Occupations	\$52,169	\$64,208	\$84,272	\$92,298	\$72,233

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 50: Percent of Median Income by Household Type and Occupation for Office Building Prototype

Area Median Income--> Percent of Median Income by Occupation	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	205%	221%	258%	255%
Business and Financial Operations Occupations	162%	174%	203%	200%
Computer and Mathematical Occupations	170%	183%	214%	211%
Architecture and Engineering Occupations	183%	197%	230%	226%
Life, Physical, and Social Science Occupations	168%	181%	211%	208%
Community and Social Service Occupations	116%	124%	145%	143%
Legal Occupations	198%	213%	248%	245%
Education, Training, and Library Occupations	55%	59%	69%	68%
Arts, Design, Entertainment, Sports, and Media Occupations	103%	111%	130%	128%
Healthcare Practitioners and Technical Occupations	202%	218%	254%	251%
Healthcare Support Occupations	65%	69%	81%	80%
Protective Service Occupations	134%	145%	169%	167%
Food Preparation and Serving Related Occupations	56%	61%	71%	70%
Building and Grounds Cleaning and Maintenance Occupations	50%	53%	62%	61%
Personal Care and Service Occupations	44%	48%	56%	55%
Sales and Related Occupations	126%	136%	158%	156%
Office and Administrative Support Occupations	88%	95%	111%	110%
Farming, Fishing, and Forestry Occupations	49%	53%	61%	61%
Construction and Extraction Occupations	110%	119%	139%	137%
Installation, Maintenance, and Repair Occupations	107%	116%	135%	133%
Production Occupations	87%	94%	109%	108%
Transportation and Material Moving Occupations	79%	85%	99%	98%

Red indicates a value less than 100% (reflecting the median household income).

Figure 51: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.00	0.00	0.00	0.21
Personal Care and Service Occupations	0.08	0.21	0.00	0.00	0.29
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.29	0.21	0.00	0.00	0.50

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.12	0.29	0.00	0.00	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.09	0.00	0.00	0.00	0.09
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.52	0.00	0.00	0.52
Personal Care and Service Occupations	0.00	0.00	0.12	0.18	0.30
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.00	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.21	0.82	0.12	0.18	1.33

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 52: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.16	0.25	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.54	1.31	0.00	1.15	3.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.21	0.12	0.19	0.52
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.29	0.46	0.75
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.01	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.19	0.00	0.00	0.00	0.19
Total	0.73	1.52	0.57	2.06	4.88

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.73	0.00	0.73
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.83	2.02	0.00	0.00	2.85
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.15	0.37	0.00	0.00	0.52
Transportation and Material Moving Occupations	0.00	0.47	0.26	0.41	1.14
Total	0.98	2.86	0.99	0.41	5.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 53: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.21	0.00	0.00	0.00	0.21
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.00	0.00	0.23
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	1.13	1.77	2.90
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.04	0.10	0.00	0.00	0.14
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.00	0.00	0.83
Production Occupations	0.00	0.00	0.21	0.33	0.54
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.56	0.85	1.34	2.10	4.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.57	1.38	0.77	1.21	3.93
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	1.88
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	0.82
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	0.91
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	0.52
Community and Social Service Occupations	0.00	0.51	0.29	0.45	1.25
Legal Occupations	0.08	0.20	0.11	0.17	0.56
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.09	0.14	0.23
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	5.43
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.51	0.29	0.45	1.46
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.20	0.49	0.28	0.43	1.40
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.06	0.09	0.15
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.33	0.52	0.85
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	2.44	6.45	4.10	6.40	19.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INSTITUTIONAL

Figure 54: Income by Occupation for Institutional Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Households per 20,000 SF ³
	2024 Average Income ¹	of Institutional Workers ²		31.8
				Total Wrkr Households
Management Occupations	\$94,030	4.1%	\$3,870	1.3
Business and Financial Operations Occupations	\$38,596	2.2%	\$850	0.7
Computer and Mathematical Occupations	\$86,600	2.2%	\$1,880	0.7
Architecture and Engineering Occupations	\$6,148	0.2%	\$10	0.1
Life, Physical, and Social Science Occupations	\$81,029	2.2%	\$1,750	0.7
Community and Social Service Occupations	\$42,109	3.1%	\$1,290	1.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$52,056	61.1%	\$31,820	19.4
Arts, Design, Entertainment, Sports, and Media Occupations	\$35,645	2.4%	\$860	0.8
Healthcare Practitioners and Technical Occupations	\$84,220	0.6%	\$520	0.2
Healthcare Support Occupations	\$46,638	0.7%	\$310	0.2
Protective Service Occupations	\$18,879	0.5%	\$90	0.1
Food Preparation and Serving Related Occupations	\$28,616	3.2%	\$930	1.0
Building and Grounds Cleaning and Maintenance Occupations	\$35,862	5.6%	\$2,010	1.8
Personal Care and Service Occupations	\$4,691	1.1%	\$50	0.4
Sales and Related Occupations	\$0	0.0%	\$0	0.0
Office and Administrative Support Occupations	\$18,652	9.6%	\$1,790	3.1
Farming, Fishing, and Forestry Occupations	\$0	0.0%	\$0	0.0
Construction and Extraction Occupations	\$0	0.0%	\$0	0.0
Installation, Maintenance, and Repair Occupations	\$70,817	0.4%	\$280	0.1
Production Occupations	\$0	0.0%	\$0	0.0
Transportation and Material Moving Occupations	\$41,384	0.8%	\$350	0.3
Weighted Average Annual Wage		100.0%	\$48,660	31.8

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 55: Household Distribution for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.30	0.47	0.28	0.25	1.31
Business and Financial Operations Occupations	0.16	0.25	0.15	0.13	0.70
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	0.69
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	0.07
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	0.69
Community and Social Service Occupations	0.23	0.35	0.21	0.18	0.97
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	4.50	7.04	4.21	3.68	19.44
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.17	0.15	0.77
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	0.20
Healthcare Support Occupations	0.05	0.08	0.05	0.04	0.21
Protective Service Occupations	0.03	0.05	0.03	0.03	0.15
Food Preparation and Serving Related Occupations	0.24	0.37	0.22	0.20	1.03
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.39	0.34	1.78
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	0.35
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	3.05
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	0.12
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.06	0.10	0.06	0.05	0.27
Total	7.37	11.52	6.90	6.03	31.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 56: Household Income for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$122,239	\$150,448	\$197,463	\$216,269	\$169,254
Business and Financial Operations Occupations	\$50,175	\$61,754	\$81,053	\$88,772	\$69,474
Computer and Mathematical Occupations	\$112,581	\$138,561	\$181,861	\$199,181	\$155,881
Architecture and Engineering Occupations	\$7,993	\$9,838	\$12,912	\$14,141	\$11,067
Life, Physical, and Social Science Occupations	\$105,338	\$129,647	\$170,162	\$186,368	\$145,853
Community and Social Service Occupations	\$54,742	\$67,374	\$88,429	\$96,851	\$75,796
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$67,672	\$83,289	\$109,317	\$119,728	\$93,700
Arts, Design, Entertainment, Sports, and Media Occupations	\$46,338	\$57,031	\$74,854	\$81,983	\$64,160
Healthcare Practitioners and Technical Occupations	\$109,485	\$134,751	\$176,861	\$193,705	\$151,595
Healthcare Support Occupations	\$60,629	\$74,621	\$97,940	\$107,267	\$83,948
Protective Service Occupations	\$24,543	\$30,206	\$39,646	\$43,421	\$33,982
Food Preparation and Serving Related Occupations	\$37,200	\$45,785	\$60,093	\$65,816	\$51,508
Building and Grounds Cleaning and Maintenance Occupations	\$46,621	\$57,380	\$75,311	\$82,483	\$64,552
Personal Care and Service Occupations	\$6,099	\$7,506	\$9,852	\$10,790	\$8,444
Sales and Related Occupations	\$0	\$0	\$0	\$0	\$0
Office and Administrative Support Occupations	\$24,248	\$29,843	\$39,169	\$42,899	\$33,573
Farming, Fishing, and Forestry Occupations	\$0	\$0	\$0	\$0	\$0
Construction and Extraction Occupations	\$0	\$0	\$0	\$0	\$0
Installation, Maintenance, and Repair Occupations	\$92,062	\$113,307	\$148,715	\$162,879	\$127,470
Production Occupations	\$0	\$0	\$0	\$0	\$0
Transportation and Material Moving Occupations	\$53,800	\$66,215	\$86,907	\$95,184	\$74,492

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 57: Percent of Median Income by Household Type and Occupation for Institutional Building Prototype

Area Median Income--> Percent of Median Income by Occupation	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	185%	200%	233%	230%
Business and Financial Operations Occupations	76%	82%	96%	94%
Computer and Mathematical Occupations	171%	184%	214%	211%
Architecture and Engineering Occupations	12%	13%	15%	15%
Life, Physical, and Social Science Occupations	160%	172%	201%	198%
Community and Social Service Occupations	83%	89%	104%	103%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	103%	110%	129%	127%
Arts, Design, Entertainment, Sports, and Media Occupations	70%	76%	88%	87%
Healthcare Practitioners and Technical Occupations	166%	179%	209%	206%
Healthcare Support Occupations	92%	99%	115%	114%
Protective Service Occupations	37%	40%	47%	46%
Food Preparation and Serving Related Occupations	56%	61%	71%	70%
Building and Grounds Cleaning and Maintenance Occupations	71%	76%	89%	88%
Personal Care and Service Occupations	9%	10%	12%	11%
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	37%	40%	46%	46%
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	139%	150%	175%	173%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	82%	88%	102%	101%

Red indicates a value less than 100% (reflecting the median household income).

Figure 58: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	0.08
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.03	0.05	0.03	0.03	0.14
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	0.36
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	3.06
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.84	1.32	0.79	0.69	3.64

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.24	0.00	0.00	0.00	0.24
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.24	0.00	0.00	0.00	0.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 59: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.16	0.00	0.00	0.00	0.16
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.00	0.00	0.46
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.37	0.22	0.20	0.79
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.00	0.00	1.06
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.75	1.30	0.22	0.20	2.47

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.25	0.15	0.13	0.53
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.23	0.35	0.00	0.00	0.58
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.17	0.15	0.32
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.05	0.08	0.00	0.00	0.13
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.39	0.34	0.73
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.06	0.10	0.00	0.00	0.16
Total	0.34	0.78	0.71	0.62	2.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 60: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.21	0.18	0.39
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	4.50	7.04	0.00	0.00	11.54
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.05	0.04	0.09
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.06	0.05	0.11
Total	4.50	7.04	0.32	0.27	12.13

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.30	0.47	0.28	0.25	1.30
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	0.69
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	0.69
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	4.21	3.68	7.89
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	0.20
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	0.12
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.70	1.08	4.86	4.25	10.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INDUSTRIAL

Figure 61: Income by Occupation for Industrial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Industrial Workers ²		Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	1.70
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.26
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.20
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.48
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.09
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.03
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.09
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.17
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.01
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.76
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	1.34
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.32
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	2.66
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.59
Production Occupations	\$49,947	13.7%	\$6,840	1.77
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	2.34
Weighted Average Annual Wage		100.0%	\$67,440	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 62: Household Distribution for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.20
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	0.09
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.02	0.03	0.09
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	0.17
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.01
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	1.34
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	2.66
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.23	0.60	0.32	0.61	1.77
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	2.34
Total	1.66	4.40	2.39	4.46	12.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 63: Household Income for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 64: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 65: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.00	0.00	0.00	0.02
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.02	0.02	0.02	0.09

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.06	0.00	0.06	0.12
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.06	0.00	0.06	0.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 66: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.03	0.00	0.03
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.04	0.11	0.09	0.11	0.35

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.01	0.03	0.00	0.00	0.04
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.00	0.00	0.03
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.17	0.00	0.00	0.00	0.17
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.23	0.00	0.00	0.00	0.23
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.42	0.05	0.00	0.00	0.47

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 67: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.02	0.03	0.05
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.01	0.02	0.03
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.00	0.00	0.04
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.46	0.00	0.00	0.46
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.34	0.91	0.00	0.00	1.25
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.60	0.00	0.00	0.60
Transportation and Material Moving Occupations	0.30	0.00	0.00	0.00	0.30
Total	0.65	2.00	0.03	0.05	2.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.21
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.02	0.03	0.05
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.00	0.00	0.25	0.47	0.72
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.49	0.92	1.41
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.00	0.00	0.32	0.61	0.93
Transportation and Material Moving Occupations	0.00	0.80	0.43	0.81	2.04
Total	0.52	2.16	2.25	4.22	9.15

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

WAREHOUSING

Figure 68: Income by Occupation for Warehousing Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Industrial Workers ²		Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	0.50
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.08
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.06
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.14
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.03
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.02
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.01
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.03
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.01
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.05
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.00
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.22
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	0.40
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.09
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	0.78
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.17
Production Occupations	\$49,947	13.7%	\$6,840	0.52
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	0.69
Weighted Average Annual Wage		100.0%	\$67,440	3.80

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 69: Household Distribution for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.06	0.17	0.09	0.17	0.50
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	0.08
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	0.06
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	0.14
Life, Physical, and Social Science Occupations	0.00	0.01	0.01	0.01	0.03
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.01	0.00	0.01	0.02
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.01
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.01	0.00	0.01	0.03
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.01
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.02	0.01	0.02	0.05
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.03	0.08	0.04	0.08	0.22
Office and Administrative Support Occupations	0.05	0.14	0.07	0.14	0.40
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	0.09
Construction and Extraction Occupations	0.10	0.27	0.14	0.27	0.78
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	0.17
Production Occupations	0.07	0.18	0.09	0.18	0.52
Transportation and Material Moving Occupations	0.09	0.24	0.13	0.24	0.69
Total	0.48	1.32	0.68	1.32	3.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 70: Household Income for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 71: Percent of Median Income by Household Type and Occupation for Warehousing Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 72: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.00	0.00	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.00	0.00	0.00	0.01

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.02	0.00	0.02	0.04
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.02	0.00	0.02	0.04

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 73: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.01	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	0.09
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.03	0.03	0.03	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.01	0.00	0.00	0.01
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.01	0.00	0.00	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.05	0.00	0.00	0.00	0.05
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.07	0.00	0.00	0.00	0.07
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.12	0.02	0.00	0.00	0.14

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 74: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.01	0.01	0.02
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.01	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.01	0.00	0.00	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.14	0.00	0.00	0.14
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.10	0.27	0.00	0.00	0.37
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.18	0.00	0.00	0.18
Transportation and Material Moving Occupations	0.09	0.00	0.00	0.00	0.09
Total	0.19	0.60	0.01	0.02	0.82

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.06	0.17	0.09	0.17	0.49
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	0.08
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	0.06
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	0.15
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.01	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.03	0.08	0.04	0.08	0.23
Office and Administrative Support Occupations	0.00	0.00	0.07	0.14	0.21
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.14	0.27	0.41
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	0.17
Production Occupations	0.00	0.00	0.09	0.18	0.27
Transportation and Material Moving Occupations	0.00	0.24	0.13	0.24	0.61
Total	0.15	0.65	0.64	1.25	2.69

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

LODGING

Figure 75: Income by Occupation for Lodging Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Lodging Workers ²		10.3
				Total Wrkr Households
Management Occupations	\$159,478	11.1%	\$17,700	1.1
Business and Financial Operations Occupations	\$0	0.0%	\$0	0.0
Computer and Mathematical Occupations	\$0	0.0%	\$0	0.0
Architecture and Engineering Occupations	\$55,883	2.0%	\$1,140	0.2
Life, Physical, and Social Science Occupations	\$0	0.0%	\$0	0.0
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$0	0.0%	\$0	0.0
Arts, Design, Entertainment, Sports, and Media Occupations	\$27,258	8.2%	\$2,230	0.8
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.0
Healthcare Support Occupations	\$0	0.0%	\$0	0.0
Protective Service Occupations	\$15,737	2.7%	\$420	0.3
Food Preparation and Serving Related Occupations	\$17,901	8.2%	\$1,460	0.8
Building and Grounds Cleaning and Maintenance Occupations	\$25,123	42.3%	\$10,640	4.4
Personal Care and Service Occupations	\$114,771	6.3%	\$7,170	0.6
Sales and Related Occupations	\$0	0.0%	\$0	0.0
Office and Administrative Support Occupations	\$26,548	12.0%	\$3,180	1.2
Farming, Fishing, and Forestry Occupations	\$0	0.0%	\$0	0.0
Construction and Extraction Occupations	\$0	0.0%	\$0	0.0
Installation, Maintenance, and Repair Occupations	\$104,367	1.9%	\$2,000	0.2
Production Occupations	\$0	0.0%	\$0	0.0
Transportation and Material Moving Occupations	\$3,934	5.4%	\$210	0.6
Weighted Average Annual Wage		100.0%	\$46,150	10.3

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 76: Household Distribution for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.10	0.44	0.33	0.28	1.14
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.08	0.06	0.05	0.21
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.24	0.20	0.84
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.02	0.11	0.08	0.07	0.28
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.39	1.67	1.24	1.06	4.36
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	0.64
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.11	0.47	0.35	0.30	1.23
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	0.20
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	0.55
Total	0.93	3.95	2.94	2.50	10.30

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 77: Household Income for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$207,322	\$255,165	\$334,904	\$366,800	\$287,061
Business and Financial Operations Occupations	\$0	\$0	\$0	\$0	\$0
Computer and Mathematical Occupations	\$0	\$0	\$0	\$0	\$0
Architecture and Engineering Occupations	\$72,647	\$89,412	\$117,353	\$128,530	\$100,589
Life, Physical, and Social Science Occupations	\$0	\$0	\$0	\$0	\$0
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$0	\$0	\$0	\$0	\$0
Arts, Design, Entertainment, Sports, and Media Occupations	\$35,436	\$43,613	\$57,242	\$62,694	\$49,065
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$20,458	\$25,179	\$33,048	\$36,195	\$28,327
Food Preparation and Serving Related Occupations	\$23,271	\$28,641	\$37,592	\$41,172	\$32,221
Building and Grounds Cleaning and Maintenance Occupations	\$32,660	\$40,197	\$52,758	\$57,783	\$45,221
Personal Care and Service Occupations	\$149,202	\$183,634	\$241,019	\$263,973	\$206,588
Sales and Related Occupations	\$0	\$0	\$0	\$0	\$0
Office and Administrative Support Occupations	\$34,512	\$42,476	\$55,750	\$61,060	\$47,786
Farming, Fishing, and Forestry Occupations	\$0	\$0	\$0	\$0	\$0
Construction and Extraction Occupations	\$0	\$0	\$0	\$0	\$0
Installation, Maintenance, and Repair Occupations	\$135,677	\$166,987	\$219,170	\$240,043	\$187,860
Production Occupations	\$0	\$0	\$0	\$0	\$0
Transportation and Material Moving Occupations	\$5,115	\$6,295	\$8,262	\$9,049	\$7,082

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 78: Percent of Median Income by Household Type and Occupation for Lodging Building Prototype

Area Median Income--> Percent of Median Income by Occupation	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	314%	338%	395%	389%
Business and Financial Operations Occupations	0%	0%	0%	0%
Computer and Mathematical Occupations	0%	0%	0%	0%
Architecture and Engineering Occupations	110%	119%	138%	136%
Life, Physical, and Social Science Occupations	0%	0%	0%	0%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	0%	0%	0%	0%
Arts, Design, Entertainment, Sports, and Media Occupations	54%	58%	68%	67%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	31%	33%	39%	38%
Food Preparation and Serving Related Occupations	35%	38%	44%	44%
Building and Grounds Cleaning and Maintenance Occupations	49%	53%	62%	61%
Personal Care and Service Occupations	226%	244%	284%	280%
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	52%	56%	66%	65%
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	206%	221%	258%	255%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	8%	8%	10%	10%

Red indicates a value less than 100% (reflecting the median household income).

Figure 79: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.02	0.11	0.08	0.07	0.28
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.39	0.00	0.00	0.00	0.39
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	0.55
Total	0.54	0.64	0.48	0.40	2.06

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.00	0.00	0.40
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	1.67	0.00	0.00	1.67
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.11	0.47	0.00	0.00	0.58
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.19	2.46	0.00	0.00	2.65

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 80: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.24	0.20	0.44
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	1.24	1.06	2.30
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.35	0.30	0.65
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1.83	1.56	3.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 81: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.08	0.00	0.00	0.10
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.08	0.00	0.00	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.10	0.44	0.33	0.28	1.15
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.06	0.05	0.11
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	0.65
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	0.21
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.77	0.63	0.54	2.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Development Impact Fees - Single Family Detached (1,500-2,000 Square Feet)										Water & Wastewater System Improvement Fees - Single Family Detached (1,500-2000 Square Feet)			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Montrose	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,793	\$7,246	\$12,039	\$12,039
Durango	\$300	\$0	\$2,169	\$0	\$1,317	\$0	\$0	\$945	\$4,731	\$5,320	\$2,500	\$7,820	\$12,551
Commerce City	\$5,289	\$381	\$3,063	\$387	\$688	\$0	\$0	\$293	\$10,101	\$1,428	\$1,330	\$2,758	\$12,859
Grand Junction (Existing)	\$1,468	\$0	\$5,382	\$356	\$827	\$0	\$0	\$0	\$8,033	\$4,895	\$5,544	\$10,439	\$18,472
Littleton	\$0	\$3,796	\$2,420	\$400	\$0	\$0	\$0	\$1,145	\$7,761	\$9,140	\$5,000	\$14,140	\$21,901
Loveland	\$7,022	\$0	\$0	\$1,190	\$0	\$0	\$1,476	\$0	\$9,688	\$9,391	\$3,170	\$12,561	\$22,249
Glenwood Springs	\$0	\$0	\$2,385	\$0	\$0	\$0	\$0	\$0	\$2,385	Not Defined	Not Defined	\$21,400	\$23,785
Grand Junction (Staff Proposed)	\$3,917	\$0	\$9,285	\$547	\$1,276	\$0	\$0	\$0	\$15,025	\$4,895	\$5,544	\$10,439	\$25,464
Grand Junction (Max Supportable)	\$3,917	\$1,289	\$9,285	\$547	\$1,276	\$0	\$0	\$0	\$16,314	\$4,895	\$5,544	\$10,439	\$26,753
Fruita	\$3,180	\$0	\$7,218	\$0	\$0	\$0	\$0	\$920	\$11,318	Not Defined	Not Defined	\$21,019	\$32,337
Fort Collins	\$7,510	\$0	\$7,621	\$431	\$772	\$408	\$1,051	\$0	\$17,793	\$15,232	\$4,476	\$19,708	\$37,501
Thorton	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$32,090	\$5,943	\$38,033	\$45,533
Broomfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,400	\$14,370	\$50,770	\$50,770
Castle Rock	\$7,404	\$389	\$16,300	\$595	\$1,123	\$1,265	\$0	\$0	\$27,076	\$38,191	\$5,562	\$43,753	\$70,829
Pueblo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Development Impact Fees - Commercial/Retail (5,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Commercial/Retail 2" Line			
Commerce City	\$1,150	\$381	\$0	\$387	\$688	\$0	\$0	\$293	\$2,899	\$2,782	\$1,330	\$4,112	\$7,011
Littleton	\$0	\$8,750	\$15,100	\$1,450	\$0	\$0	\$0	\$1,145	\$26,445	\$9,140	\$5,000	\$14,140	
Loveland	\$0	\$3,338	\$0	\$2,636	\$0	\$0	\$1,476	\$0	\$7,450	\$9,391	\$3,170	\$12,561	
Montrose	\$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$13,796	\$36,332	\$50,128	
Fort Collins	\$0	\$0	\$54,425	\$1,970	\$3,525	\$0	\$0	\$0	\$59,920	\$15,232	\$4,476	\$19,708	
Grand Junction (Staff Proposed)	\$0	\$0	\$54,635	\$3,035	\$7,225	\$0	\$0	\$0	\$64,895	\$28,149	\$9,702	\$37,851	
Grand Junction (Existing)	\$0	\$0	\$41,280	\$1,200	\$2,845	\$0	\$0	\$0	\$45,325	\$28,149	\$9,702	\$37,851	
Grand Junction (Max Supportable)	\$0	\$4,380	\$54,635	\$3,035	\$7,225	\$0	\$0	\$0	\$69,275	\$28,149	\$9,702	\$37,851	
Durango	\$0	\$0	\$0	\$0	\$11,600	\$0	\$0	\$0	\$11,600	\$28,300	\$11,925	\$40,225	
Thorton	\$0	\$0	\$30,445	\$0	\$0	\$0	\$0	\$0	\$30,445	\$32,090	\$5,943	\$38,033	
Broomfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,400	\$14,950	\$51,350	
Castle Rock	\$0	\$375	\$17,005	\$785	\$1,460	\$0	\$0	\$0	\$19,625	\$38,191	\$5,562	\$43,753	
Pueblo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	
Glenwood Springs	\$0	\$0	\$2,385	\$0	\$0	\$0	\$0	\$0	\$2,385	Not Defined	Not Defined	\$8,700	
Fruita	\$0	\$9,640	\$19,804	\$0	\$0	\$0	\$0	\$0	\$29,444	Not Defined	Not Defined	\$21,019	
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total

Development Impact Fees - Office (10,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Office 2" Line			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Durango	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$5,320	\$2,500	\$7,820	\$7,820
Glenwood Springs	\$0	\$0	\$2,385	\$0	\$0	\$0	\$0	\$0	\$2,385	Not Defined	Not Defined	\$8,000	\$10,385
Montrose	\$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,793	\$7,246	\$12,039	\$12,039
Commerce City	\$7,100	\$381	\$0	\$387	\$688	\$0	\$0	\$293	\$8,849	\$2,782	\$1,330	\$4,112	\$12,961
Loveland	\$0	\$5,676	\$0	\$5,271	\$0	\$0	\$1,476	\$0	\$12,423	\$9,391	\$3,170	\$12,561	\$24,984
Broomfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,200	\$14,900	\$26,100	\$26,100
Fruita	\$0	\$0	\$7,208	\$0	\$0	\$0	\$0	\$0	\$7,208	Not Defined	Not Defined	\$21,019	\$28,227
Littleton	\$0	\$17,500	\$9,900	\$3,900	\$0	\$0	\$0	\$1,145	\$32,445	\$9,140	\$5,000	\$14,140	\$46,585
Thorton	\$0	\$0	\$25,550	\$0	\$0	\$0	\$0	\$0	\$25,550	\$32,090	\$5,943	\$38,033	\$63,583
Grand Junction (Existing)	\$0	\$0	\$66,240	\$950	\$2,220	\$0	\$0	\$0	\$69,410	\$28,149	\$9,979	\$38,128	\$107,538
Grand Junction (Staff Proposed)	\$0	\$0	\$65,530	\$2,700	\$6,410	\$0	\$0	\$0	\$74,640	\$28,149	\$9,979	\$38,128	\$112,768
Grand Junction (Max Supportable)	\$0	\$13,420	\$65,530	\$2,700	\$6,410	\$0	\$0	\$0	\$88,060	\$28,149	\$9,979	\$38,128	\$126,188
Castle Rock	\$0	\$720	\$31,040	\$570	\$3,020	\$0	\$0	\$0	\$35,350	\$55,201	\$38,212	\$93,413	\$128,763
Fort Collins	\$0	\$19,280	\$80,190	\$3,940	\$7,050	\$0	\$0	\$0	\$110,460	\$15,232	\$4,476	\$19,708	\$130,168
Pueblo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A

Development Impact Fees - Industrial (25,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Industrial 3" Line			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Glenwood Springs	\$0	\$0	\$2,385	\$0	\$0	\$0	\$0	\$0	\$2,385	Not Defined	Not Defined	\$7,209	\$9,594
Montrose	\$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,793	\$7,246	\$12,039	\$12,039
Durango	\$0	\$0	\$2,169	\$0	\$1,317	\$0	\$0	\$945	\$4,431	\$5,320	\$2,500	\$7,820	\$12,251
Commerce City	\$6,250	\$0	\$2,173	\$387	\$688	\$0	\$0	\$293	\$9,791	\$2,782	\$1,330	\$4,112	\$13,903
Loveland	\$0	\$1,690	\$0	\$1,190	\$0	\$0	\$1,476	\$0	\$4,356	\$9,391	\$3,170	\$12,561	\$16,917
Fruita	\$0	\$0	\$2,238	\$0	\$0	\$0	\$0	\$0	\$2,238	Not Defined	Not Defined	\$21,019	\$23,257
Broomfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,280	\$15,693	\$27,973	\$27,973
Thorton	\$0	\$0	\$25,775	\$0	\$0	\$0	\$0	\$0	\$25,775	\$32,090	\$5,943	\$38,033	\$63,808
Littleton	\$0	\$43,750	\$12,750	\$9,750	\$0	\$0	\$0	\$1,145	\$67,395	\$9,140	\$5,000	\$14,140	\$81,535
Fort Collins	\$0	\$11,350	\$64,700	\$2,300	\$4,125	\$0	\$0	\$0	\$82,475	\$15,232	\$4,476	\$19,708	\$102,183
Grand Junction (Existing)	\$0	\$0	\$57,825	\$825	\$1,925	\$0	\$0	\$0	\$60,575	\$48,954	\$37,422	\$86,376	\$146,951
Grand Junction (Staff Proposed)	\$0	\$0	\$50,875	\$2,100	\$5,000	\$0	\$0	\$0	\$57,975	\$48,954	\$37,422	\$86,376	\$144,351
Grand Junction (Max Supportable)	\$0	\$11,950	\$50,875	\$2,100	\$5,000	\$0	\$0	\$0	\$69,925	\$48,954	\$37,422	\$86,376	\$156,301
Castle Rock	\$0	\$2,000	\$75,650	\$3,075	\$5,700	\$0	\$0	\$0	\$86,425	\$38,191	\$5,562	\$43,753	\$130,178
Pueblo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A

Development Impact Fees - Institutional/Public (10,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Institutional/Public 2" Line			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Glenwood Springs	\$0	\$0	\$2,385	\$0	\$0	\$0	\$0	\$0	\$2,385	Not Defined	Not Defined	\$0	\$2,385
Commerce City	\$0	\$381	\$2,402	\$387	\$688	\$0	\$0	\$293	\$4,151	\$2,782	\$1,330	\$4,112	\$8,263
Montrose	\$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,793	\$7,246	\$12,039	\$12,039
Durango	\$0	\$0	\$2,169	\$0	\$1,317	\$0	\$0	\$945	\$4,431	\$5,320	\$2,500	\$7,820	\$12,251
Loveland	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,391	\$3,170	\$12,561	\$12,561
Castle Rock	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,200	\$14,900	\$26,100	\$26,100
Littleton	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,145	\$1,145	\$9,140	\$5,000	\$14,140	\$15,285
Fruita	\$0	\$0	\$4,042	\$0	\$0	\$0	\$0	\$0	\$4,042	Not Defined	Not Defined	\$21,019	\$25,061
Broomfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,200	\$14,370	\$26,570	\$26,570
Fort Collins	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,232	\$4,476	\$46,278	\$46,278
Thorton	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,090	\$5,943	\$38,033	\$38,033
Grand Junction (Existing)	\$0	\$0	\$16,290	\$950	\$2,220	\$0	\$0	\$0	\$19,460	\$28,149	\$10,534	\$38,683	\$58,143
Grand Junction (Staff Proposed)	\$0	\$0	\$65,130	\$2,680	\$6,380	\$0	\$0	\$0	\$74,190	\$28,149	\$10,534	\$38,683	\$112,873
Grand Junction (Max Supportable)	\$0	\$11,780	\$65,130	\$2,680	\$6,380	\$0	\$0	\$0	\$85,970	\$28,149	\$10,534	\$38,683	\$124,653
Pueblo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A

- (i) Before making any construction or alteration to a site or structure, such owner shall make application to the City for a Certificate of Appropriateness. The Director shall review such application for compliance with the Guidelines and Standards and make an initial determination and recommendation to the Board. The Director may include in that recommendation any conditions deemed appropriate to comply with the Guidelines and Standards and with the Zoning and Development Code.
- (ii) The Board shall have jurisdiction to review City staff recommendations and to decide applications for Certificates of Appropriateness at a public hearing. The Board may include any conditions of approval deemed appropriate for compliance with the Guidelines and Standards. No owner shall construct or alter a structure or site in the District without first obtaining a Certificate of Appropriateness from the Board.
- (iii) A decision of the Board may be appealed to City Council within 30 days of the issuance of the decision. Appeals to City Council shall be de novo.
- (iv) All reviews pursuant to this subsection (2) shall determine if the new construction or alteration is compatible with the historic designation as provided in the North Seventh Street Historic Residential District Guidelines and Standards. In reviewing an application, consideration shall be given to design, siting, form, texture, setbacks, orientation, alignment, finish, material, scale, mass, height, and overall visual compatibility, according to and with reference to the applicable Guidelines and Standards of the North Seventh Street Historic Residential District. For purposes of this section, the term “compatible” shall mean consistent with, harmonious with and/or enhancing the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

(h) Revocation of Designation

- (1) If a building or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Historic Board for a revocation of the designation or the Historic Board shall recommend revocation of the designation to the City Council in the absence of the owner’s application to do so.
- (2) If a designated structure is moved or demolished, the designation shall, without notice and without Historic Board recommendation, automatically terminate. If moved, a new application for designation at the new location must be made in order for designation to be considered.
- (3) Upon the City Council’s decision to revoke a designation, the Director shall cause a revocation notice to be sent to the property owner.

21.02.070 DEVELOPMENT FEES

(a) Development Impact Fees**(1) Title**

This section shall be known and may be cited as the “Grand Junction, Colorado, Impact Fee Ordinance” or “Impact Fee Ordinance.”

(2) Authority

The City has the authority to adopt this section pursuant to Article XX, § 6 of the Colorado State Constitution, the City's home rule charter, the City's general police powers, and other laws of the State of Colorado.

(3) Application

This section shall apply to all development within the territorial limits of the City, except development exempted pursuant to GJMC 21.02.070(a)(5)(ii).

(4) Purpose

- (i) The intent of this section is to ensure that new development pays a proportionate share of the cost of city parks and recreation, fire, police, and transportation capital facilities.
- (ii) It is the intent of this section that the impact fees imposed on new development are no greater than necessary to defray the impacts directly related to proposed new development.
- (iii) Nothing in this section shall restrict the City from requiring an applicant for a development approval to construct reasonable capital facility improvements designed and intended to serve the needs of an applicant's project, whether or not such capital facility improvements are of a type for which credits are available under GJMC 21.02.070(a)(6), Credits.

(5) Development Impact Fees to Be Imposed

(i) Fee Obligation, Payment, and Deposit

(A) Obligation to Pay and Time of Payment

Any person who causes the commencement of impact-generating development, except those exempted pursuant to GJMC 21.02.070(a)(5)(ii) shall be obligated to pay impact fees pursuant to the terms of this section. The obligation to pay the impact fees shall run with the land. The amount of the impact fees shall be determined in accordance with GJMC 21.02.070(a)(5)(iii) and the fee schedule in effect at the time of issuance of a Planning Clearance and paid to the Director at the time of issuance of a Planning Clearance. If any credits are due pursuant to GJMC 21.02.070(a)(6) those shall be determined prior to the issuance of a Planning Clearance and payment of the impact fees.

(B) Fees Promptly Deposited into City Accounting Funds

All monies paid by a fee payer pursuant to this section shall be identified as impact fees and shall be promptly deposited in the appropriate City impact fee accounting funds established and described in GJMC 21.02.070(a)(7).

(C) Extension of Previously Issued Development Approval

If the fee payer is applying for an extension of a development approval issued prior to January 1, 2020, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit

extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

(D) Fee Based on Approved Development

If the Planning Clearance is for less floor area than the entire development approved pursuant to the development approval, the fee shall be computed separately for the floor area of development covered by the Planning Clearance, and with reference to the use categories applicable to such development covered by the Planning Clearance.

(E) Permit for Change in Use, Expansion, Redevelopment, Modification

If the fee payer is applying for a Planning Clearance to allow for a change of use or for the expansion, redevelopment, or modification of an existing development, the impact fees required to be paid shall be based on the net increase in the impact fees for the new use as compared to the previous use and actual fee paid for the previous use, and shall include any impact fees established subsequent to such prior payment.

(F) Prior Conditions and/or Agreements

Any person who prior to January 1, 2020, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

(G) Time of Submittal

For nonresidential and multifamily development (excluding townhomes, duplexes, and condominium residence(s)) the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

(ii) Exemptions

The following types of development shall be exempt from payment of impact fees. Any claim for exemption shall be made no later than the time when the applicant applies for the first Planning Clearance. Any claim for exemption not made at or before that time shall be waived. The Director shall determine the validity of any claim for exemption pursuant to the standards set forth below.

(A) Replacing Existing Residential Unit with New Unit

Reconstruction, expansion, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

(B) New Impact-Generating Development Creates No Greater Demand than Previous Development.

New impact-generating development that the fee payer can demonstrate will create no greater demand over and above that produced by the existing use or development.

(C) Building after Fire or Other Catastrophe

Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe.

(D) Accessory Structures

Construction of unoccupied accessory structures related to a residential unit.

(E) Previous Payment of Same Amount of Impact Fees

Impact-generating development for which an impact fee was previously paid in an amount that equals or exceeds the impact fee that would be required by this section.

(F) Government

Development by the federal government, the state, school district, county or the City.

(G) Complete Development Application Approved Prior to Effective Date of Chapter

For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

(H) Small Additions and Renovations for Residential Uses

Construction of an addition to an existing dwelling unit of 500 square feet or less, or expansion of finished space for an existing dwelling unit of 500 square feet or less. This exemption shall only be used one time for each dwelling unit and does not apply to accessory dwelling units.

(iii) Calculation of Amount of Impact Fees

(A) Impact Fee Schedule

Except for those electing to pay impact fees pursuant to GJMC 21.02.070(a)(5)(iii)(B), the impact fees applicable to the impact-generating development shall be as determined by the impact fee schedule, which is hereby adopted and incorporated herein. The impact fee schedules are based on the impact fee studies. It applies to classes of land uses within the City, differentiates between types of land uses, and is intended to defray the projected impacts caused by proposed new development on city capital facilities. The determination of the land use category(ies) in the impact fee schedules that are applicable to

impact-generating development shall be made by the Director with reference to the impact fee studies and the methodologies therein; the then-current edition of the ITE Trip Generation Manual, published by the Institute of Traffic Engineers; the City zoning and development code; the then-current land use approvals for the development; and any additional criteria set forth in duly promulgated administrative rules.

a. Annual Adjustment of Impact Fees to Reflect Effects of Inflation

The impact fee schedule shall be adjusted annually and/or biannually consistent with the impact fee study. Commencing on January 1, 2023, and on January 1st of each subsequent year, each impact fee amount set forth in the impact fee schedule shall be adjusted for inflation, as follows:

1. For transportation impact fees, the fees shall be adjusted for inflation based on the latest 10-year average of the Colorado Department of Transportation Construction Cost Index, published quarterly by CDOT.
2. For fire, police, and parks the fees shall be adjusted for inflation based on the most recent Construction Cost Index published by Engineering News Record.
3. The adjusted impact fee schedule shall become effective immediately upon calculation and certification by the City Manager and shall not require additional action by the City Council to be effective.

b. Impact-Generating Development Not Listed in the Impact Fee Schedule

If the proposed impact-generating development is of a type not listed in the impact fee schedule, then the impact fees applicable are those of the most nearly comparable type of land use. The determination of the most nearly comparable type of land use shall be made by the Director with reference to the impact fee study and City code.

c. Mix of Uses

If the proposed impact-generating development includes a mix of those uses listed in the impact fee schedule, then the impact fees shall be determined by adding the impact fees that would be payable for each use as if it was a freestanding use pursuant to the impact fee schedule.

(B) Independent Fee Calculation Study

In lieu of calculating the amount(s) of impact fees by reference to the impact fee schedule, a fee payer may request that the amount of the required impact fee be determined by reference to an independent fee calculation study.

a. Preparation of Independent Fee Calculation Study

If a fee payer requests the use of an independent fee calculation study, the fee payer shall be responsible for retaining a qualified professional (as

determined by the Director) to prepare the independent fee calculation study that complies with the requirements of this section, at the fee payer's expense.

b. General Parameters for Independent Fee Calculation Study

Each independent fee calculation study shall be based on the same level of service standards and unit costs for the capital facilities used in the impact fee study and shall document the relevant methodologies and assumptions used.

c. Procedure

1. An independent fee calculation study shall be initiated by submitting an application to the Director together with an application fee to defray the costs associated with the review of the independent fee calculation study.
2. The Director shall determine if the application is complete. If it is determined the application is not complete, a written statement outlining the deficiencies shall be sent by mail to the person submitting the application. The Director shall take no further action on the application until it is complete.
3. When it is determined the application is complete, the application shall be reviewed by the Director and a written decision rendered on whether the impact fees should be modified, and, if so, what the amount should be, based on the standards in GJMC 21.02.070(a)(6)(i).

d. Standards

If, on the basis of generally recognized principles of impact analysis, the Director determines the data, demand information and assumptions used by the applicant to calculate the impact fees in the independent fee calculation study more accurately measure the proposed impact-generating development's impact on the appropriate capital facilities, the impact fees determined in the independent fee calculation study shall be deemed the impact fees due and owing for the proposed development. The fee adjustment shall be set forth in a fee agreement. If the independent fee calculation study fails to satisfy these requirements, the impact fees applied shall be the impact fees established in the impact fee schedule.

(6) Credits

(i) Standards

(A) General

Any person causing the commencement of impact-generating development may apply for credit against impact fees otherwise due, up to but not exceeding the full obligation of impact fees proposed to be paid pursuant to the provisions of

this section, for any contributions or construction (as determined appropriate by the Director) accepted in writing by the City for capital facilities. Credits against impact fees shall be provided only for that impact fee for which the fee is collected.

(B) Valuation of Credits

a. Construction

Credit for construction of capital facilities shall be valued by the City based on complete engineering drawings, specifications, and construction costs estimates submitted by the fee payer to the City. The Director shall determine the amount of credit due, if any, based on the information submitted, or, if he/she determines the information is inaccurate or unreliable, then on alternative engineering or construction costs determined by and acceptable to the Director.

b. Contributions

Contributions for capital facilities shall be based on the value of the contribution or payment at the time it is made to the City.

(C) When Credits Become Effective

a. Construction

Credits for construction of capital facilities shall become effective after the credit is approved pursuant to this section, a written credit agreement is entered into and (a) all required construction has been completed and has been accepted by the City, (b) suitable maintenance and financial warranty has been received and approved by the City, and (c) all design, construction, inspection, testing, financial warranty, and acceptance procedures have been completed in compliance with all applicable City requirements. Approved credits for the construction of capital facilities may become effective at an earlier date if the fee payer posts security in the form of an irrevocable letter of credit, escrow agreement, or cash and the amount and terms of such security are acceptable by the City Manager. At a minimum, such security must be in the amount of the approved construction credit plus 20 percent, or an amount determined to be adequate to allow the City to construct the capital facilities for which the credit was given, whichever is higher.

b. Contribution

Credits for contributions for capital facilities shall become effective after the credit is approved in writing pursuant to this section, a credit agreement is entered into and the contribution is made to the City in a form acceptable to the City.

c. Transferability of Credits

Credits for contributions, construction or dedication of land shall be transferable within the same development and for the same capital facility

for which the credit is provided but shall not be transferable outside the development. Credit may be transferred pursuant to these terms and conditions by a written instrument, to which the City is a signatory, that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the Director for registration of the change in ownership. If there are outstanding obligations under a credit agreement, the City may require that the transferor or transferee or both (as appropriate) enter into an amendment to the credit agreement to assure the performance of such obligations.

d. Total Amount of Credit

The total amount of the credit shall not exceed the amount of the impact fees due for the specific facility fee (e.g., fire, police, parks).

e. Capital Contribution Front-Ending Agreement

The City may enter into a capital contribution front-ending agreement with any developer who proposes to construct capital facilities to the extent the fair market value of the construction of these capital facilities exceeds the obligation to pay impact fees for which a credit is provided pursuant to this section. The capital contribution front-ending agreement shall provide proportionate and fair share reimbursement linked to the impact-generating development's use of the capital facilities constructed.

(ii) Procedure

(A) Submission of Application

In order to obtain a credit against impact fees, the fee payer shall submit an offer for contribution or construction. The offer shall be submitted to the Director and must specifically request a credit against impact fees.

(B) Contribution Offer Contents

The offer for contribution credit shall include the following:

a. Construction

If the proposed credit involves construction of capital facilities:

1. The proposed plan for the specific construction certified by a duly qualified and licensed Colorado engineer;
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated costs may include the costs of construction or reconstruction, the costs of all labor and materials, the costs of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, costs of

plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction;

3. A statement made under oath of the facts that qualify the fee payer to receive a contribution credit.

b. Contribution

If the proposed offer involves a credit for any contribution for capital facilities, the following documentation shall be provided:

1. A copy of the Planning Clearance for which the contribution was established;
2. If payment has been made, proof of payment; or
3. If payment has not been made, the proposed method of payment.

(C) Determination of Completeness

The Director shall determine if the application is complete. If it is determined that the proposed application is not complete, the Director shall send a written statement to the applicant outlining the deficiencies. No further action shall be taken on the application until all deficiencies have been corrected.

(D) Decision

The Director shall determine if the offer for credit is complete and if the offer complies with the standards in GJMC 21.02.070(a)(6)(i).

(iii) Credit Agreement

If the offer for credit is approved by the Director, a credit agreement shall be prepared and signed by the applicant and the City Manager. The credit agreement shall provide the details of the construction or contribution of capital facilities, the time by which it shall be dedicated, completed, or paid, and the value (in dollars) of the credit against the impact fees the fee payer shall receive for the construction or contribution.

(iv) Accounting of Credits

Each time a request to use approved credits is presented to the City, the Director shall reduce the amount of the impact fees, and shall note in the City's records and the credit agreement the amount of credit remaining, if any.

(7) Impact Fee Accounts

(i) Establishment of Impact Fee Accounts

(A) Establishment of Impact Fee Accounts

For the purpose of ensuring impact fees collected pursuant to this section are designated for the mitigation of capital facility impacts reasonably attributable to new impact-generating development that paid the impact fees.

(B) Establishment of Impact Fee Accounts

Impact fees shall be deposited into five accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, capital facilities, fire capital facilities, and police capital facilities accounts.

(ii) Deposit and Management of Impact Fee Accounts**(A) Managed in Conformance with § 29-1-801 C.R.S. et seq**

The Impact Fee Accounts shall bear interest and shall be managed in conformance with § 29-1-801 C.R.S. et seq. No impact fees(s) or other similar development land development charge(s) shall be imposed or collected except pursuant to a schedule(s) that is(are) (a) adopted by ordinance by the City Council, pursuant to a legally sufficient study(ies); (b) generally applicable to a broad class of property; and (c) serves to defray the projected impacts on capital facilities caused by development. The City shall from time to time quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee(s) or land development charge(s) at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar land development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

(B) Immediate Deposit of Impact Fees in City Accounting Funds

All Parks and Recreation, Fire, Police, and Transportation impact fees collected by the City pursuant to this section shall be promptly deposited into the appropriate interest bearing accounting fund(s) ("Impact Fee Accounts") of the City designated, as allowed by § 29-1-803 C.R.S., by category, account or fund as determined by the City Manager or their designee. Any interest or other income earned on money deposited shall be credited to the Impact Fees Account(s) and no other City accounting fund(s).

(C) Interest Earned on Impact Fee Account Monies

Any impact fees not immediately expended shall be deposited as provided in this section. Interest earned on money in the Impact Fee Accounts shall be considered part of such account(s) and shall be subject to the same restrictions on use applicable to the impact fees deposited in such account.

(D) Income Derived Retained in Accounts until Spent

All income derived from the deposits shall be retained in the accounts until spent pursuant to the requirements of this section.

(E) Expenditure of Impact Fees

Monies in each account shall be considered to be spent in the order collected, on a first-in/first-out basis.

(iii) Annual Report

At least once annually the City will publish on its official website a report for the most recent fiscal year stating the amount of each Impact fee and/or land development charge collected to the Impact Fee Accounts, the average annual interest rate on each account and the total amount disbursed from each account.

(8) Expenditure of Impact Fees**(i) Capital Facilities Impact Fees**

The monies collected from each capital facilities impact fee shall be used only to acquire or construct capital facilities within the City. Each and all capital facilities impact fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(ii) No Monies Spent for Routine Maintenance, Rehabilitation or Replacement of Capital Facilities

No monies shall be spent for periodic or routine maintenance, rehabilitation, or replacement of any City transportation, parks and recreation, fire, or police capital facilities.

(iii) No Monies Spent to Remedy Deficiencies Existing on Effective Date of Chapter

No monies shall be spent to remedy existing deficiencies in transportation capital facilities, parks and recreation capital facilities, fire capital facilities, or police capital facilities.

(iv) Transportation Impact Fees

Transportation impact fee monies may be spent for the reconstruction and replacement of existing roads, the construction of new road systems and may be used to pay debt service on any portion of any current or future general obligation bond or revenue bond issued after July 6, 2004, and used to finance major road system improvements. All Transportation Impact Fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(9) Refund of Impact Fees Paid**(i) Refund of Impact Fees Not Spent or Encumbered in 10 Years**

A fee payer or the fee payer's successor-in-interest may request a refund of any impact fees not spent or encumbered within 10 years from the date the fee was paid, along with interest actually earned on the fees. Impact fees shall be deemed to be spent on the basis of the first fee collected shall be the first fee spent.

(ii) Procedure for Refund

The refund shall be administered by the Director, and shall be undertaken through the following process:

(A) Submission of Refund Application

A fee payer or successor-in-interest shall submit within one year following the end of the tenth year from the date on which the Planning Clearance was issued for which a refund is requested. The refund application shall include the following information:

- a. A copy of the dated receipt issued for payment of the impact fee;
- b. A copy of the Planning Clearance.

(B) Determination of Completeness

The Director shall determine if the refund application is complete. If the application is not complete, the Director shall mail the applicant a written statement outlining the deficiencies. The Director shall take no further action on the refund application until it is complete.

(C) Decision on Refund Application

When the refund application is complete, it shall be reviewed and approved if the Director determines a fee has been paid which has not been spent within the 10-year period. The refund shall include the fee paid plus interest actually earned on the impact fee.

(iii) Limitations**(A) Expiration of Planning Clearance without Possibility of Extension**

If a fee payer has paid an impact fee required by this section and obtained a Planning Clearance, and the Planning Clearance for which the impact fee was paid later expires without the possibility of further extension, then the fee payer or the fee payer's successor-in-interest may be entitled to a refund of the impact fee paid, without interest. In order to be eligible to receive a refund of impact fees pursuant to this subsection, the fee payer or the fee payer's successor-in-interest shall be required to submit an application for such refund to the Director within 30 days after the expiration of the Planning Clearance for which the fee was paid. If a successor-in-interest claims a refund of the impact fee, the City may require written documentation that such rights have been conveyed to the claimant. If there is uncertainty as to the person to whom the refund is to be paid or if there are conflicting demands for such refund, the City Attorney may interplead such funds.

(iv) No Refund If Project Demolished, Destroyed, Altered, Reconstructed or Reconfigured

After an impact fee has been paid pursuant to this section, no refund of any part of such fee shall be made if the development for which the impact fee was paid is later demolished, destroyed, or is altered, reconstructed, reconfigured, or changed in use so as to reduce the size or intensity of the development or the number of units in the development.

(10) Low-Moderate Income Housing

In order to promote the provision of low-moderate income housing in the City, the City Council may agree in writing to pay some or all of the impact fees imposed on a proposed low or moderate income housing development by this section from other unrestricted funds of the City. Payment of impact fees on behalf of a fee payer shall be at the discretion of the City Council and may be made pursuant to goals and objectives adopted by the City Council to promote housing affordability.

(11) Administration, Appeals and Updates of Determination or Decision of Director to City Manager**(i) Review Every Five Years**

The impact fees described in this section and the administrative procedures of this section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

(ii) Appeal**(A) Director Determination or Decision**

Any determination or decision made by the Director under this section may be appealed to the City Manager by filing with the City Manager within 30 days of the determination or decision for which the appeal is being filed: (A) a written notice of appeal on a form provided by the City Manager, (B) a written explanation of why the appellant feels the determination or decision is in error, and (C) an appeal fee established by the City.

(B) City Manager Review

The City Manager shall fix a time and place for hearing the appeal, and shall mail notice of the hearing to the appellant at the address given in the notice of appeal. The hearing shall be conducted at the time and place stated in the notice given by the City Manager. At the hearing, the City Manager shall consider the appeal and either affirm or modify the decision or determination of the Director based on the relevant standards and requirements of this section. The decision of the City Manager shall be final.

(C) Administrative Rules

The City Manager and Director, and their respective designees, may from time to time establish written administrative rules, not inconsistent with the provisions of this section, to facilitate the implementation of this section as provided in GJMC

21.02.010. Without limiting the foregoing, the Director is authorized to establish written administrative rules, not inconsistent with the provisions of this section, for use in the determination of the land use category(ies) in the impact fee schedule that is applicable to impact-generating development. All administrative rules adopted pursuant hereto shall be published in written form and copies thereof maintained in the offices of the Director and City Clerk. Administrative rules adopted pursuant hereto and a copy of such rules shall be made available without charge to fee payers and other persons requesting a copy thereof.

(12) Impact Fee Schedule – Fire, Police, Parks and Recreation, and Transportation

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation

		Fire	Police	Parks & Recreation	Transportation
Single-Family					
<1,250 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$3,078
1,250 to 1,649 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$4,711
1,650 to 2,299 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$5,377
2,300 sq. ft. or more of living area	Dwelling	\$751	\$323	\$1,333	\$7,042
Manufactured Home in a Manufactured Housing Community	Pad	\$751	\$323	\$1,333	\$3,196
Multi-family	Dwelling	\$494	\$212	\$897	\$2,881
RV Park	Pad	\$494	\$212	---	\$3,196
Hotel/Lodging	1,000 sf	\$517	\$218	---	\$3,972 [1]
Retail/Commercial	1,000 sf	\$517	\$218	---	\$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 sf	\$517	\$218	---	\$15,364
Office	1,000 sf	\$202	\$86	---	\$5,799
Institutional/ Public	1,000 sf	\$202	\$86	---	\$1,426
Industrial	1,000 sf	\$70	\$30	---	\$2,025
Warehousing	1,000 sf	\$36	\$15	---	\$921
Notes: [1] Hotel/Lodging Transportation Fee calculated per Room Fees will be increased annually for inflation					

(b) School Land Dedication Fee

(1) Standard for School Land Dedication

Dedication of suitable school lands for school purposes shall be required of any development if the school district determines that such development includes within it

land which is necessary for implementing a school plan. In all other cases, the fee required under GJMC 21.02.070(b)(1)(ii) shall be paid in lieu of a school land dedication.

(i) Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with this section, or an exemption under this section applies, all development and all projects which contain a new dwelling shall be subject to fees in lieu of school land dedication (SLD fee) in an amount per dwelling unit determined by resolution of the City Council. SLD fees shall be collected by the City for the exclusive use and benefit of the school district in which such development is located and shall be expended by the school district solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the school district for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee

- (A) No building permit shall be issued for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.
- (B) Nothing in GJMC 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section for one or more dwellings, multiple-family dwellings or multifamily dwellings to be constructed in such development. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.
- (C) Any prepayment of SLD fees in accordance with this section shall be documented by a memorandum of prepayment which shall contain, at minimum, the following:
 - a. The legal description of the real property subject to residential development for which an SLD fee is being prepaid;

- b. A description of the development permit issued concerning such real property, and a detailed statement of the SLD fees owed pursuant to such permit which are being prepaid;
- c. The notarized signatures of the record owner of the property or their duly authorized agents; and
- d. The notarized signature of the County Manager indicating approval of the prepayment plan, if the fee was paid while the real property was outside the limits of the City; or if the fee was paid at the time the real property was within the limits of the City, of the City Manager, indicating approval of the prepayment plan.

(iii) Exemptions

The following shall be exempted from payment of the SLD fee:

- (A) Alterations or expansion of an existing building except where the use is changed from nonresidential to residential and except where additional dwelling units result;
- (B) The construction of accessory buildings or structures;
- (C) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use;
- (D) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the Effective Date of the ordinance codified in this section;
- (E) Nonresidential buildings, nonresidential structures, or nonresidential mobile homes;
- (F) Nursing homes, adult foster care facilities or specialized group facilities; and
- (G) City- or County-approved planned residential developments that are subject to recorded covenants restricting the age of the residents of said dwelling units such that the dwelling units may be classified as housing for older persons pursuant to the Federal Fair Housing Amendments Act of 1988.

(iv) Credits

- (A) An applicant for a development permit (or a holder of such a permit) who owns other suitable school lands within the school district in which the development is located may offer to convey such lands to the school district in exchange for credit against all or a portion of the SLD fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the City and the school district accept such offer, the credit shall be in the amount of the

value of the suitable school lands conveyed, as determined by written agreement between the City, the school district and the permit holder or applicant.

- (B) Credit against SLD fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the school district. Upon such conveyance, the school district and the City shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.
- (C) Credits shall not be transferable from one project or development to another.

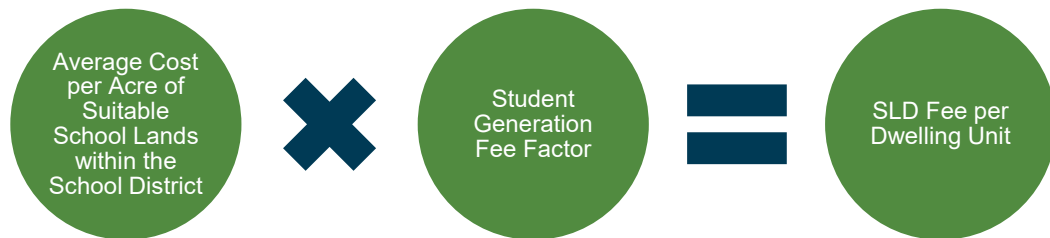
(v) Refund of Fees Paid

- (A) Any SLD fee which has not been expended by the school district within five years of the date of collection shall be refunded, with interest at the rate of five percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to three percent of the principal amount to be refunded, for the costs incurred by the City in the refund of such fee. The City shall give written notice by U.S. mail to the person who paid the fee at their address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the City within 90 days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section.
- (B) The City Council may, upon the school district's request, extend the five-year period of time specified in GJMC 21.02.070(b)(1)(v)(A) upon a showing that such extension is reasonably necessary in order for the school district to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give the school district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the City Council. In no event shall any extension of time exceed an additional five-year period.

(2) Fees in Lieu of School Land Dedication (SLD Fees)

- (i) SLD fees shall be collected and held in trust for the use and benefit of the school district containing the residential development for which the fee is collected. Such fees shall be expended by the school district to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new residential development in the school district, or to reimburse the school district for sums expended to acquire such property. The amount of the SLD fee shall be based on a methodology which takes into account the student generation rates of new residential development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring suitable school lands in the school district to expand existing school facilities and construct new school facilities to accommodate new residential development without decreasing current levels of educational services.

- (ii) The SLD fee and the value of the variables in the formula to determine the SLD fee shall be set by resolution of the City Council in accordance with the following formula:



(For example, if the average cost of suitable school lands within the school district is \$15,000 per acre and the student generation fee factor is 0.023, the SLD fee per dwelling unit would be \$15,000 x 0.023, or \$345.00.)

- (iii) The average cost per acre of suitable school lands within the school district (“average cost per acre for SLD fee”) and the student generation fee factor (“SGF factor”) shall be determined by City Council. Before City Council considers modification of either, a 60-day prior written notice shall be provided to the school district. If a written request for a public hearing specifying which factor, the average cost per acre for SLD fee and/or the SGF factor, the school district wants to be heard on is received by the City from the school district at least 30 days before the matter is scheduled to be determined by City Council, a public hearing shall occur. At a hearing where City Council is considering the modification of the average cost per acre for SLD fee, City Council shall consider the school district’s long range capital improvement plans and any other evidence, comments or recommendations submitted by the school district. At a hearing where City Council is considering the modification of the SGF factor, City Council shall consider the school district’s school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the school district.
- (iv) The SLD fee in effect as of January 1, 2006, was \$460.00. The SGF factor used to determine the SLD fee was 0.023. This SLD fee and SGF factor shall continue until otherwise modified by City Council as set forth in this Code.

Impact Fee Stakeholder Group

#	Organization/Group	Name
1.	HBA of Western Colorado	Diane Schwenke
2.	Western Colorado Contractors' Association	Shawna Grieger
3.	Grand Junction Area Realtor's Association	Hogan Peterson
4.	Grand Junction Chamber of Commerce	Candace Carnahan, Primary Evan Walton, Secondary
5.	Latino Chamber of Commerce	Jorge Pantoja
6.	Grand Junction Economic Partnership	Curtis Englehart
7.	Grand Valley RTPO/Grand Valley Transit	Dana Brosig
8.	Urban Trails Committee	Dr. Stephen Meyer
9.	Downtown Development Authority	TBD
10.	Parks & Recreation Advisory Board	Bill Findlay, Primary Lisa Whelan, Secondary (in July)
11.	Grand Junction Housing Authority	Jill Norris
12.	Non-profit Housing Representative	Emilee Powell
13.	Citizen's Police Academy Graduate	Laurel Walters
14.	Local Fire Department representative	Steve Skulski
15.	Community Members at-large	Chuck McDaniel
16.	Community Members at-large	Charlie Gechter
17.	Community Members at-large	Orin Zyvan
18.	Community Members at-large	Ken Scissors
19.	Community Members at-large	Christi Reece



January 17, 2025

Ms. Diane Schwenke
Chairman of Associated Members for Growth and Development
Shared via email

Re: Grand Junction Development Impact Fees Comparative Analysis

Dear Ms. Schwenke,

BBC Research & Consulting (BBC) is pleased to share our analysis comparing the proposed development impact fees in Grand Junction, Colorado with peer communities in the Mountain West. The analysis includes a comprehensive overview of the expense that development impact fees add to residential and non-residential property development within each community included in the analysis.

Background and Objectives

Development impact fees (DIFs) are charges levied by local governments on new developments to cover the cost of infrastructure and public services necessitated by growth, such as roads, schools, parks, utilities, and public safety facilities. These fees ensure that the financial burden of accommodating new development is borne by developers rather than existing taxpayers.

For businesses and developers, impact fees are a significant component of the overall cost of developing real estate. Since these costs can vary substantially between communities, impact fees often play an important role in determining where businesses choose to locate. High fees may discourage development in certain areas, especially when comparable locations offer lower fees or other incentives. As a result, communities must carefully balance the need to fund public services with maintaining competitiveness to attract investment and development.

The objective of this study is to compare and contrast the development impact fees the City of Grand Junction is proposing to charge with those of peer communities to understand how the proposed fees will impact new residents, businesses, and developers. The study includes a comprehensive analysis of the expense that development impact fees add to residential and non-residential property development within each community. In addition, the study includes information on populations, housing stock, property taxes, and other relevant metrics for understanding how each community is competitively positioned to attract new residents and businesses.

Comparative Analysis

The following Grand Junction Development Impact Fee Comparative Analysis presented below summarizes the total estimated development impact fees (DIFs) associated with the new construction of four (4) property types within the City of Grand Junction, Colorado, as well as within five (5) comparative communities in the Mountain West. The property types include single-family detached homes (ranging in size from 1,500 sq. ft. to 3,500 sq. ft.); a 3,200 sq. ft. office building; a 3,200 sq. ft. retail building; and a 10,000 sq. ft. industrial building.

The DIFs charged by each community vary in their comprehensiveness. While Grand Junction is proposing to charge DIFs for police; fire; parks, open space, and trails; transportation; municipal facilities; as well as those development impact fees pertaining to water and sewer plant investment fees, other communities in the study charge impact fees for additional services, such as storm drainage and schools. To make a comparison on equal terms, the comparative analysis evaluates the total cost of fees that would be paid in each community to develop different types of buildings. A summary of the results is shown in Figure I-1, below.

Figure I-1.
Summary of Development Impact Fee Examples by Municipality

	Boise, ID ⁽¹⁾	Greeley, CO ⁽²⁾	Montrose, CO ⁽³⁾	Reno, NV ⁽⁴⁾	St. George, UT ⁽⁵⁾	Average	Grand Junction, CO ⁽⁶⁾	Percent Difference (%)
Development Impact Fees (\$)								
Residential Examples								
1,500 Sq. Ft. Home	\$10,030	\$35,039	\$12,962	\$18,865	\$12,628	\$17,905	\$24,829	39%
2,200 Sq. Ft. Home	\$12,250	\$38,321	\$12,962	\$18,865	\$12,628	\$19,005	\$31,857	68%
3,500 Sq. Ft. Home	\$14,875	\$38,731	\$12,962	\$18,865	\$12,628	\$19,612	\$37,065	89%
Non-Residential Examples								
3,200 Sq. Ft. Office	\$3,770	\$61,136	\$17,261	\$11,710	\$10,771	\$20,930	\$52,718	152%
3,200 Sq. Ft. Retail	\$15,648	\$77,254	\$17,261	\$25,916	\$12,778	\$29,771	\$82,360	177%
10,000 Sq. Ft. Industrial	\$2,618	\$78,760	\$17,261	\$16,117	\$12,477	\$25,447	\$44,725	76%

Source: (1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf; https://greeleygov.com/services/ws/development/rates]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000; https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf; https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [https://www.gjcity.org/309/Water-Connection-Fee; https://www.gjcity.org/306/Sewer-Connection-Fee]

The current DIFs included in this analysis are based on the existing fee structures for the cities studied. A review of the DIFs shows varying approaches to calculating and applying impact and connection fees. For example, the parks fee for Boise, ID and the transportation and wastewater fees for Reno, NV are averages across the multiple planning districts in each municipality. Both of these cities charge wastewater connection fees for single-family homes rather than by tap size, and their water connection fee data were not available. In Greeley, the relatively high water and wastewater development plant investment fees reflect the value of the city's world-class water infrastructure, which provides reliable and abundant supply. Greeley has invested significantly in state-of-the-art collection, storage, conveyance, and treatment facilities.

Figures I-2 and I-3 provide demographic and economic context for the DIF summary by presenting municipality data on population, home prices, and local property taxes – as well as a breakdown of specific fee categories within the residential and non-residential impact fee analyses. Footnotes for both tables are provided in the Appendix.

Figure I-2.
Single Family Residential Development Impact Fee Analysis

	Boise, ID ⁽¹⁾	Greeley, CO ⁽²⁾	Montrose, CO ⁽³⁾	Reno, NV ⁽⁴⁾	St. George, UT ⁽⁵⁾	Average	Grand Junction, CO ⁽⁶⁾
Demographics and Housing							
Population (2023 Est)	235,421	112,609	44,156	274,915	104,578	154,336	69,412
Households (2023 Est)	99,616	38,901	17,529	112,061	35,052	60,632	29,037
Median Household Income (\$)	\$81,308	\$68,650	\$66,072	\$78,448	\$72,870	\$73,470	\$66,676
Average New Home Price (\$)	\$519,223	\$460,353	\$453,808	\$548,906	\$483,189	\$493,096	\$464,779
Annual Income to Home Price	15.7%	14.9%	14.6%	14.3%	15.1%	14.9%	14.3%
Annual Taxes							
Sales Tax (%)	0.00%	3.46%	3.88%	0.00%	1.00%	1.67%	3.39%
Mill Levy	132.353	80.920	68.042	155.882	54.935	98.427	71.000
Average New Home Price (\$)	\$519,223	\$460,353	\$453,808	\$548,906	\$483,189	\$493,096	\$464,779
Annual Taxes (\$)	\$4,673	\$2,533	\$2,100	\$5,818	\$1,805	\$3,386	\$2,244
Annual Taxes to Home Price	0.90%	0.55%	0.46%	1.06%	0.39%	0.67%	0.48%
Development Impact Fees (\$)							
1,500 Sq. Ft. SFR Dwelling							
Police	\$506	\$276	-	\$125	\$95	\$251	\$435
Fire	\$1,943	\$718	-	-	\$320	\$994	\$1,016
Storm Drainage	-	\$473	-	-	\$781	\$627	-
Parks, Open Space, and Trails	\$4,187	\$6,135	\$1,575	-	\$4,525	\$4,106	\$3,696
Transportation, Street, Road	-	\$7,037	-	\$5,444	\$2,188	\$4,890	\$7,437
Municipal Facilities	-	-	-	-	-	-	\$1,026
School	-	-	\$679	-	-	\$679	-
Water PIF/Connection Fee*	-	\$12,900	\$3,205	-	\$3,203	\$6,436	\$5,675
Sewer PIF/Connection Fee*	\$3,394	\$7,500	\$7,503	\$13,296	\$1,516	\$6,642	\$5,544
Total (1,500 Sq. Ft.)	\$10,030	\$35,039	\$12,962	\$18,865	\$12,628	\$17,905	\$24,829
2,200 Sq. Ft. SFR Dwelling							
Police	\$676	\$334	-	\$125	\$95	\$307	\$664
Fire	\$2,592	\$869	-	-	\$320	\$1,260	\$1,550
Storm Drainage	-	\$693	-	-	\$781	\$737	-
Parks, Open Space, and Trails	\$5,588	\$7,416	\$1,575	-	\$4,525	\$4,776	\$5,641
Transportation, Street, Road	-	\$8,609	-	\$5,444	\$2,188	\$5,414	\$11,217
Municipal Facilities	-	-	-	-	-	-	\$1,566
School	-	-	\$679	-	-	\$679	-
Water PIF/Connection Fee*	-	\$12,900	\$3,205	-	\$3,203	\$6,436	\$5,675
Sewer PIF/Connection Fee*	\$3,394	\$7,500	\$7,503	\$13,296	\$1,516	\$6,642	\$5,544
Total (2,200 Sq. Ft.)	\$12,250	\$38,321	\$12,962	\$18,865	\$12,628	\$19,005	\$31,857
3,500 Sq. Ft. SFR Dwelling							
Police	\$876	\$334	-	\$125	\$95	\$357	\$833
Fire	\$3,361	\$869	-	-	\$320	\$1,517	\$1,944
Storm Drainage	-	\$1,103	-	-	\$781	\$942	-
Parks, Open Space, and Trails	\$7,245	\$7,416	\$1,575	-	\$4,525	\$5,190	\$7,075
Transportation, Street, Road	-	\$8,609	-	\$5,444	\$2,188	\$5,414	\$14,030
Municipal Facilities	-	-	-	-	-	-	\$1,964
School	-	-	\$679	-	-	\$679	-
Water PIF/Connection Fee*	-	\$12,900	\$3,205	-	\$3,203	\$6,436	\$5,675
Sewer PIF/Connection Fee*	\$3,394	\$7,500	\$7,503	\$13,296	\$1,516	\$6,642	\$5,544
Total (3,500 Sq. Ft.)	\$14,875	\$38,731	\$12,962	\$18,865	\$12,628	\$19,612	\$37,065

Figure I-3.
Non-Residential Development Impact Fee Analysis

	Boise, ID ⁽¹⁾	Greeley, CO ⁽²⁾	Montrose, CO ⁽³⁾	Reno, NV ⁽⁴⁾	St. George, UT ⁽⁵⁾	Average	Grand Junction, CO ⁽⁶⁾
Demographics and Housing							
Population (2023 Est)	235,421	112,609	44,156	274,915	104,578	154,336	69,412
Households (2023 Est)	99,616	38,901	17,529	112,061	35,052	60,632	29,037
Property and Sales Tax							
Sales Tax (%)	0.00%	3.46%	3.88%	0.00%	1.00%	1.67%	3.39%
Mill Levy	132.353	80.920	68.042	155.882	54.935	98.427	71.000
Development Impact Fees (\$)							
3,200 Sq. Ft. Office Unit							
Police	\$1,021	\$1,725	-	\$816	\$403	\$991	\$864
Fire	\$2,749	\$3,840	-	-	\$864	\$2,484	\$2,051
Storm Drainage	-	\$1,008	-	-	\$467	\$738	-
Transportation, Street, Road	-	\$20,563	-	\$10,894	-	\$15,728	\$20,970
Municipal Facilities	-	-	-	-	-	-	\$4,294
Linkage Fees (Affordable Housing)	-	-	-	-	-	-	\$10,624
Water PIF/Connection Fee*	-	\$21,500	\$5,033	-	\$5,763	\$10,765	\$7,706
Sewer PIF/Connection Fee*	-	\$12,500	\$12,228	-	\$3,274	\$9,334	\$6,209
Total (3,200 Sq. Ft. Office)	\$3,770	\$61,136	\$17,261	\$11,710	\$10,771	\$20,930	\$52,718
3,200 Sq. Ft. Retail Unit							
Police	\$8,759	\$3,213	-	\$730	\$1,066	\$3,442	\$1,942
Fire	\$6,889	\$7,152	-	-	\$2,208	\$5,416	\$4,624
Storm Drainage	-	\$1,008	-	-	\$467	\$738	-
Transportation, Street, Road	-	\$31,882	-	\$25,186	-	\$28,534	\$34,966
Municipal Facilities	-	-	-	-	-	-	\$2,803
Linkage Fees (Affordable Housing)	-	-	-	-	-	-	\$24,109
Water PIF/Connection Fee*	-	\$21,500	\$5,033	-	\$5,763	\$10,765	\$7,706
Sewer PIF/Connection Fee*	-	\$12,500	\$12,228	-	\$3,274	\$9,334	\$6,209
Total (3,200 Sq. Ft. Retail)	\$15,648	\$77,254	\$17,261	\$25,916	\$12,778	\$29,771	\$82,360
10,000 Sq. Ft. Industrial Unit							
Police	\$1,440	\$2,750	-	\$585	\$760	\$1,384	\$840
Fire	\$1,178	\$6,130	-	-	\$1,300	\$2,869	\$2,000
Storm Drainage	-	\$3,150	-	-	\$1,380	\$2,265	-
Transportation, Street, Road	-	\$32,730	-	\$15,532	-	\$24,131	\$20,350
Municipal Facilities	-	-	-	-	-	-	\$4,780
Linkage Fees (Affordable Housing)	-	-	-	-	-	-	\$2,840
Water PIF/Connection Fee*	-	\$21,500	\$5,033	-	\$5,763	\$10,765	\$7,706
Sewer PIF/Connection Fee*	-	\$12,500	\$12,228	-	\$3,274	\$9,334	\$6,209
Total (10,000 Sq. Ft. Industrial)	\$2,618	\$78,760	\$17,261	\$16,117	\$12,477	\$25,447	\$44,725

Figure I-4 illustrates the changes in non-residential development impact fees per 1,000 square feet of building space, excluding the proposed linkage fee. As shown in the table, the proposed fees represent increases ranging from 7% to 342%, with the exception of RV parks, where fees are projected to decrease by approximately 58%.

Figure I-4.
Proposed Change in Non-Residential Development Impact Fees per 1,000 Square Feet of Building Space Without Linkage Fee

Non-Residential Land Use	Change in Impact Fee per 1,000 Sq. Ft.	Percent Change from Current Fee (2025)
Retail/Commercial	\$4,790	53%
Office	\$1,865	27%
Institutional/Public	\$6,651	342%
Industrial	\$374	15%
Warehousing	\$237	22%
Hotel/lodging	\$387	7%
RV Park	-\$2,548	-58%

Source: Bennett, M., & Allen, T. (2025, January 14). *Impact fee and linkage fee supplemental information* [Memorandum to the Mayor and Members of City Council].

Discussion and Findings

It is important for communities to balance development impact fees (DIFs) with maintaining competitiveness to attract investment. While these fees fund essential infrastructure, excessively high fees can stifle economic growth by deterring housing, commercial, and industrial developments. A comparative analysis of Grand Junction's proposed DIFs reveals they are substantially higher than those of peer communities, both in number and cost.

For single-family homes, the proposed fees would result in costs 39% to 89% higher than the average, adding \$7,000 to \$17,000 of additional expense to each home compared to other communities. Non-residential developments face even greater disparities, with fees 76% to 177% higher than other communities in the analysis. For instance, a developer of a 3,200 sq. ft. retail building would pay DIFs totaling approximately \$82,400 in Grand Junction, compared to an average of \$29,800 elsewhere.

These differences stem from two factors: Grand Junction proposes more fee categories and charges higher rates per fee. For example, the City's affordable housing linkage fee—absent in peer communities—alone rivals or exceeds the total DIF costs of many competitors. High development impact fees risk driving investments to other regions with lower development costs. This analysis highlights the importance of benchmarking to ensure fees remain competitive while still supporting infrastructure needs.

Appendix

Table I-2 Notes

*Water tap fees are based on a 3/4" tap size or equivalent

(1) The Parks fee for the City of Boise is an average of the seven district fees applicable to the seven planning areas of the City. Water connection fee data were not available. Boise charges a sewer connection fee for a single-family home rather than by tap size.

(4) The Transportation fee for the City of Reno is an average of the two distinct fees applicable to the two planning areas of the City. Water connection fee data were not available. Reno charges a sewer connection fee for a single-family home rather than by tap size; the sewer connection fee is an average of the three distinct fees applicable to three areas of the City.

(6) Grand Junction charges a sewer connection fee for a single-family home rather than by tap size.

Table I-2 Sources

(1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [<https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf>; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [<https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf>; <https://greeleygov.com/services/ws/development/rates>]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [<https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000>; <https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf>; <https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000>]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [<https://www.gjcity.org/309/Water-Connection-Fee>; <https://www.gjcity.org/306/Sewer-Connection-Fee>]

Table I-3 Notes

*Water and sewer tap fees are based on a 1" tap size or equivalent

(1) Boise calculates commercial sewer connection fees based on a daily average of used water discharges. A comparable example could not be calculated for inclusion in this table. Water connection fee data were not available.

(4) The Transportation fee for the City of Reno is an average of the two distinct fees applicable to the two planning areas of the City. Water and sewer connection fee data were not available for non-residential development. Fees for industrial development are an average of industrial and manufacturing fee rates in Reno.

(6) Grand Junction calculates commercial sewer connection fees based on formulas for a range of development types. An example is shown for a 3,200 sq. ft. retail unit.

Table I-3 Sources

(1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [<https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf>; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [<https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf>; <https://greeleygov.com/services/ws/development/rates>]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [<https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000>; <https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf>; <https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000>]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [<https://www.gjcity.org/309/Water-Connection-Fee>; <https://www.gjcity.org/306/Sewer-Connection-Fee>]

January 30, 2025

Dear Grand Junction City Council,

As the city grows, setting appropriate impact fees for new development is essential to maintaining the current level of per-person infrastructure without forcing the city to divert funds from other areas of the budget or, worse, see a decline in level of service. On January 9, 2025, the City of Grand Junction Parks and Recreation Advisory Board discussed the updated Park Impact Fees presented by TischlerBise. After lengthy discussion, PRAB voted to approve a motion supporting the credibility of the study, recommending adoption of the Maximum Supportable Impact Fee as presented, and if necessary to help find a resolution acceptable to City Council, encouraging Council to consider modification of the Open Space Fee calculation. This motion was made by PRAB Board Member Chandler Smith and seconded by PRAB Board Member Kyle Gardner. The vote was unanimously approved.

This letter documents PRAB's discussion in making the motion and explains our reasoning behind it. TischlerBise's method of setting the fees strikes us as sound. Their valuation of the current park infrastructures seems to be credible. Using Parks, Recreation and Open Space Master Plan information and outcomes and recent project examples, our parks and recreation staff have diligently worked with TischlerBise to inventory our amenities and have carefully valued them. For example, staff explained they excluded items such as the new Community Recreation Center and the Lincoln Park Stadium complex which receive significant other sources of funding. The calculation of the population that utilizes this infrastructure also seems to be accurate. As a result, we believe the recommended Maximum Supportable Impact Fees reflect the true cost of maintaining current infrastructure levels. Said another way, the fees seem to support the amount of funding required to sustain our quality of life as population grows.

Regarding the inclusion of open space components, we recognize both benefits and drawbacks. A dedicated fund for acquiring open space requires city staff to be mindful in acquiring and maintaining a diversity of landscapes. Open spaces provide unique recreational opportunities, and many of our open spaces are among the most cherished properties in our portfolio. However, past open space acquisitions have often been aided by outside funding, and we are uncertain whether such significant opportunities are as likely to be as abundant in the future. Additionally, in a community with access to millions of acres of public lands, the priority of preserving additional open space within city limits may warrant reevaluation. After lengthy discussion on the topic, PRAB generally feels that if City Council would like to be sensitive to these considerations and show compromise, we suggest modifying but not eliminating the Open Space Fee. Perhaps this could be done by excluding the substantial acreage of the Three Sisters property from the calculations. While smaller acquisitions like Kindred Reserve may very well be possible, huge expanses like Three Sisters may not be.

We understand that this is a contentious issue with passionate advocates on all sides. We acknowledge this is a very difficult issue and appreciate Council's efforts in finding a resolution.

Our suggestion would be to focus on the concrete methodologies used in other communities to calculate what is needed to maintain current levels of service and quality of life rather than speculating about the potential impact of these fees on housing costs. This is especially relevant as the city waives the impact fees for truly affordable housing. We commend both efforts towards providing affordable and attainable housing while generally ensuring growth pays its own way.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Strippel". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Nancy Strippel
Chair, City of Grand Junction Parks and Recreation Advisory Board



Monday, February 3, 2025

Dear Members of City Council,

On behalf of the Homebuilders Association of Western Colorado we are concerned that the Council is set to consider a staff recommendation for increasing Impact Fees at the Workshop on February 3rd. At the Stakeholder/Council meeting on January 14th Mayor Herman assured those present that this would still be a several month process and March was mentioned as a date for initial Council consideration. That timeframe appears to have been accelerated.

The Impact Fee Stakeholder group was convened on Thursday with no agenda or materials for review prior to the meeting. It was only upon arrival that members were told they would be presented with the staff recommendation that was going to the City Council Workshop in four days. Paper handouts were then distributed. There was opportunity for some initial reaction and some components of the proposal were applauded including the recommendation not to enact new fees. That said there was little time for comprehensive review and perhaps more thoughtful and nuanced feedback.

Questions regarding methodology have not been addressed that emerged from the stakeholder group and even the Council itself.

We would have liked the opportunity to bring to the committee some areas for further revision or discussion but there wasn't enough time prior to the meeting that was scheduled rather expeditiously. One methodology question is how can future impact be calculated for residences at less than 1000 s.f. on the basis of less than one person occupying such structures? Every residence has at least one person that impacts city services so starting from a premise of less than one person defies the logic of the impact calculation. It seems that the study may not be reflective of how our community is housed and therefore likely to come to an inaccurate conclusion. Other items that have been brought up included the estimate for acquisition of open space/parkland, and average trip generation numbers that include large metro areas with a very different environment of public transportation, density, etc.

While there has been considerable criticism by some staff and council members of the decision by the Council in 2019 to not enact the entire maximum supportable fees. It is important to note that determination was made after a series of public discussions and action by the Planning Commission that spanned more than nine months. This process to date has spanned roughly four months of presentations and one substantive discussion between stakeholders and elected officials.

We would ask the Council to pause moving forward with action on a recommendation until there has been more discussion in terms of both the methodology and the application of the maximum supportable fee. We hope that you recognize that the "maximum supportable" fees establish a very high water mark, and pose a real and measurable threat to the affordability of new housing.

Thank you for considering this request

A handwritten signature in blue ink, appearing to read 'Kevin Bray', is written over a horizontal blue line.

[Kevin Bray \(Feb 3, 2025 09:21 MST\)](#)

Kevin Bray

President

Housing and Building Association of Western Colorado

From: Rebekah Mendrop <rebekah@rebekahsproperties.com>

Sent: Tuesday, February 18, 2025 9:37 AM

To: Abe Herman <abeh@gjcity.org>; Randall Reitz <randallr@gjcity.org>; codyk@gjcity.org; Jason Nguyen <jasonn@gjcity.org>; Anna Stout <annas@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>

Cc: citymanager <citymanager@gjcity.org>; D Schwenke <dschwenke2009@gmail.com>; Don Potter <don@erikadoyle.com>; Joe Tripoli <joet@gjproperties.com>

Subject: Impact Fee Public Hearing 2/19/25

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear Councilmembers,

Before evaluating impact fees, I'd like to clarify one of the items presented by the HBA at the Housing Summit – the Median home price and how it has dramatically increased. I do not find this to be happening specifically in the City of Grand Junction. The Grand Junction Area MLS has several categories that cover the City of Grand Junction jurisdiction. I've compiled the average increase and median increase in home prices from January 2024 to January 2025 in this table. This shows both average and median prices have increased approximately 5.5%.

Area	% Change - Average Home Price	% Change - Median Home Price
North Grand Junction	9	12
GJ - City	6	8
Redlands	11	4
Orchard Mesa	3	3
North East GJ	4	3
South East GJ	1	3
Average all areas	5.666666667	5.5

The increase in median home price presented by the HBA lacks explanation of significant market information. Specifically, the increase in median home price over the past year is due to consumer behavior, not prices increasing.

Market Conditions. When interest rates first increased, we faced a nearly stagnant market. Then when homes started selling there appeared (loosely) three categories in the market - the low, mid and high price points. These price points have varied slightly over the past two years, but basically the low price point was always selling because people need to have a home and not rent. The mid price point was stagnant over the past two years. This is our move up buyer that really needed an extra bedroom and bathroom but wouldn't justify triple the mortgage payment for the slightly bigger home. The high price point is mostly cash buyers who's buying behavior isn't affected by interest rates; thus this section of the market was always moving.

Consumer Behavior. Over the past year the middle market has realized interest rates aren't going anywhere and they are now reentering the market.

The day before the Housing Summit by the HBA, I did a listing presentation for a home in Fruita. Year over year the median price of a home in Fruita has changed from \$416,971 in January 2024 to \$654,279 in January 2025. Home prices are going up 1-5% on average per year, not nearly 60%. The reason this has increased is because the people in this middle category have finally entered the market. That said, I understand where the data came from. However, we need to take into consideration that this is a data point that may be significantly above the trend line.

You and your staff know what needs to be implemented to continue offering City services. I only mean to clarify that home prices are increasing at an economically stable 5% level and not 50%+.

I am unable to attend the meeting in person as I have other personal obligations. I would like to express my genuine appreciation for your service to our community – there are others such as me that literally can't commit to serving our community like you do. Thank you so much for your service.

With gratitude and appreciation,

Rebekah Mendrop

RE/MAX 4000, Inc.

Cell. 970-210-8747

Email. rebekah@rebekahsproperties.com

Website. rebekahsproperties.com



*****2023 GJARA Realtor of the Year*****

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTIONS 21.02 and 21.05 OF THE ZONING AND
DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE)
RELATED TO AND CONCERNING IMPACT FEES, FEE CREDITS AND
DEDICATIONS**

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code ("GJMC") regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as "Impact Fees" or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City recently completed an updated Fee Study and pursuant to law the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. The Fee Study was presented to the City Council and by and with this reference is adopted and incorporated as if fully set forth.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

The City Council further finds and determines that the resources of the City are properly allocated to maintaining and improving streets and that further resources are needed to defray the capital facilities costs related to new development.

As the body vested with the jurisdiction to review and decide Impact Fees, the City Council by and with this Ordinance does find and affirm that it is in the public interest and will benefit the health safety and welfare of the City to continue the practice of collecting Fees for development related impacts on fire, police, transportation and parks and recreation, and that there is a need to increase the amount of the Impact Fees to reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities occurring in the City.

Furthermore, the City Council finds and affirms that certain land dedications and credits, because of their relationship to the levy and collection of Impact Fees, are within its jurisdiction and authority to determine and make amendments to the GJMC concerning the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION OF THE RECITALS, CHAPTER 21.02 AND 21.05 OF THE GRAND JUNCTION MUNICIPAL CODE (“GJMC” OR “ZONING AND DEVELOPMENT CODE”) ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN STRIKETHROUGH AND ADDITIONS ARE UNDERLINED.)

§ 21.05.020(c)(1)(iv). ROW Dedication. A developer shall dedicate to the City all rights-of-way and easements needed to serve the project. Dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s). When a developer dedicates additional right-of-way as determined by the City to be necessary to construct a Collector or Arterial street adjacent to the project, or the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall receive credit at fair market value for such dedication against the project’s Transportation Impact Fee. The credit shall not exceed the total Transportation Impact Fee for the project. If a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall make a recommendation to the City Council to evaluate whether to pay or not additional value of such dedication, or to waive all or part of such required dedication.

§ 21.05.030 (a) Open Space Dedication or Payment of Fee In-Lieu.

(1) Applicability.

(i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property as a fee in-lieu of dedication.

(A) The Director shall decide whether to dedicate land or to pay a fee in-lieu.

(B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property by considering the following:

a. The area proposed for dedication is not critical to the overall project design, as determined by the applicant. If this can be met, the land proposed for dedication shall meet some or all of the following criteria:

1. The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;

2. Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on the site:

i. Unique landforms or natural areas;

ii. Fish or wildlife habitat;

iii. Cultural, historic, or archeological areas;

iv. Outdoor recreation areas; or

v. Unique vegetative areas and significant trees;

~~3. The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and~~

~~4. The location of the dedication on the site is proximate to public access.~~

~~(ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.~~

~~(2) Calculation of Fee In-Lieu.~~

~~(i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.~~

~~(ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.~~

~~(3) Dedication and/or Fee Payment.~~

~~(i) If the land offered for dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10% of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10% of the gross acreage, the owner shall have the gross acreage appraised per GJMC § 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10% of gross acreage.~~

~~(ii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.~~

§ 21.05.030(b)(2). Trail Construction for Open Space Transportation Impact Fee Credit. If a required Active Transportation Corridor is constructed in addition to the construction of required sidewalks, then the owner may request a credit or offset for the cost of construction of the trail(s) against the project's Transportation Impact Fee open space fee in-lieu in an amount not to exceed the total transportation open space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

§21.02.070(5)(i)(C). Extension of Previously Issued Development Approval. If the fee payer is applying for an extension of a development approval issued prior to July 1, 2025 ~~January 1, 2020~~, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

§21.02.070(5)(i)(F). Prior Conditions and/or Agreements. Any person who prior to July 1, 2025 ~~January 1, 2020~~, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

§21.02.070(5)(ii)(G). Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to July 1, 2025, ~~January 1, 2020~~; and for nonresidential and multifamily development for which a complete application was submitted prior to July 1, 2025, ~~January 1, 2020~~, so long as construction commences by July 1, 2027, ~~January 1, 2022~~, the required fees shall be those in effect at time of submittal.

§21.02.070(5)(ii)(H). Replacing Existing Residential Unit with New Unit. Reconstruction, ~~expansion~~, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

§21.02.070(5)(iii)(A). Calculation of Amount of Impact Fees. Annual Adjustment of Impact Fees to Reflect Effects of Inflation. Impact fees shall be increased on July 1, 2025, and January 1, 2026, pursuant to and in accordance with Table 21.02-8 Impact Fee Schedule. ~~-adjusted annually and/or biannually consistent with the impact fee study.~~ Also, commencing on January 1, ~~2023~~ 2026, and on January 1st of each subsequent year, each impact fee amount set forth in the Impact Fee Schedule shall be adjusted for inflation, as follows:

§21.02.070(7)(i)(B). Establishment of Impact Fee Accounts. Impact fees shall be deposited into four ~~five~~ accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, ~~capital facilities~~, fire capital facilities, and police capital facilities. ~~accounts.~~

§21.02.070(11)(i) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically ~~at least once every five years by an independent consultant, as directed by the City Manager,~~ to ensure that i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

Remove Table:

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation and Transportation					
		Fire	Police	Parks and Recreation	Transportation
Single-Family					
<1,250 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$3,078
1,250 to 1,649 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$4,711
1,650 to 2,299 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$5,377
2,300 square feet or more of living area	Dwelling	\$751	\$323	\$1,333	\$7,042
Manufactured Home in a Manufactured Housing Community	Pad	\$751	\$323	\$1,333	\$3,196
Multi-family	Dwelling	\$494	\$212	\$897	\$2,881
RV Park	Pad	\$494	\$212	—	\$3,196
Hotel/Lodging	1,000 square feet	\$517	\$218	—	\$3,972 [1]
Retail/Commercial	1,000 square feet	\$517	\$218	—	\$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 square feet	\$517	\$218	—	\$15,364
Office	1,000 square feet	\$202	\$86	—	\$5,799
Institutional/Public	1,000 square feet	\$202	\$86	—	\$1,426
Industrial	1,000 square feet	\$70	\$30	—	\$2,025
Warehousing	1,000 square feet	\$36	\$15	—	\$921

Notes:

[1] Hotel/Lodging Transportation Fee calculated per Room.

Fees will be increased annually for inflation.

Replace with Table:

Table 21.02-8 Impact Fee Schedule (2025) Fire, Police, Parks and Recreation and Transportation									
Unit Size	Development Unit	Fire	Fire*	Police	Police*	Transportation	Transportation*	Parks	Parks*
		1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26
850 or less	Dwelling	\$523	\$501	\$224	\$215	\$3,633	\$3,750	\$1,263	\$1,538
851 to 1,000	Dwelling	\$596	\$648	\$256	\$278	\$4,161	\$4,805	\$1,489	\$1,989
1,001 to 1,250	Dwelling	\$683	\$822	\$293	\$352	\$4,788	\$6,059	\$1,756	\$2,523
1,251 to 1,500	Dwelling	\$922	\$1,016	\$396	\$435	\$6,410	\$7,437	\$2,293	\$3,117
1,501 to 2,000	Dwelling	\$1,052	\$1,276	\$452	\$547	\$7,334	\$9,285	\$2,693	\$3,917
2,001 to 2,500	Dwelling	\$1,189	\$1,550	\$510	\$664	\$8,680	\$11,217	\$3,113	\$4,758
2,501 to 3,000	Dwelling	\$1,296	\$1,764	\$556	\$756	\$10,400	\$12,755	\$3,441	\$5,414
3,001 to 3,500	Dwelling	\$1,386	\$1,944	\$595	\$833	\$11,037	\$14,030	\$3,718	\$5,968
3,501 or more	Dwelling	\$1,463	\$2,098	\$628	\$899	\$11,591	\$15,138	\$3,954	\$6,440
Retail/Commercial	1,000 SF	\$1,007	\$1,445	\$424	\$607	\$9,592	\$10,927		
Convenience Commercial	1,000 SF	\$1,279	\$1,989	\$538	\$836	\$16,296	\$15,041		
Office	1,000 SF	\$432	\$641	\$183	\$270	\$6,589	\$6,553		
Institutional/Public	1,000 SF	\$430	\$638	\$182	\$268	\$4,071	\$6,513		
Industrial	1,000 SF	\$139	\$200	\$59	\$84	\$2,174	\$2,035		
Warehousing	1,000 SF	\$71	\$102	\$30	\$43	\$1,030	\$1,034		
Hotel/Lodging ¹	Room	\$521	\$473	\$220	\$199	\$4,684	\$4,831		
RV Park	Pad	\$352	\$160	\$150	\$67	\$2,642	\$1,632		
* Plus Inflation									

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 19th day of February 2025 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of March 2025 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.a.iii.

Meeting Date: February 19, 2025
Presented By: Henry Brown, Mobility Planner
Department: Community Development
Submitted By: Henry Brown, Mobility Planner

Information

SUBJECT:

An Ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to Support Ending the Shared Micromobility Pilot and Transition to an Enduring Permit Program

RECOMMENDATION:

City Council discussion and public hearing on second reading of an ordinance to amend Grand Junction Municipal Code Section 10.14 with various changes to support the transition to an enduring Shared Micromobility permit program.

EXECUTIVE SUMMARY:

With Council support, a Shared Micromobility Pilot commenced in Q2 of 2023, providing approved operators the opportunity to deploy shared devices (e.g., e-scooters, bikes/e-bikes, etc.) in an 18-square mile portion of Grand Junction. After nearly two years of quarterly updates and based on direction from Council at the August 19, 2024 Workshop, staff have updated Permitting Documents, including proposed updates to the GJMC to accommodate replacing the pilot with an enduring permitting program.

BACKGROUND OR DETAILED INFORMATION:

EXISTING REGULATIONS

Chapter 10 of the Grand Junction Municipal Code addresses regulations for the operation of bicycles, e-bikes, and e-scooters (as well as other human-powered vehicles) (Section 10.04.1412), as well as sanctions for reckless and careless driving for these modes (Section 10.04.1401 and Section 10.04.1402). Sections 9 and 10 were updated prior to the beginning of the Pilot program to specify requirements and expectations for the operation of electric scooters. Additionally, an ordinance was adopted to establish parameters governing shared micromobility companies operating in the City. The ordinance outlines general operator requirements, vehicle identification

requirements, customer communication requirements, parking requirements, advertising, data sharing, and consumer privacy, as well as e-scooter-specific requirements related to areas of operation and speed limits.

The regulations drew on best practices from other cities in Colorado and throughout the country, incorporating input solicited from the Downtown Development Authority, the Horizon Business Improvement District (BID), Colorado Mesa University, the One Riverfront Commission, and the Urban Trails Committee.

PROPOSED UPDATES

Minor GJMC updates are proposed to support ending the Shared Micromobility Pilot and transitioning to an enduring permitting program. In tandem with these updates, the Program Criteria and Operating Permit Agreements would regulate the permit and operation of shared micromobility fleets ongoingly. The intent of the permit is to relieve the administrative burden on staff and on private operators while broadening the availability of the service to new key destinations, implementing strategies to improve device stewardship, and incentivizing positive program outcomes. Any new equipment will be allowed only on a pilot basis before being accepted broadly into the program, per permit agreements.

FISCAL IMPACT:

Initial permitting fees of \$6,000 would be assessed to permitted operators to cover infrastructure development. An ongoing 10 cents per ride fee would continue to be assessed quarterly. A \$150 permit renewal fee would apply annually to any operator in good standing, intending to pursue renewal for service in a new calendar year.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5249, an ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to Support Ending the Shared Micromobility Pilot and Transitioning to an Enduring Permit Program on final passage and order final publication in pamphlet form.

Attachments

1. Permit Agreement 1.28.2025
2. Program Criteria 1.29.2025
3. ORD-Scooter and Shared Micromobility 20250129



Shared Micromobility Operating Permit Agreement

This PERMIT AGREEMENT made and entered into this _____ day of _____, 2025 by and between the **City of Grand Junction, Colorado**, a government entity in the County of Mesa, State of Colorado, hereinafter in the Operating Permit Agreement Documents referred to as the "Owner" and _____, hereinafter in the Operating Permit Agreement Documents referred to as the "Operator."

WITNESSETH:

WHEREAS, the Owner and Operator have executed a Shared Micromobility Operating Permit Agreement between November 1st of the year prior to the permit year and March 1st of the present permit year for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by these Operating Permit Agreement Documents;

NOW, THEREFORE, in consideration of the Permitting Fee or Renewal Fee to be paid by the Operator, and the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Operating Permit Agreement Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Permit Agreement Documents" or the "Permit Agreement," and all of said instruments, drawings, and documents taken together as a whole constitute the Permit Agreement between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

The order of Operating Permit Agreement document governance shall be as follows:

- a. Grand Junction Municipal Code §10.14 Shared Micromobility,
- b. Grand Junction Shared Micromobility Program Criteria,
- c. Exhibits attached to the Grand Junction Shared Micromobility Program Criteria,
- d. Shared Micromobility Operating Permit Agreement,
- e. Operator's Permit Application,
- f. Shared Micromobility Program Criteria Amendments

ARTICLE 2

Definitions: The definitions provided in GJMC § 10.14.101(a) and in the Program Criteria apply to the terms used in the Permit Agreement.

ARTICLE 3

Permit Agreement Services: The Operator agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the complete Permit Agreement Documents.

ARTICLE 4

Revenue Sharing and Payment Procedures: The Operator shall submit Fees to the Owner of 10 cents (\$0.10) per trip taken on any Equipment within the Program Area. The per-trip Fee may be waived at the sole discretion of the Owner, for example, on some trips taken on Adaptive Vehicles or within Priority Areas.

ARTICLE 5

Owner/Operator meetings: The Operator shall agree to join meetings scheduled by the Owner no less frequently than twice per quarter on dates and times to be agreed upon by Owner and Operator to share quarterly and semi-annual data reports, as required.

ARTICLE 6

Local Riding Guidelines: If the Owner determines, at its sole discretion, that any of the topics addressed in the Local Riding Guidelines are not being adhered to by Users with enough frequency to cause issues with the Program, the Operator shall agree to issue reminders to some or all Users.

ARTICLE 7

Deployment & Parking: The Operator shall agree to use geofencing technology to comply with parking and operating requirements by the No Operating Zones, Mandatory Parking Zones, and Low-speed Zones, including temporary requirements for special events when deploying or rebalancing Equipment. The Owner shall reserve the right to modify or add zones, with written notice provided to the Operator and/or via updates on the Ride Report (or similar) dashboard.

If poor parking behavior is regularly observed by the Owner or by the Operator, either by individual Users, in specific locations, or as a systematic issue, the Owner shall reserve the right to request additional points of communication, including, but not limited to, email, in-app messaging, and/or audio/visual cues from Equipment, if applicable, beyond the parking expectations expressed in Local Riding Guidelines. The Operator shall agree to target this additional communication to individual Users, including those who regularly park in a specified area, or across the Program overall, as needed.

If the Operator intends to diversify its Fleet beyond a class or classes of Equipment (as defined in GJMC § 10.14.010(a) "Shared Micromobility") already permitted and presently deployed, the Operator agrees to notify the Owner of this intention no fewer than sixty (60) days prior to the deployment of any such Equipment. The Owner and Operator shall meet

and discuss any potential concerns related to the new Equipment class no fewer than thirty (30) days prior to the deployment of such and shall develop terms of a pilot deployment. During such a pilot, the Owner and Operator agree to meet no less than quarterly to discuss and resolve any concerns or issues particular to the vehicle class. If the Owner, in its sole discretion, determines that the Operator is not taking suitable action to resolve any concern or issue particular to the pilot Equipment class, it may terminate the pilot deployment of a new class or classes of Equipment and may impose other penalties on the Operator, including a Fleet cap Penalty. Equipment deployed under a pilot shall count against the Fleet Cap of the Operator.

ARTICLE 8

User Parking Fines or Penalty Fees: The Owner does not impose a User Parking Fine or Penalty Fee. The Owner shall reserve the right to reevaluate the need for a User Parking Fine or Penalty Fee on an as-needed basis. The Owner shall reserve the right to institute a User Parking Fine or Penalty Fee policy, or the equivalent, should the Owner determine in its sole discretion that a fee is necessary or required.

ARTICLE 9

CMU Operations and Parking: Unless otherwise agreed upon in writing by the Operator and Colorado Mesa University (CMU), the Operator shall agree to Geofence CMU as a No Operating Zone with the exceptions of certain corridors leading into the campus as depicted in **Exhibit G** in the Program Criteria. Unless otherwise agreed upon in writing by the Operator and CMU, the Operator shall also designate the CMU campus as a Mandatory Parking Zone. Dedicated parking Corrals will be installed by the Owner at strategic points along the perimeter and interior of the campus to ensure services are accessible to both the student population and staff. The Mandatory Parking Zone shall include the 12th Street cycle track that runs along the eastern perimeter of the campus to keep that facility free on any obstructions. The details of Article 16 are subject to the terms of any agreements between the Operator and CMU so long as User access to parking Corrals is maintained. Where agreed upon by the Owner and the Operator, access to dedicated parking Corrals within the MPZ area will be designated as Low-speed zones.

The terms of this Article may be superseded by an agreement between the Operator and CMU.

ARTICLE 10

Public Outreach: Operator shall agree to push annual qualitative surveys to each active User (i.e., any User who has used Equipment in the Program within the permit year) within one month of October. The format, content, and duration of the qualitative survey shall be agreed upon by the Owner and Operator, such as in the example shown below. Raw survey data shall be shared with the Owner, including total number of Users targeted and overall response rate.

The Operator shall agree to offer a riding benefit to any User who responds to the surveys ("Respondent"). This may include, but is not limited to, waived Equipment unlock fees or discounted future or past rentals.

Where feasible, the Operator shall agree to combine anonymized User token data with survey response to bolster Program understanding. This may include, but is not limited to, frequency of ridership of the User and generalized endpoint of the User's most recent ride.

Please help us improve future micromobility experiences by answering this short survey.

1. *What could have gone better on your most recent trip? [multi-rank, randomize question order]*

	<i>Not an issue</i>	<i>Minor concern</i>	<i>Major issue</i>
<i>a. Ease of finding a [Equipment class]</i>			
<i>b. Availability of safe routes to ride upon</i>			
<i>c. Service areas/getting closer to my destination</i> <i>i. [Explain]</i>			
<i>d. Finding a legal or designated parking area</i>			
<i>e. App functionality</i>			
<i>f. [Equipment class] hardware</i>			

2. *How much of your ride was on sidewalks, bike lanes, and roadway?*
 - a. On the sidewalk wherever possible/available*
 - b. Partially on sidewalks, partially in bike lanes or on-road where comfortable*
 - c. Primarily on-road or in bike lanes*
3. *What was the purpose of this trip? [single choice, randomize order]*
 - a. Commuting to/from school, work, or meetings*
 - b. Commuting to/from a leisure excursion (e.g., going out to eat, going to the gym, meeting up with friends)*
 - c. Errands (e.g., grocery shopping)*
 - d. Joyride*
 - e. Other [Fix last]*
 - i. [Explain]*
4. *If a [Equipment class] had not been available, how would you have made this trip? [single choice, randomize order]*
 - a. Walk*
 - b. Use my own micromobility device (e.g., bike, skateboard, scooter)*
 - c. Take the bus*
 - d. Drive my own car*
 - e. Get a ride from a friend or from rideshare (e.g., Taxi, Uber, Lyft)*
 - f. I would not have made this trip*
5. *Did you use the scooter to go directly from your origin to your destination? Select all that apply. [multi-select]*
 - a. I had to walk less than one block on each end of my journey.*
 - b. I had to walk over a block to find a [Equipment class].*

- c. *I had to walk over a block from where I returned the [Equipment class].*
6. *Why did you choose to use a [Equipment class] for this trip? Pick up to 3 options. [multi-select, randomize order]*
- a. *Using a [Equipment class] is a more fun option.*
 - b. *Using a [Equipment class] is a faster/more direction option.*
 - c. *Using a [Equipment class] is a more affordable option.*
 - d. *Using a [Equipment class] is a more environmentally friendly option.*
 - e. *I would arrive less sweaty than biking/walking.*
 - f. *Too far to walk.*
 - g. *Don't have to find or pay for parking.*
7. *What is your affiliation with Colorado Mesa University or CMU Tech? [single choice]*
- a. *Student*
 - b. *Faculty/Staff*
 - c. *None*
 - d. *Other*
 - i. *[Explain]*
8. *What best describes your age?*
- a. *Under 18*
 - b. *18-24*
 - c. *25-34*
 - d. *35-44*
 - e. *45-64*
 - f. *65+*
9. *What best describes your annual household income?*
- a. *Under \$55,000*
 - b. *\$55,000 - \$70,000*
 - c. *\$70,000 - \$85,000*
 - d. *\$85,000 - \$100,000*
 - e. *\$100,000+*

If the Operator chooses to solicit other User feedback specifically relevant to the Program, including, but not limited to, post-ride questionnaires or email surveys, the Operator shall agree to share with the Owner summarized results including the sample size of respondents.

ARTICLE 11

Loss or Damage: The Owner assumes no liability for loss or damage to the Operator's Equipment or other equipment or property. The Operator agrees that the Owner is not responsible for providing security at any location where Operator's Equipment is stored or located. Operator shall agree to take responsibility for any damage to public or private property caused by Equipment or other equipment when not under command of a User.

The Operator shall agree to ensure that local facilities, including charging or maintenance facilities, meet or exceed relevant fire codes. Further, the Operator shall agree that the Owner may audit local facilities to ensure that relevant fire codes are being met or exceeded.

ARTICLE 12

Bonds: The Operator shall furnish currently herewith the Bond required by the Permit Agreement Documents. The Surety Bond shall be in an amount not less than \$80.00 per piece of Equipment, as calculated by the Fleet Cap table.

ARTICLE 13

Permit Agreement Binding: The Owner and the Operator each binds itself, its associated third parties or suppliers, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Permit Agreement Documents. The Permit Agreement Documents constitute the entire agreement between the Owner and Operator and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Operator shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Permit Agreement Documents and specifically, the Operator shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 14

Severability: If any part, portion or provision of the Permit Agreement shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Permit Agreement shall remain in full force and effect.

ARTICLE 15

Indemnification: The Operator shall defend, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool ("Owner Indemnities"), from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Operator, or of any Operator's agent, employee, sub-Firm or supplier in the execution of, or performance under, the Permit Agreement or any contract which ay result therefrom. The Operator shall pay any judgment with cost which may be obtained against the Owner growing out of such injury or damages. The Operator shall not be obligated to defend, indemnify, or hold harmless the Owner Indemnities against liability for damages arising out of bodily injury to persons or damage to property proximately caused by or resulting from the negligence, in whole or in part, of the Owner.

The Operator shall not be obligated to indemnify the Owner for claims related to the Right of Way, including, but not limited to, the design, construction, or maintenance failure of the roadway, roadway infrastructure, roadway projects, or other rights of way, including, but not

limited to, sidewalks, medians, curbs, and bridges, controlled, maintained, or owned by the Owner.

The aforementioned indemnification obligation is limited by the Colorado Governmental Immunity Act.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Permit Agreement to be subscribed and sealed and attested in its behalf; and the Operator has signed this Permit Agreement the day and the year first mentioned herein.

The Permit Agreement is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

By: _____
Duane Hoff Jr., Contract Administrator Date _____

Operator

By: _____
Date _____



CITY OF GRAND JUNCTION, COLORADO

Shared Micromobility Program Criteria

Per GJMC §10.14, the following comprise criteria for compliant operation for an Operator of a Shared Micromobility program in the City of Grand Junction, Colorado. This Criteria is subject to change at any time.

I. Definitions:

The definitions at GJMC § 10.14.101(a) shall apply to this document. Additionally, as used in this document, the following definitions shall apply:

Fee(s) – A payment made to the City either in the form of new permit fee, renewal permit fee, or Revenue Sharing Payment, such as Per-Trip (Ridership) Fee or advertising revenue share (if applicable).

Geofence(d)/Geofencing – Implementation of a geographical zone via GPS or other geopositioning/location software used to pinpoint Equipment or its User.

Low-speed Zone(s) – A geographical zone, where Equipment is Geofenced to not provide motor assist over a designated speed, presumed to be 6 miles per hour, unless otherwise indicated, as depicted in **Exhibits E and G**.

Mandatory Parking Zone(s) (“MPZ(s)” herein) – A geographical zone in which Users may only end their trip with Equipment parked within designated Corrals and in which the Operator may only deploy Equipment within designated Corrals.

No Operating Zone(s) – A geographical zone, where Equipment is Geofenced not to operate under power and where Users are expected to dismount and park or walk the Equipment, as depicted in **Exhibit F**.

Priority Area(s) – Disadvantaged areas as defined by CDBG Eligible tracts as visible in the City of Grand Junction Development Map.

Riverfront Trail – A shared-use trail providing public access for pedestrians and operators of micromobility apparatuses (personal or shared), following the Northern bank of the Colorado River, portions of which fall within the Service Area Boundary.

Service Area(s) – See GJMC and **Exhibit A**.

Shared Micromobility Program (“Program” herein) – The service being provided by the Operator.

II. Period of Performance:

A Shared Micromobility Operating Permit is valid for a single calendar year (January 1 – December 31) and may be eligible for renewal at the discretion of the City.

III. Permit Application Window:

Permit applications will be accepted between November 1 of the prior year through March 1 (or COB on the following business day) of the permitted year.

IV. Permit fee:

An initial permit fee of **\$6,000**, or as otherwise set by City Manager, shall be paid by the Operator to the City within 30 days of a notice of acceptance and shall be deposited prior to any deployment of Equipment within the Program Area by the Operator.

V. Renewal:

If an Operator is under compliance with the Permit Agreement, the City may, at its discretion, invite the Operator to renew its permit for the forthcoming calendar year. Any Operator so invited may renew its permit by paying an administrative permit renewal fee of **\$250** to the City before the end of the calendar year to ensure that the Operator remains in compliance.

VI. Fleet Cap:

The total number of devices deployed in the Operator's Fleet shall be limited by a Fleet Cap. The Fleet Cap shall be calculated quarterly by the Operator as the sum of the base cap and any bonuses, then multiplied by any additional factors, and rounded to the nearest ten:

$$\text{Fleet Cap} = \text{round}_{10}[(\text{base cap} + \text{bonuses}) * (1 + \sum(\text{additional factors})) - \sum(\text{Fleet Cap penalties})]$$

The base cap shall be fixed at 200 (two hundred) devices. The Operator may earn bonuses via any combination of the following.

- **Prior Service:** Successful completion of the prior year of Program service (including during the Shared Micromobility Pilot) shall earn a Fleet Cap bonus of 100 (one hundred) devices.
- **River Season:** Operator's commitment to guarantee that Equipment is reliably available at both Las Colonias and Blue Heron boat ramps during river season (i.e., Friday through Sunday during daylight hours March 1 through August 31) shall earn a Fleet Cap bonus of 40 (forty) devices.
- **Local Programming:** Operator's commitment to participate quarterly in local programming (i.e., participation in community events local to the Program Area, for example, but not limited to, Southwest Arborfest, EV Ride & Drive events, New Mavs Days, or other events/festivals) shall earn a Fleet Cap bonus of 40 (forty) devices, while Operator's commitment to participate semi-annually in local programming shall earn a Fleet Cap bonus of 20 (twenty) devices.
- **Winter Fleet:** Operator's commitment to maintain a minimal fleet of no fewer than 80 (eighty) devices available at any point throughout the full calendar year (with reasonable exception for severe weather events) shall earn a Fleet Cap bonus of 40 (forty) devices.

Additional factors offer a percentage increase above the sum of the base cap and any bonuses via any combination of the following:

- Mixed Fleet: Deploying either: a mixed fleet such that a maximum of 90% of available Equipment is of a single class (e.g., standing scooter, seated scooter, acoustic bicycle, electric bicycle, moped, Low Speed Electric Vehicle, etc.); OR a minimum of 5% of available Equipment are classified as Adaptive Vehicles, shall earn an additional factor of 25%.
- Rebalancing: Committing to rebalance any Equipment which sits idle in a free-floating parking area (i.e., outside of a Mandatory Parking Zone) within 72 (seventy-two) hours shall earn an additional factor of 25%.
- High Demand: Having deployed a Fleet above 85% of the Fleet Cap during 60 (sixty) consecutive days in the prior quarter or same quarter of the previous year¹ AND either: measured average demand of at least one Trip per Vehicle per Day (1 TVD) during those 60 (sixty) days; OR measured daily demand of at least 1.2 Trips per Vehicle on 12 (twelve) individual days within those 60 (sixty) days shall earn an additional factor of 10%.
- Sole Operator: Operating as the sole permitted Shared Micromobility provider in the Program Area shall earn an additional factor of 40%.

At its sole discretion, the City may impose a Fleet Cap penalty if it determines that an Operator is out of compliance under the permit, for example, but not limited to, not sharing data as required by the Permit Agreement or not attending scheduled meetings without reasonable communication in advance of meeting times. Written notice and/or an update on Ride Report or similar 3rd party data aggregator, will be provided prior to imposition of a Fleet Cap penalty. A Fleet Cap penalty shall be subtracted from the Fleet Cap to establish a more restrictive limit on Equipment deployment for a given quarter or for as long as the Operator remains out of compliance. The City may, in its sole discretion, relieve the Operator from a penalty prior to quarter-end if the Operator provides a specific plan in writing to demonstrate how it will return to compliance that is acceptable to the City.

If the Operator chooses to participate in local programming for a Fleet Cap bonus or otherwise, it is recommended to collaborate with the City to evaluate opportunities to leverage attendance from existing City or other events or to support marketing, as appropriate.

VII. Communication & Data-sharing:

An Operator shall be responsible for sharing anonymized ridership data to the City via a micromobility dashboard selected by the City, such as Ride Report. Data shall comply with Mobility Data Specification (MDS) v2.0 and/or the Generalized Bikeshare Feed Specification v3.0 or equivalent.

Beyond ridership data, the Operator shall additionally be responsible for supporting the City in developing or exporting aggregated data reports on a quarterly or semi-annual basis.

¹ For 2025 only, the Operator may use two consecutive months out of the same quarter a year prior, given reporting differences from the Shared Micromobility Pilot.

Such quarterly data reports shall include:

- A completed Fleet Cap Table describing the Fleet Cap for the upcoming quarter:

Quarter:	Base Cap:	200	Operator:	
Bonus:	Value:	Earned bonuses:	Additional factors:	Value:
Prior Service	+100		Mixed Fleet	25%
River Season	+40		Rebalancing	25%
Local Programming	+20/40		High Demand	10%
Winter Fleet	+40		Sole Operator	40%
	Sum:		Factor sum:	
	Quarter:		Fleet Cap:	

To provide an example, a theoretical Operator, "X," has met the criteria for *Prior Service*, *River Season*, and *semi-annual Local Programming* bonuses, and earns the additional *Rebalancing* and *High Demand* factors. The sum of 360 is multiplied by 1.35, for a product of 486, and rounded to the nearest ten for a final theoretical Fleet Cap of 490 devices:

Quarter: Q2'25	Base Cap:	200	Operator:	X
Bonus:	Value:	Earned bonuses:	Additional factors:	Value:
Prior Service	+100	100	Mixed Fleet	25%
River Season	+40	40	Rebalancing	<u>25%</u>
Local Programming	+20/40	20	High Demand	<u>10%</u>
Winter Fleet	+40		Sole Operator	40%
	Sum:	360	Factor sum:	35%
EXAMPLE ONLY	Quarter:	Q3 2024	Fleet Cap:	490

Such semi-annual data reports shall include:

- Total app downloads and number of unique Users who have completed a trip;
- Number of Users participating in discount programs disaggregated by program type (low income, students, healthcare workers, etc.);
- Number of cash-based transactions,
- Number and nature of crashes involving the Operator's Equipment, including, but not limited to, any locations where multiple crashes were observed, if any Operator-led investigations were conducted, and if any User penalties were assessed;
- Number and nature of community engagement events (if applicable), including number of helmets (or other safety equipment) distributed (if applicable);
- CO2 equivalent Emissions Avoided/Not Produced (metric tons);
- Total number of Complaints received by the Operator, including a fractional breakdown of a characterization of the nature of complaints received, a distribution of initial Complaint response times, and a distribution of final Compliant resolution times; and
- Other metrics as agreed upon by the Operator and the City.

The City shall be responsible for sharing information about large-scale community events and any need for temporary Low-speed or No Operation Zones, or impact to Corrals, ideally with no less than six days' notice. Additionally, the Operator shall pay Ridership Fees to the City for a completed quarter, within 60 days of the completion of the quarter.

VIII. Service Area & Deployment:

The Service Area(s), shown in **Exhibit A** shall be made available to an Operator via the Ride Report or similar data dashboard. No Equipment shall be deployed or otherwise available to Users outside of the Service Area(s). Any area within the Program Area but outside the Service Area(s) shall be treated as a No Operating Zone. The Service Area(s) may be amended or updated at the sole discretion of the City, with written notice provided to the Operator and/or an update on the Ride Report or similar dashboard.

Except in those areas specifically excluded as Mandatory Parking Zones, Equipment may be deployed or parked outside the traveled portion of the public right-of-way or on public property so long as it does not obstruct or impede normal and reasonable pedestrian access on a sidewalk or vehicle operation in the roadway. Equipment shall only be deployed or parked on a sidewalk or other paved surface, where available, or another firm surface, otherwise.

The Operator may negotiate with private property owners to establish virtual or physical Corrals where Equipment may be parked or deployed on private property with permission from the property owner. If an Operator chooses to establish virtual Corrals or preferred deployment locations, including on private property, the Operator agrees to share a map of these locations with the City upon request or upon any significant changes.

At peak deployment, an Operator shall have no fewer than 100 (one hundred) devices available to Users.

The Operator shall be responsible for ensuring any damaged, non-functional, or unavailable Equipment is removed from the public right-of-way or from any other parking/staging area within 72 (seventy-two) hours, or sooner, if a Complaint is received. The Operator shall additionally be responsible for making the highest effort feasible to ensure any downed Equipment is restored to an upright position within 72 (seventy-two) hours, or sooner, if a Complaint is received.

The City may, at its sole discretion, reduce the above time windows to 48 (forty-eight) hours at its sole discretion, with written notice to the Operator.

Status changes which are unlikely to have restored the functionality, availability, or upright position of Equipment, such as those triggered by a User reserving Equipment, shall not reset the 72-hour countdown.

IX. Geofencing & Zones:

Equipment shall only be deployed, rented, parked, or ridden within the Service Area(s) consistent with Mandatory Parking Zones, No Operating Zones, and Low-speed Zones, including temporary Geofencing requirements for special events. Further, geofencing shall

be capable of limiting the speeds at which Equipment will provide motor assistance within areas designated as Low-speed Zones or No Operating Zones, including temporary Geofencing requirements for special events as identified by the City.

No policy changes are imposed in Priority Areas. The City reserves the right to reevaluate the benefit of offering discounts for trips starting or for trips ending with Priority Areas or of requiring deployment minimums within Priority Areas. In the case that a policy change regarding Priority Areas comprises an undue burden on the Operator, the Operator and City may agree to waive or reduce some or all Revenue Sharing on affected rides.

X. Mandatory Parking Zones:

Mandatory Parking Zones (MPZs) are established as the following:

- City Core as identified in **Exhibit B** is an MPZ. The MPZ boundaries shall encompass both sides of Orchard Avenue on the North, encompass both sides of 23rd Street on the east, both sides of Riverside Parkway on the south, exclude both sides of 27 ½ Road on the east, encompass both sides of Santa Clara Avenue on the South, encompass the west and north banks, respectively, of the Gunnison and Colorado Rivers, encompass both sides of Broadway on the northwest, and encompass both sides of 1st Street, W. Sherwood Drive, and 3rd Street on the west.
- Canyon View Park as identified in **Exhibit C** shall be an MPZ. The MPZ boundaries shall encompass both sides of I-70 on the north, encompass both sides of 24 ½ Road on the east, encompass both sides of Jack Creek Road on the south, encompass the 24 ¼ alignment on the east, encompass both sides of G Road on the south, and exclude both sides of 24 Road on the west.
- Riverfront as identified in **Exhibit D** shall be an MPZ. The MPZ boundaries shall encompass a 100' buffer on each side of the Colorado River and a 20' buffer on each side of the Riverfront Trail (where not already encompassed by the former) and shall span the entire Program Area.
- An MPZ shall be established along the complete boundary of the Service Area, extending no less than 50' into the Service Area.
- An MPZ shall be established with a buffer of no less than 100' along the complete length of I-70 through the Program Area.

On public property within MPZs, Equipment must only be deployed or parked within designated Corrals, as established by the City.

XI. Equipment Markings:

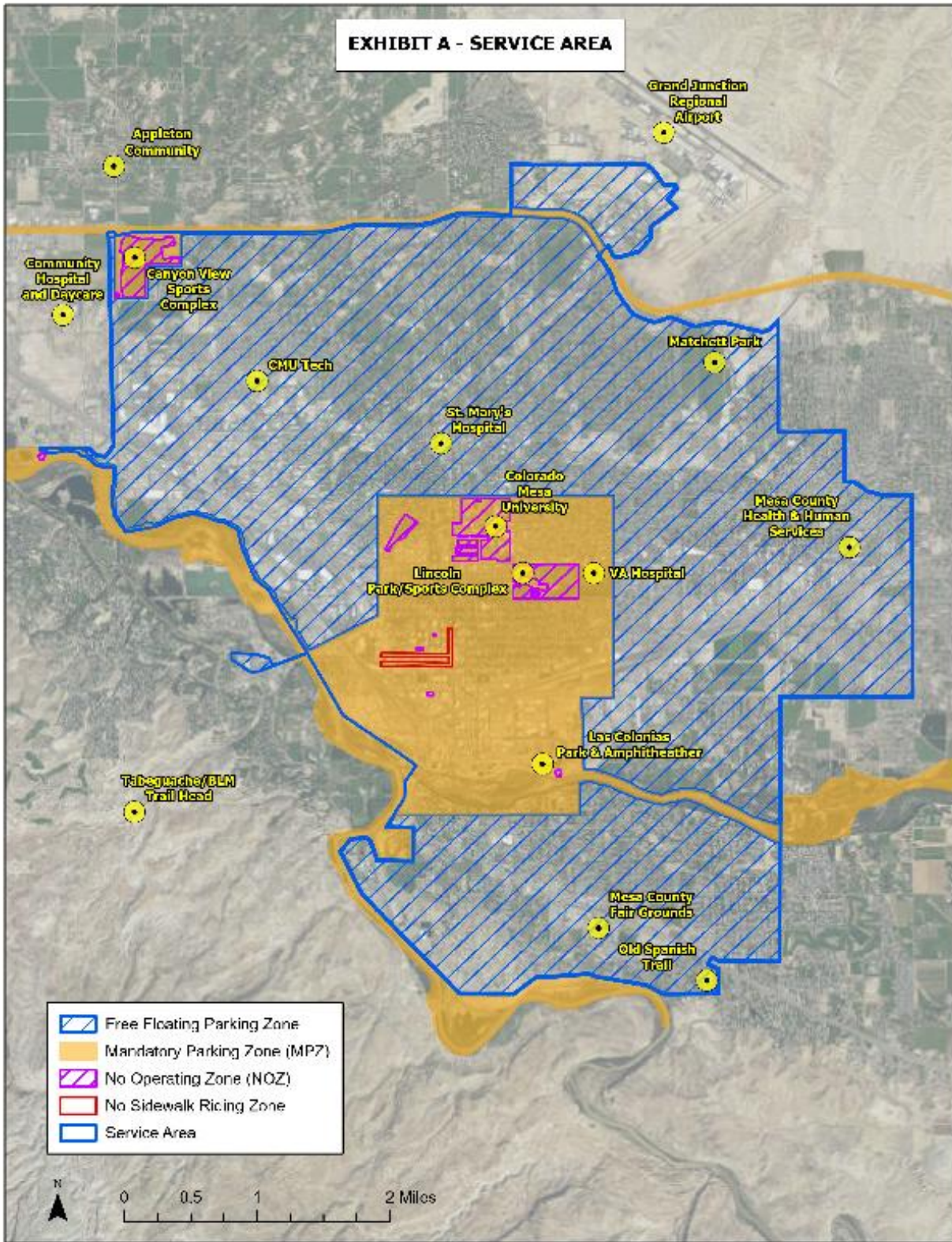
In addition to unique device identification, no information shall be physically displayed on Equipment which conflicts with local laws or standards, such as that sidewalk riding is recommended in some cases, per Grand Junction Municipal Code (GJMC) § 10.14.010(h)(3).

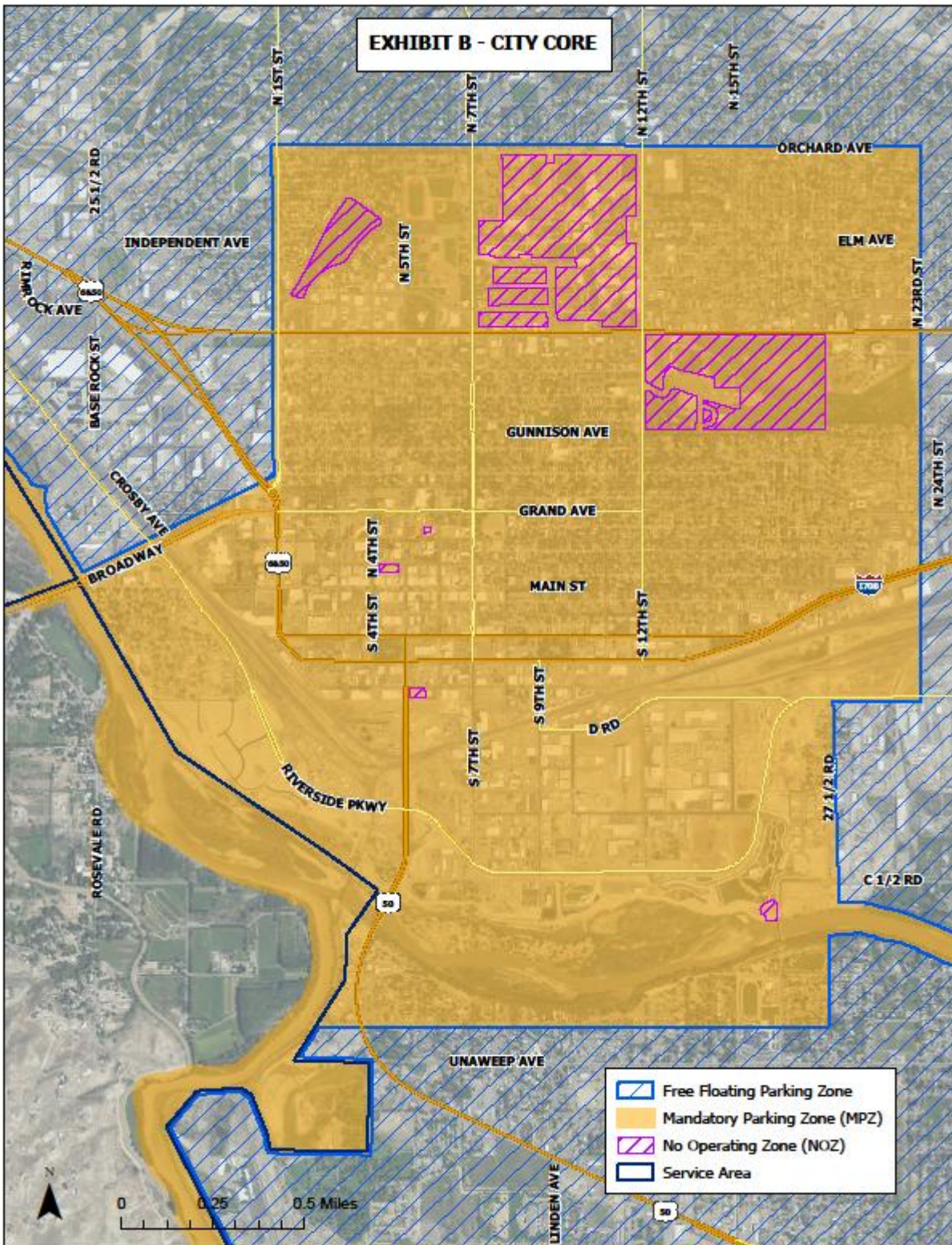
XII. Local Riding Guidelines, Parking, & Speeds:

Prior to allowing a given User to rent, ride, or otherwise use Equipment, an Operator shall present an introduction to Local Riding Guidelines in the form of a brief in-app orientation. Additionally, the Operator shall present such Guidelines to each active User no less frequently than once every calendar year. It is recommended that this presentation occur the first time each User attempts to rent or ride Equipment in each calendar year. The Operator shall share screenshots of the Guidelines to the City whenever substantive changes are made. Each of the following conditions must be met in the Guidelines.

- Guidelines shall convey acceptable parking expectations: (1) that Equipment must be parked upright, within marked Corrals (where applicable), and should be parallel to other Equipment within the parking area; (2) that Equipment must not block curb cuts or driveways, ADA ramps or loading areas, or fire hydrants and must leave a minimum of 4' of sidewalk clear width; and (3) that any hardware issues should be reported to the Operator upon parking.
- Guidelines shall set User expectations for riding within and across different zones, including at key destinations such as Colorado Mesa University and Lincoln Park.
- Unless Equipment is comprehensively limited to cease motor assistance at any speed greater than fifteen miles per hour (15 mph) within the Service Area, Guidelines shall convey that no user shall ride Equipment in excess of fifteen miles per hour (15 mph) when riding on a multiuse path (GJMC §10.14.010 (h)).
- Unless Equipment is comprehensively limited to cease motor assistance at any speed greater than six miles per hour (6 mph) within the Service Area, Guidelines shall convey that no user shall ride Equipment in excess of six miles per hour (6 mph) when riding on a sidewalk, where sidewalk riding is allowed (GJMC §10.14.010 (h)).
- Guidelines shall convey that the preferred or recommended riding location is upon a bicycle facility (e.g., bike lane, cycletrack, multiuse path, etc.).
- Guidelines shall convey that sidewalk riding is prohibited on Main Street, Colorado Avenue, and on 7th Street downtown.
- Guidelines shall convey that where the posted speed limit is more than 35 miles per hour and there is no designated bike lane, Equipment shall be operated on a sidewalk, if available (GJMC §10.14.010 (h)).
- Guidelines shall convey that there may be an obligation from Users to park in designated areas in some parts of the Service Area (i.e., Mandatory Parking Zones).
- Guidelines must not convey an obligation or expectation that Equipment be ridden off sidewalks, nor any other restriction which presents a potential conflict with local or state law.
- Guidelines may include other User tips, optionally including, but not limited to, presentation of Grand Junction's Wayfinding routes, helmet use, age restrictions, etc. at the discretion of the Operator.

A combination of Geofencing; City-led signage and education campaigns; Operator-led community outreach; and directed information from the Operator (e.g., Local Riding Guidelines introduction, in-app messaging) shall be used to encourage compliant User behavior. The Operator may choose to implement Program-wide thresholds over which Equipment will no longer provide motor assistance.





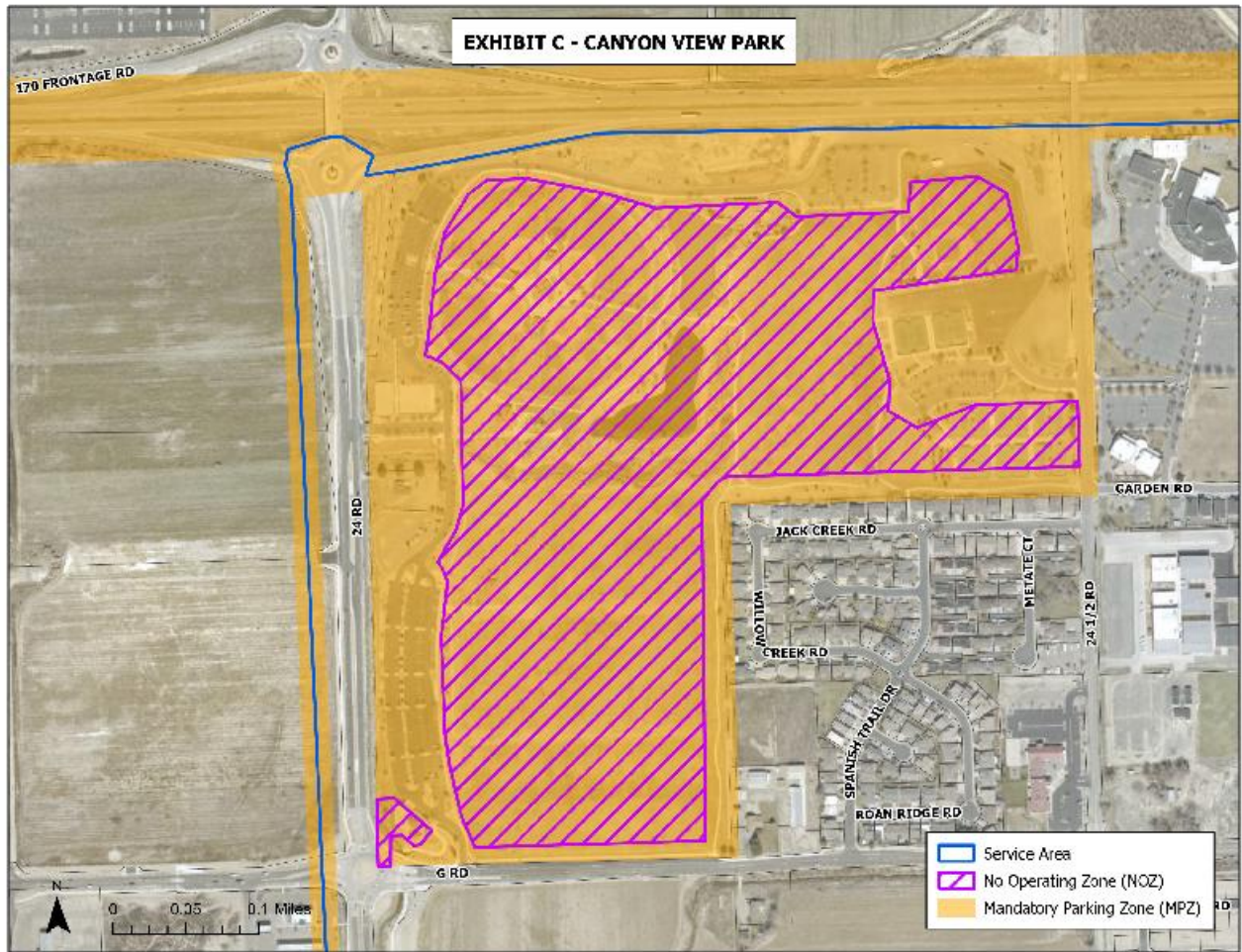
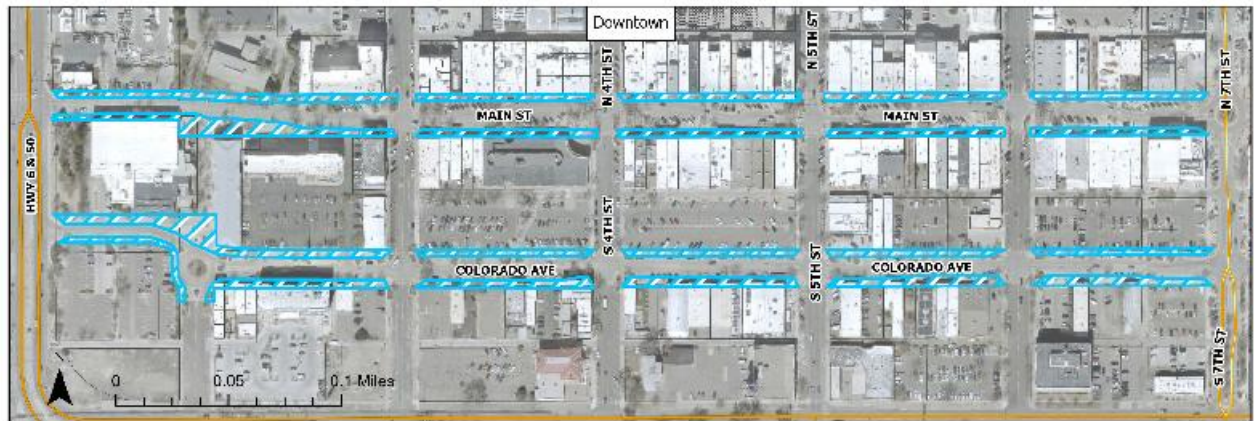
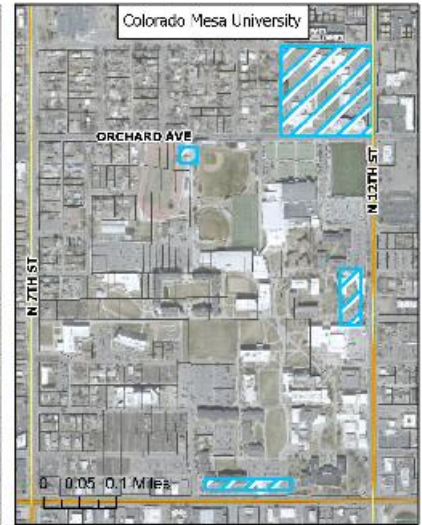
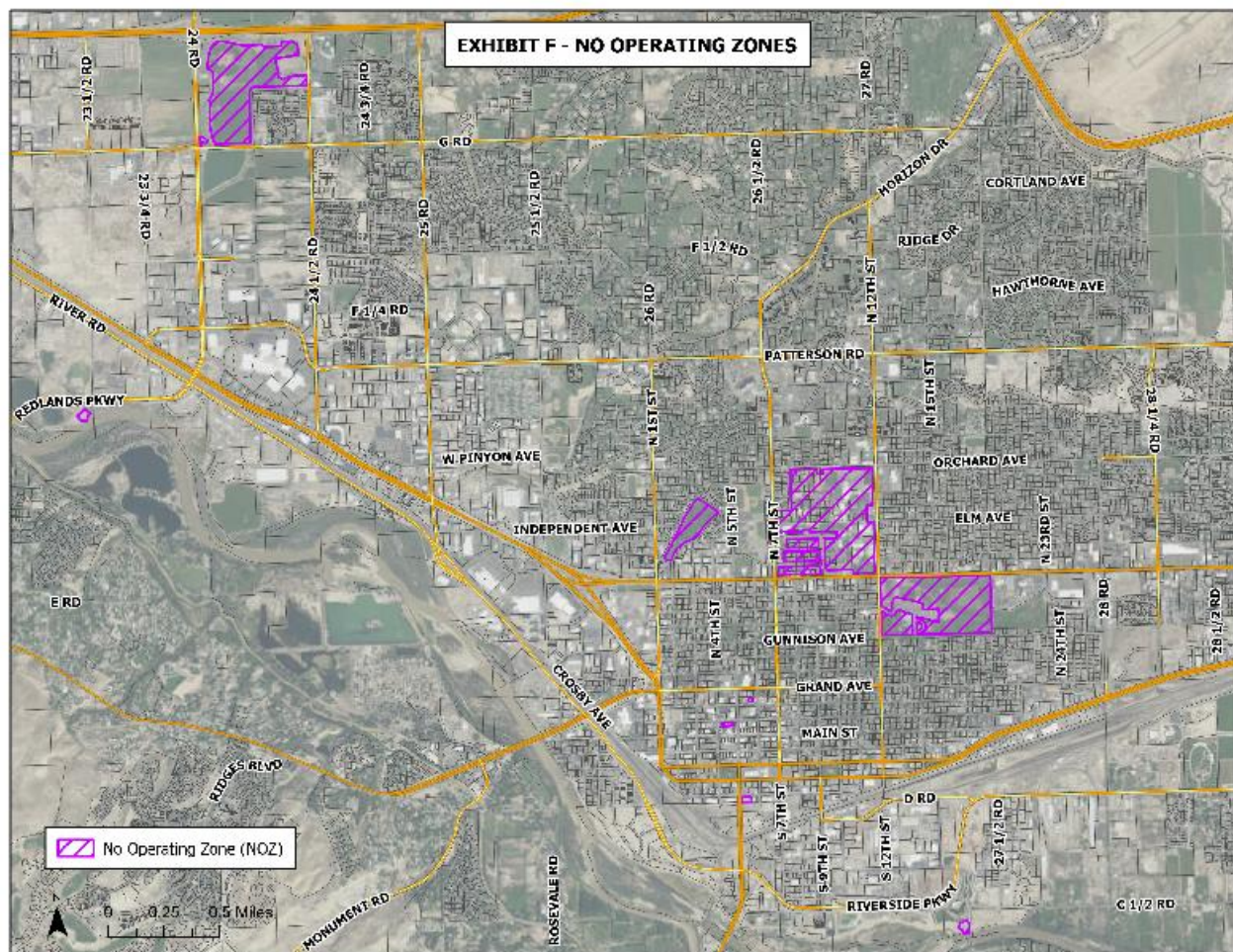
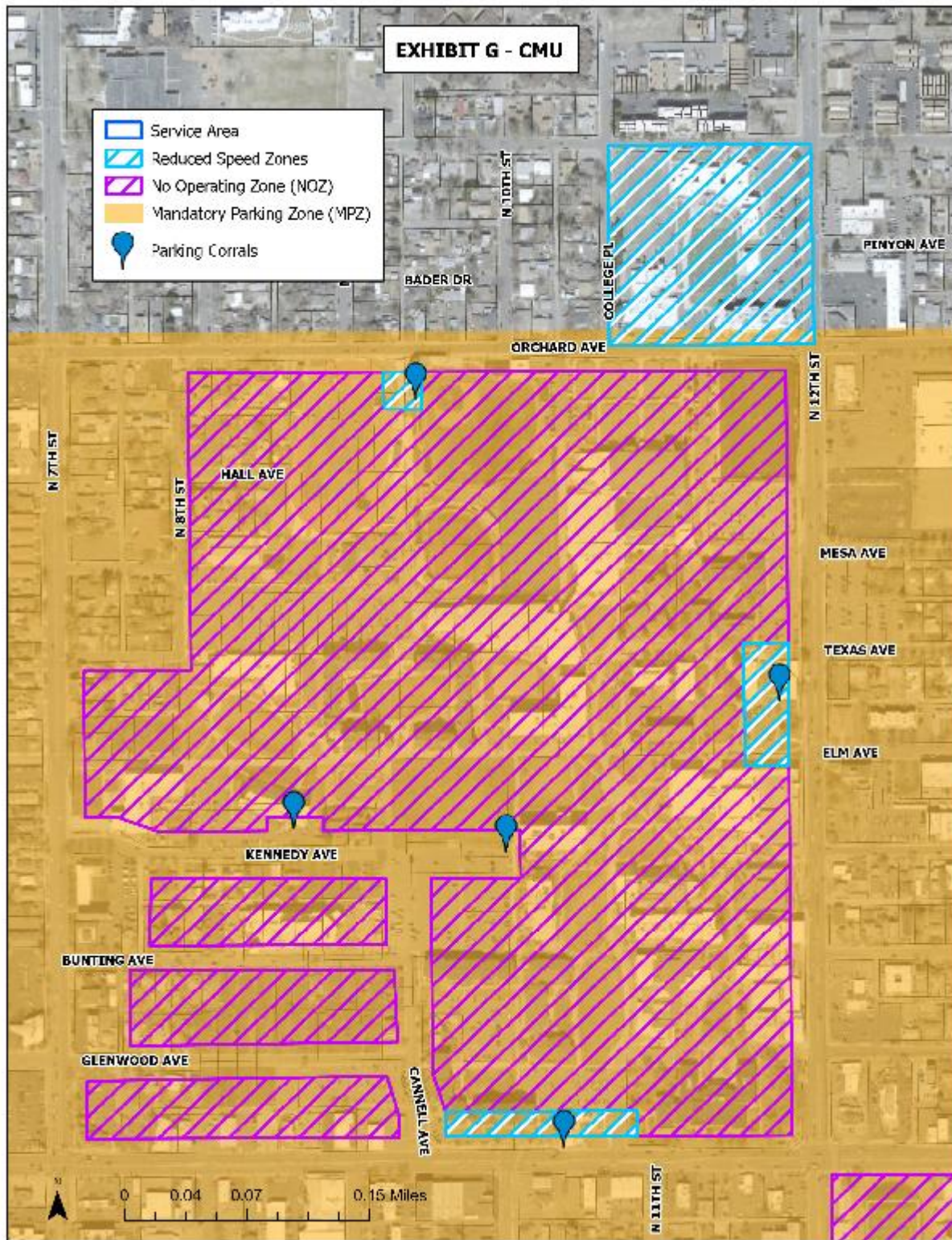


EXHIBIT E - LOW SPEED ZONES

 Reduced Speed Zones







ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE GRAND JUNCTION MUNICIPAL CODE BY THE
AMENDMENT OF TITLE 10 REGARDING SHARED MOBILITY DEVICES AND TO
CREATE A PROGRAM AND PROCESS FOR SHARED MOBILITY TO BE
PROVIDED IN THE CITY**

RECITALS:

In 2023 the City engaged in a pilot project to deploy for public use shared micromobility devices including e-scooters. Shared micromobility consists of transportation services and resources (e.g., vehicles, parking infrastructure, etc.) used by an individual on a temporary basis for a fee, and that are shared among multiple users. Shared micromobility has the potential to expand mobility choice for routine or special short-distance trips. Through the pilot project the City found that shared micromobility has offered benefits and mobility options to the users.

By and with this Ordinance the Grand Junction Municipal Code (GJMC) is amended to provide a process by which micromobility equipment may be deployed in the City.

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

The foregoing Recitals are incorporated herein, and the City Manager is authorized to implement the program and process regarding shared micromobility together with Title 10 of the GJMC being amended as follows with additions shown with underlined text bold print and deletions are shown with ~~strike-through~~. To the extent necessary or required the current sections of the GJMC are repealed and replaced as shown on the attached marked and unmarked drafts.

CHAPTER 10.14
Shared Micromobility Devices

§ 10.14.010. Operation of shared micromobility equipment.~~devices~~

(a) **Definitions.**

As used in this Chapter, the following shall apply and mean as follows:

Adaptive Vehicle refers to Equipment designed to accommodate a User(s) with mobility impairments, such as Equipment with some combination of seated, larger wheelbase, 3 or more wheels, hand-propelled, etc., classified as such with approval from the City.

Complaints refer to any issue(s) reported by Users, the City, or the member(s) of the public. A Complaint may be made to an Operator via telephone, email, website, social media, or other

medium monitored by the Operator on a daily basis.

Corral – see Dedicated Parking Corral.

Dedicated Parking Corral(s) (“Corral(s)”) refer to specific locations within or surrounding Mandatory Parking Zones where a User may park the rented device and end their ride.

Docked Equipment~~devices~~ consists of ~~shared micromobility devices~~ Equipment such as a bicycle, electrical assisted bicycle, electric scooter, or other City-approved vehicle that ~~can~~ may only be rented from an automated station or “docking station” or “docks” and ~~can~~ must be returned at the same station or another station belonging to the same system.

Dockless Equipment~~device~~ consists of Equipment such as~~means~~ a bicycle, electric scooter, electrical assisted bicycle or other City–approved vehicle that does not require a fixed apparatus or infrastructure for its parking, receipt, or return.

Equipment – see Shared Micromobility Equipment.

Fleet refers collectively to Docked Equipment, Dockless Equipment and/or Micromobility Equipment owned and managed by the Operator~~is~~, lawfully deployed within the Program Area, and available for public use.

Fleet Cap refers to a limit on the number of devices comprising a Fleet and available to Users from the Operator.

Guidelines – see Local Riding Guidelines.

Local Riding Guidelines (“Guidelines”) refer to the rules and expectations which Operators must introduce to Users prior to using any device, either upon each rental, at periodic frequency, or upon account creation.

Operator refers to a person or entity authorized by the City to own and operate a ~~shared micromobility fleet~~ Fleet and ~~service~~, integrating on-board technology allowing a ~~user~~ User to ~~utilize~~ rent or borrow ~~either any~~ Equipment from the Operator’s Fleet ~~docked or dockless devices~~ remotely in designated rights-of-way. The term includes any employee, agent or independent contractor hired by the ~~operator~~ Operator.

Permit refers to a lawful approval and license from the City to an Operator to own and operate a Fleet pursuant to Grand Junction Municipal Code, Program Criteria, and Permit Agreement.

~~Pilot means a preliminary study governed by a pilot agreement and conducted to evaluate factors related to the operation of shared micromobility in the City that include but are not limited to feasibility, duration, cost and adverse events, and improve upon study design prior to establishing a permanent permitting or licensing system.~~

Program Area refers to the geographical area encompassed by the City’s Urban Development Boundary and nearby parts of unincorporated Mesa County.

Service Area(s) refers to geographical region(s) in which the operator is permitted to deploy a Fleet and in which Users may ride the same.

~~Shared micromobility~~ Micromobility means a transportation option providing Equipment ~~either dockless or docked devices~~ for short term rental for point-to-point trips among multiple ~~users~~ Users where those ~~devices~~ are intended to remain in the public right-of-way, even when not being rented/used by a ~~user~~ User; that are part of a shared ~~fleet~~ Fleet; and that uses smart-

phone applications (“apps”) to locate, reserve, check out, and process payment for the use of the same. ~~use devices.~~

~~Shared micromobility device (device)~~ Micromobility Equipment (“Equipment”) means any lightweight, low-powered or human powered vehicular unit, including various classes of vehicles, such as bicycles, electrical assisted bicycles, seated electric scooters, or standing electric scooters; either dockless or docked, including Adaptive Devices, that is part of a shared fleet permitted to and lawfully operating in the City.

User is any person that uses, rents, or rides a ~~docked~~ Docked Equipment, ~~or dockless device~~ Dockless Equipment, and/or a Micromobility Equipment and/or is a customer of ~~an~~ the shared micromobility operator Operator.

(b) **Shared Micromobility Operator Requirements.**

- (1) The City Manager shall develop a ~~shared micromobility operator pilot criterion~~, Shared Micromobility Operator Program Criteria and application process (Program), ~~and pilot requirements~~ and define the period of performance to operate within the City’s right-of-way.
- (2) The City Manager is authorized to review and approve ~~operator’s~~ an Operator’s deployment plans for qualified ~~operator~~ Operator(s) who submit applications to participate in ~~a the pilot~~ Program within the City.
- (3) The City Manager shall promulgate additional regulations governing ~~S~~ shared M ~~micromobility~~, which at a minimum requires ~~operators~~ an Operator(s) to provide ~~device~~ Equipment with ~~Device~~ lights and reflectors as minimum safety features, ~~(such as lights and reflectors)~~, follow established parking rules, meet operating and customer service performance standards, and perform data collection and reporting to the City that monitors performance and effectiveness of the ~~pilot~~. Safety communication materials and application features must be preapproved by the City prior to launchingservice. Users must be informed and educated on Local Riding Guidelines consistent with the published Program Criteria.
- (4) The City Manager shall set requirements for ~~operators~~ Operators to remove ~~Equipment shared micromobility devices~~ that is are ~~are~~ parked improperly and/or in ~~inappropriately/in~~ an inappropriate area(s), rebalance the deployment of the devices ~~Fleet, Devices~~, and any other similar ~~operator~~ Operator obligations and responsibilities established by law or regulation.
- (5) Operators are required to provide proof of insurance of the types and at the levels determined by the City Program, ~~City~~, together with indemnification, surety bonds, and cost recovery fees.
- (6) A ~~pilot~~ Permit shall be subject to termination or Fleet Cap penalties for noncompliance, for, including but not limited to, any operation(s) that in the City’s discretion constitute a nuisance, dangerous condition(s), and/or for repeated violation(s) by the Operator and/or Users of the Operators Equipment.
- (7) The City Manager shall establish a process to determine well-planned, designated

locations for ~~dedicated parking spaces~~Dedicated Parking Corrals for ~~shared micromobility devices~~Equipment ~~Shared Micromobility Devices~~ in the City's ~~right~~rights-of-way.

- (8) The ~~pilot~~Permit is only valid for operations within designated City rights-of-way within the Service Area(s) as defined by the Program Criteria. An ~~operator~~Operator shall not otherwise restrict use of its Fleet within certain geographical areas of the City unless approved by the City. Permission to operate ~~devices~~Equipment outside the public right-of-way shall require advanced written permission ~~off~~from the property owner(s). Operators shall have a means of communicating to the ~~user or customer~~User when any Equipment the device has been operated in non-permitted areas. The communication to the ~~user~~User shall be sent electronically at the conclusion of the trip.

(c) **Identification of Equipment ~~Devices~~.**

- (1) ~~Each d~~Devices in the Fleet/all Equipment ~~is~~are required to be individually numbered by the ~~operator~~Operator.
- (2) ~~All Equipment is~~Devices are required to use a unique identifier sticker/placard that is clearly visible to the ~~user~~User and the City. Such identifier must:
 - (i) Be affixed to the ~~vehicle stem~~Equipment ~~Device~~;
 - (ii) Be at least two inches high;
 - (iii) Include that operation the particular device is allowed to be operated within the City; and
 - (iv) Include a 24-hour toll-free telephone number and, email address so, and website, in order for a user User and/or the public can report issues or make relocation requests to make issue a Complaint(s).
- (3) Operators are required to provide an inventory list of ~~device~~Equipment identification numbers to the City Manager prior to deployment within the City.
- (4) Fleet inventory shall be audited throughout the City-approved period of performance to ensure fleet size requirements are respected.
- (5) Operators are required to update the fleet inventory list monthly and are not allowed to deploy a ~~device~~Equipment whose identification number is not filed with the City Manager.

(d) **Communications to Users/Customers.**

- (1) ~~All operators~~Operator shall conspicuously include in the ~~operator's~~Operator's app's information ~~that~~;
- (2) ~~Educates users or customers about safe use of the devices that are in the operator's inventory; and~~
- (3) ~~Informs the users or customers of parking zones~~to orient Users to Local Riding

Guidelines per Program Criteria.

(e)

Use.

- (1) Every ~~user~~User of a ~~device~~ shall have all the rights and duties applicable to a rider of the same type of vehicle not included in a shared fleet system under this code, except as to special regulations in this chapter and except as to those provisions in which by their nature can have application.
- (2) No ~~device~~Equipment shall be used to carry more persons at anyone time than the number for which it is designed and equipped.

(f)

Parking Requirements for Devices.

- (1) ~~Devices~~Within a Mandatory Parking Zone, Equipment shall be deployed and parked within dedicated parking zones which shall be adjacent to the curb in a parking lane of a roadway, and that areDedicated Parking Corral as established and maintained solely at the cost of the operator. Dedicated parking zones shall be by the City. Corrals may be differentiated from other usesareas of the parking lane by City's right-of-way via pavement marking, delineators, wheel stops, flexible bollards or other City-approved material(s).

~~Devices may not be parked on sidewalks, unless there is an on-sidewalk dedicated parking zone that is differentiated from other uses of the sidewalk by pavement markings, delineators, wheel stops, flexible bollards or, and/or other City-approved material(s).~~

- (2) ~~Devices~~Each piece of Equipment shall be upright and parallel to others, if any, when parked or deployed.
- (3) Each piece of Equipment shall be prohibited from blocking curb cuts, driveways, or ADA areas; marked parking or loading areas (unless designated as a Corral); fire hydrants, utility boxes, street furniture (e.g., benches, trash and recycling receptacles, or parking meters); and business or residential entryways; and must leave a minimum of 4' of sidewalk clear width when parked or deployed.
- (4) Operators shall inform ~~users~~Users on proper parking of ~~Equipment~~devices.
- (5) ~~Dedicated parking zones~~Parking Corrals shall not impede access to utilities, or access from the street to the sidewalk.
- (6) The City Manager reserves the right to reduce an Operator's Fleet Cap~~the number of devices allowed to operate in the City~~ and/or revoke the ~~operator's~~Operator's ability to operate as provided in the Program/this ordinance/any rule or regulation promulgated by the City., ~~if such devices are found to be consistently parked improperly.~~
- (7) To maintain parking compliance, an operatorsOperator shall:
 - (i) Provide a single point-of-contact (telephone number and email address) customer service line, available 24 hours and answerable by ~~the local~~a representative of the operatorOperator with awareness of the local program, for

~~complaints~~Complaints regarding improper parking or other concerns;

- (i) List the contact information clearly on ~~each all Equipment device~~ along with a unique identifying number as described in subsection (c) of this section;
- (ii) ~~Resolve complaints~~Respond to Complaints within ~~one hour Monday through Friday, 7~~two hours, seven days per week, 9:00 a.m. to 6:00 p.m., and within four hours on Saturdays and Sundays and after~~outside of the weekday hours listed herein;~~
- (iii) Assign a unique complaint number for each issue to ~~both the City and the person who reported the issue;~~
- (iv) When a complaint is closed provide a response to the ~~City and the person who reported the issue; and~~
- (v) Provide sufficient operations and maintenance staff to address issues and remove improperly parked vehicles; ~~and~~
- (vi) Provide the City with a summary of all complaints and resolution actions as described in the Program Criteria.

(g)

Operating Areas of Operations for Devices.

- (1) Equipment may only be deployed and operated within the Service Area(s) as defined by the Program Criteria.
- (2) ~~Equipment~~Devices may be operated in a designated bicycle lane if one is present, or in a vehicle travel lane except for circumstances described below and elsewhere in Chapter 10.04 GJMC.
- (3) ~~Equipment~~Devices may be used on City sidewalks unless otherwise posted to the contrary.
- (4) ~~Equipment~~Devices may be used in City parks or trails owned or maintained by the City ~~unless otherwise posted to the contrary~~except as identified in the Program Criteria.

(h)

Speed Limits for Users of Devices.

- (1) No ~~user~~User shall ride ~~any Equipment a device~~ in excess of 15 miles per hour when riding on a multiuse path.
- (2) No ~~user~~User shall ride ~~any Equipment a device~~ in excess of a speed of six miles per hour when riding on a sidewalk.
- (3) Where the posted speed limit is more than 35 miles per hour or more and there is no designated bike lane, ~~the a device~~User shall ~~be operated~~ Equipment on a sidewalk, if available.

(4) Speed limits shall otherwise be managed as described in the Program Criteria.

(i) **Safety.**

A ~~user~~User of any ~~Equipment-device~~ in any public place within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and prudent under the conditions existing at the place and time of operation, taking into account any posted speed limits, the amount and character of pedestrian traffic, grade and width of path, trail or right- of-way and condition of the surface therefor.

(j) **Advertising.**

- (1) Operators shall not display third--party advertising on ~~vehicles~~Equipment, ~~docking stations~~, or ~~parking zones~~Corrals without express approval from the City Manager.
- (2) If approved by the City Manager, any such advertisement will be limited to exclude any reference to gambling, drugs or alcohol, any political statements or endorsements, any adult themes or explicit content, any religious themes, or any other advertising containing sensitive or offensive material as determined by the City Manager. The approval of any advertisement shall not constitute an implied or explicit endorsement by the City.
- (3) Fees or revenue splitting may be considered as a part of any advertising consideration.

(k) **Privacy.**

Each ~~operator~~Operator will be required to establish a privacy policy that safeguards ~~user~~User information and will be required to file a data privacy plan with the City. In addition, each ~~operator~~Operator shall be required to provide an electronic payment system.

(l) **Equipment~~Device~~ Maintenance.**

Operator shall remove any inoperable ~~device-and/or unsafe~~any device~~Device that is not safe to operate as immediately~~ Equipment as soon as possible but no later than 124 hours after notification. Failure to do so may result in the revocation of the City's consent/authority to operate in the City.

(m) **Data Sharing.**

Each ~~operator~~Operator shall be responsible for providing ~~quarterly reports~~anonymized data collected to the City displaying trip information including, but not limited to, the following:
Utilization rates.

Total downloads, active users, and repeat user information.

Total trips by day of week and time of day.

Origin and destination information for all trips.

Trips per device.

Average trip distance.

Trips originating in or destined for designated opportunity areas.

Parking compliance at designated zones and at transit and bus stops.

Incidents of theft and/or vandalism.

Complaints.

~~Number of users participating in discount programs disaggregated by program type (low income, students, etc.).~~

~~Accident/crash information.~~

~~Payment method information.~~

~~Complete data sharing requirements will be provided to approved operators. Operators via a micromobility dashboard. Data shall comply be compliant with all data sharing requirements to remain in good standing industry standards, as identified in Program Criteria. Failure to comply will may result in termination of the pilot agreement Permit.~~

(n) **Indemnification.**

Operators shall defend, indemnify, and hold harmless the City, its agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to the services performed under the ~~pilot~~Permit, unless such claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of the permitted ~~operator~~Operator or its subcontractors either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City.

The Operator shall not be obligated to indemnify the Owner for claims related to the Right of Way, including, but not limited to, the design, construction, or maintenance failure of the roadway, roadway infrastructure, roadway projects, or other rights of way, including, but not limited to, sidewalks, medians, curbs, and bridges, controlled, maintained, or owned by the Owner.

The aforementioned indemnification obligation is limited by the Colorado Governmental Immunity Act.

CHAPTER 10.14

Shared Micromobility

§ 10.14.010. Operation of shared micromobility equipment.

(a) Definitions.

As used in this Chapter, the following shall apply and mean as follows:

Adaptive Vehicle refers to Equipment designed to accommodate a User(s) with mobility impairments, such as Equipment with some combination of seated, larger wheelbase, 3 or more wheels, hand-propelled, etc., classified as such with approval from the City.

Complaints refer to any issue(s) reported by Users, the City, or the member(s) of the public. A Complaint may be made to an Operator via telephone, email, website, social media, or other medium monitored by the Operator on a daily basis.

Corral – see *Dedicated Parking Corral*.

Dedicated Parking Corral(s) (“*Corral(s)*”) refer to specific locations within or surrounding Mandatory Parking Zones where a User may park the rented device and end their ride.

Docked Equipment consists of Equipment such as a bicycle, electrical assisted bicycle, electric scooter, or other City-approved vehicle that may only be rented from an automated “docking station” or “docks” and must be returned at the same station or another station belonging to the same system.

Dockless Equipment consists of Equipment such as a bicycle, electric scooter, electrical assisted bicycle or other City-approved vehicle that does not require a fixed apparatus or infrastructure for its parking, receipt, or return.

Equipment – see *Shared Micromobility Equipment*.

Fleet refers collectively to Docked Equipment, Dockless Equipment and/or Micromobility Equipment owned and managed by the Operator, lawfully deployed within the Program Area, and available for public use.

Fleet Cap refers to a limit on the number of devices comprising a Fleet and available to Users from the Operator.

Guidelines – see *Local Riding Guidelines*.

Local Riding Guidelines (“*Guidelines*”) refer to the rules and expectations which Operators must introduce to Users prior to using any device, either upon each rental, at periodic frequency, or upon account creation.

Operator refers to a person or entity authorized by the City to own and operate a Fleet integrating on-board technology allowing a User to rent or borrow any Equipment from the Operator's Fleet remotely in designated rights-of-way. The term includes any employee, agent or independent contractor hired by the Operator.

Permit refers to a lawful approval and license from the City to an Operator to own and operate a Fleet pursuant to Grand Junction Municipal Code, Program Criteria, and Permit Agreement.

Program Area refers to the geographical area encompassed by the City's Urban Development Boundary and nearby parts of unincorporated Mesa County.

Service Area(s) refers to geographical region(s) in which the operator is permitted to deploy a Fleet and in which Users may ride the same.

Shared Micromobility means a transportation option providing Equipment for short term rental for point-to-point trips among multiple Users where those are intended to remain in the public right-of-way, even when not being rented/used by a User; that are part of a shared Fleet; and that uses smart-phone applications ("apps") to locate, reserve, check out, and process payment for the use of the same.

Shared Micromobility Equipment ("Equipment") means any lightweight, low-powered or human powered vehicular unit, including various classes of vehicles, such as bicycles, electrical assisted bicycles, seated electric scooters, or standing electric scooters; either dockless or docked, including Adaptive Devices, that is part of a Fleet permitted to and lawfully operating in the City.

User is any person that uses, rents, or rides Docked Equipment, a Dockless Equipment, and/or Micromobility Equipment and/or is a customer of an Operator.

(b) Shared Micromobility Operator Requirements.

- (1) The City Manager shall develop a Shared Micromobility Operator Program Criteria and application process (Program) and define the period of performance to operate within the City's right-of-way.
- (2) The City Manager is authorized to review and approve an Operator's deployment plans for qualified Operator(s) who submit applications to participate in a Program within the City.
- (3) The City Manager shall promulgate additional regulations governing Shared Micromobility, which at a minimum requires an Operator(s) to provide Equipment with lights and reflectors as minimum safety features, follow established parking rules, meet operating and customer service performance standards, and perform data collection and reporting to the City that monitors performance and effectiveness of the service. Users

must be informed and educated on Local Riding Guidelines consistent with the published Program Criteria.

- (4) The City Manager shall set requirements for Operators to remove Equipment that is parked improperly and/or inappropriately/in an inappropriate area(s), rebalance the deployment of the Fleet, and any other Operator obligations and responsibilities established by law or regulation.
 - (5) Operators are required to provide proof of insurance of the types and at the levels determined by the City Program, together with indemnification, surety bonds, and cost recovery fees.
 - (6) A Permit shall be subject to termination or Fleet Cap penalties for noncompliance, for, including but not limited to, any operation(s) that in the City's discretion constitute a nuisance, dangerous condition(s), and/or for repeated violation(s) by the Operator and/or Users of the Operators Equipment.
 - (7) The City Manager shall establish a process to determine well-planned, designated locations for Dedicated Parking Corrals for Equipment in the City's rights-of-way.
 - (8) The Permit is only valid for operations within designated City rights-of-way within the Service Area(s) as defined by the Program Criteria. An Operator shall not otherwise restrict use of its Fleet within certain geographical areas of the City unless approved by the City. Permission to operate Equipment outside the public right-of-way shall require advanced written permission from the property owner(s). Operators shall have a means of communicating to the User when any Equipment has been operated in non-permitted areas. The communication to the User shall be sent electronically at the conclusion of the trip.
- (c) **Identification of Equipment.**
- (1) Each device in the Fleet/all Equipment is required to be individually numbered by the Operator.
 - (2) All Equipment is required to use a unique identifier sticker/placard that is clearly visible to the User and the City. Such identifier must:
 - (i) Be affixed to the Equipment;
 - (ii) Be at least two inches high;
 - (iii) Include that operation is allowed within the City; and
 - (iv) Include a 24-hour toll-free telephone number, email address, and website, in order for a User and/or the public to make a Complaint(s).

- (3) Operators are required to provide an inventory list of Equipment identification numbers to the City Manager prior to deployment within the City.
- (4) Fleet inventory shall be audited throughout the City-approved period of performance to ensure fleet size requirements are respected.
- (5) Operators are required to update the fleet inventory list monthly and are not allowed to deploy Equipment whose identification number is not filed with the City Manager.

(d) **Communications to Users/Customers.**

An Operator shall conspicuously include in the Operator's app's information to orient Users to Local Riding Guidelines per Program Criteria.

(e) **Use.**

- (1) Every User shall have all the rights and duties applicable to a rider of the same type of vehicle not included in a shared fleet system under this code, except as to special regulations in this chapter and except as to those provisions in which by their nature can have application.
- (2) No Equipment shall be used to carry more persons at any time than the number for which it is designed and equipped.

(f) **Parking Requirements.**

- (1) Within a Mandatory Parking Zone, Equipment shall be deployed and parked within a Dedicated Parking Corral as established by the City. Corrals may be differentiated from other areas of the City's right-of-way via pavement marking, delineators, wheel stops, flexible bollards, and/or other City-approved material(s).
- (2) Each piece of Equipment shall be upright and parallel to others, if any, when parked or deployed.
- (3) Each piece of Equipment shall be prohibited from blocking curb cuts, driveways, or ADA areas; marked parking or loading areas (unless designated as a Corral); fire hydrants, utility boxes, street furniture (e.g., benches, trash and recycling receptacles, or parking meters); and business or residential entryways; and must leave a minimum of 4' of sidewalk clear width when parked or deployed.
- (4) Operators shall inform Users on proper parking of Equipment.
- (5) Dedicated Parking Corrals shall not impede access to utilities, or access from the street to the sidewalk.

- (6) The City Manager reserves the right to reduce an Operator's Fleet Cap and/or revoke the Operator's ability to operate as provided in the Program/this ordinance/any rule or regulation promulgated by the City.
- (7) To maintain parking compliance, an Operator shall:
 - (i) Provide a single point-of-contact (telephone number and email address) customer service line, available 24 hours and answerable by a representative of the Operator with awareness of the local program, for Complaints regarding improper parking or other concerns;
 - (ii) List the contact information clearly on all Equipment along with a unique identifying number as described in subsection (c) of this section;
 - (ii) Respond to Complaints within two hours, seven days per week, 9:00 a.m. to 5:00 p.m., and within four hours outside of the hours listed herein;
 - (iii) Assign a unique complaint number for each issue to the person who reported the issue;
 - (iv) When a complaint is closed provide a response to the person who reported the issue;
 - (v) Provide sufficient operations and maintenance staff to address issues and remove improperly parked vehicles; and
 - (vi) Provide the City with a summary of all complaints and resolution actions as described in the Program Criteria.
- (g) **Operating Areas.**
 - (1) Equipment may only be deployed and operated within the Service Area(s) as defined by the Program Criteria.
 - (2) Equipment may be operated in a designated bicycle lane if one is present, or in a vehicle travel lane except for circumstances described below and elsewhere in Chapter 10.04 GJMC.
 - (3) Equipment may be used on City sidewalks unless otherwise posted to the contrary.
 - (4) Equipment may be used in City parks or trails owned or maintained by the City except as identified in the Program Criteria.
- (h) **Speed Limits.**
 - (1) No User shall ride any Equipment in excess of 15 miles per hour when riding on a multiuse path.

- (2) No User shall ride any Equipment in excess of a speed of six miles per hour when riding on a sidewalk.
- (3) Where the posted speed limit is more than 35 miles per hour or more and there is no designated bike lane, a User shall operate Equipment on a sidewalk, if available.
- (4) Speed limits shall otherwise be managed as described in the Program Criteria.

(i) **Safety.**

A User of any Equipment in any public place within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and prudent under the conditions existing at the place and time of operation, taking into account any posted speed limits, the amount and character of pedestrian traffic, grade and width of path, trail or right-of-way and condition of the surface therefor.

(j) **Advertising.**

- (1) Operators shall not display third-party advertising on Equipment, docking stations, or Corrals without express approval from the City Manager.
- (2) If approved by the City Manager, any such advertisement will be limited to exclude any reference to gambling, drugs or alcohol, any political statements or endorsements, any adult themes or explicit content, any religious themes, or any other advertising containing sensitive or offensive material as determined by the City Manager. The approval of any advertisement shall not constitute an implied or explicit endorsement by the City.
- (3) Fees or revenue splitting may be considered as a part of any advertising consideration.

(k) **Privacy.**

Each Operator will be required to establish a privacy policy that safeguards User information and will be required to file a data privacy plan with the City. In addition, each Operator shall be required to provide an electronic payment system.

(l) **Equipment Maintenance.**

Operator shall remove any inoperable and/or unsafe Equipment as soon as possible but no later than 12 hours after notification. Failure to do so may result in the revocation of the City's consent/authority to operate in the City.

(m) **Data Sharing.**

Each Operator shall be responsible for providing anonymized data collected to the City via a micromobility dashboard. Data shall be compliant with industry standards, as identified in Program Criteria. Failure to comply may result in termination of the Permit.

(n) **Indemnification.**

Operators shall defend, indemnify, and hold harmless the City, its agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons

or property arising out of, resulting from, or relating to the services performed under the Permit, unless such claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of the permitted Operator or its subcontractors either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City.

The Operator shall not be obligated to indemnify the Owner for claims related to the Right of Way, including, but not limited to, the design, construction, or maintenance failure of the roadway, roadway infrastructure, roadway projects, or other rights of way, including, but not limited to, sidewalks, medians, curbs, and bridges, controlled, maintained, or owned by the Owner.

The aforementioned indemnification obligation is limited by the Colorado Governmental Immunity Act.

Introduced on first reading this 5th day of February 2025 and ordered published in pamphlet form.

Adopted on second reading this ____ day of ____ 2025 and ordered published in pamphlet form.

Abram Herman
President of the City Council

ATTEST

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.a.iv.

Meeting Date: February 19, 2025

Presented By: City Council

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

An Ordinance Setting the City Attorney's Salary

RECOMMENDATION:

Conduct a public hearing and pass the Ordinance on second reading and authorize final publication in pamphlet form.

EXECUTIVE SUMMARY:

At the request of the City Council, the Human Resources Department completed a market analysis to assist in establishing the recommended wage for the City Attorney. This Ordinance sets the compensation of City Attorney John Shaver at \$118.75 per hour (for an assumed 2080 hours for an annual salary of \$247,000) to compensate him for his service to the City of Grand Junction, and if approved the compensation increase will begin and be effective with 2025 Pay Period 1 with all other terms of employment and benefits being unchanged from 2023 and Ordinance 5240.

BACKGROUND OR DETAILED INFORMATION:

On December 4, 2024, the City Council approved Ordinance 5240 appropriating money to defray the expenses of and setting the 2025 budget for the City. Since the adoption of Ordinance 5240, at the request of the City Council, the Human Resources Department completed a market analysis to assist in establishing the recommended wage for the City Attorney.

Ordinance No. 5245 sets the compensation of City Attorney John Shaver at \$118.75 per hour (for an assumed 2080 hours for an annual salary of \$247,000) to compensate him for his service to the City of Grand Junction in accordance with the City Charter and ordinances. Ordinance No. 5245 serves to amend Ordinance 5240 and if approved the compensation increase will begin and be effective with 2025 Pay Period 1 with all

other terms of employment and benefits being unchanged from 2023 and Ordinance 5240.

FISCAL IMPACT:

The funds necessary to authorize the salary of the City Attorney are included in the 2025 Adopted Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5245, an ordinance amending Ordinance 5240 and setting the City Attorney salary as provided in Ordinance No. 5245 on final passage and order final publication in pamphlet form.

Attachments

1. ORD-2025 Salary 20250123

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE SETTING THE CITY ATTORNEY SALARY

RECITALS.

On December 4, 2024, the City Council approved Ordinance 5240 appropriating money to defray the expenses of and setting the 2025 budget for the City. Since the adoption of Ordinance 5240, at the request of the City Council, the Human Resources Department completed a market analysis to assist in establishing the recommended wage for the City Attorney.

By and with this Ordinance the compensation of City Attorney John Shaver is and shall be set at \$118.75 per hour (for an assumed 2080 hours for an annual salary of \$247,000) to compensate him for his service to the City of Grand Junction in accordance with the Charter and Ordinances of the City of Grand Junction, Colorado.

Furthermore, by and with this Ordinance and the prior appropriation as amended, the City Council increases the compensation of the City Attorney as established in Ordinance 5240 and herein, with the compensation increase beginning and being effective with 2025 Pay Period 1 with all other terms of employment and benefits being unchanged from 2023 and Ordinance 5240.

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

- 1) The foregoing Recitals are incorporated by reference; and,
- 2) Pursuant to GJMC 2.08.015 the City Council does authorize the President of the City Council to take such action as is necessary or required, consistent with this Ordinance, to affect the same upon second reading and final passage by action of the City Council on the date appointed therefor, and further that the adoption hereof shall serve to amend Ordinance 5240 appropriating money to defray the expenses of and setting the 2025 budget for the City all as described and provided herein.

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 5th day of February 2025.

PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____th day of February 2025

Abram Herman
President of the City Council

Attest:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: February 19, 2025

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentine

Information

SUBJECT:

Development Agreement with Bruin Waste

RECOMMENDATION:

Approve a Development Agreement with Bruin Waste

EXECUTIVE SUMMARY:

At the meeting on December 18, 2024, the City Council authorized staff to negotiate with Bruin Waste regarding the construction and operation of a Materials Recovery Facility (MRF). The anticipated contracts to come before Council include a Development Agreement (this action), a contract to buy real estate at 365 32 Road, and a MRF operating agreement.

This development agreement outlines the partnership between Bruin Waste Management, LLC, and the City of Grand Junction to develop the public MRF at 365 32 Road, Grand Mesa Industrial Park.

BACKGROUND OR DETAILED INFORMATION:

The City operates a dual-stream recycling program serving approximately 35 percent of residential customers; however, expansion is constrained by the capacity of the current processing facility. To address this, the City issued a Request for Proposal (RFP) seeking a partner to develop a Materials Recovery Facility (MRF). Three companies responded: Bruin Waste, Republic Services, and WM (Waste Management). Following interviews, City staff recommended Bruin Waste as the preferred partner due to its alignment with the City's goals and the findings of the MRF feasibility study.

At the October 21 City Council Workshop, members expressed a need for broader public discussion. A subcommittee consisting of Council members Stout, Beilfuss, and

Simpson was formed, holding three public meetings on November 15, November 25, and December 9 to review the proposals. Based on their evaluations, the subcommittee recommended advancing Bruin Waste's proposal for further consideration by the full Council. At the meeting on December 18, 2024, City Council authorize staff to negotiate with Bruin Waste regarding the construction and operation of MRF.

The proposed agreement with Bruin Waste aims to develop and operate a regional MRF to process recyclables for Grand Junction and surrounding communities. The facility will address capacity challenges and expand curbside, commercial, and public recycling collections. The MRF will be located at 365 32 Road, Grand Mesa Industrial Park, covering 58,450 square feet on 10.5 acres of industrial-zoned land. Utilizing an existing site reduces costs significantly, costing \$5.6 million, including land. The total cost of the project is estimated to be \$18-\$19 million, and the facility will be scalable to meet future regional demand.

The City will own the property and facility, while Bruin Waste will act as the City's representative for design and construction. The City will lead project financing, permitting, and vendor selection, while Bruin Waste will assist with technical decisions and business development. Once completed, Bruin Waste will operate the facility under an operating agreement to be finalized based on the details of the Extended Producer Responsibility (EPR) program.

Financial considerations include a real estate fee of \$168,000 to Bruin Waste, a developer fee of 2.5 percent of total project costs, and performance incentives for securing grants and private financing. EPR funding is expected to cover all operational costs by 2026, minimizing rate increases for residents.

FISCAL IMPACT:

Because the MRF was still in the planning stages when the 2025 budget was developed and adopted, the funds for the project were not included in the original budget. The funds necessary for the real estate fee of \$168,000 and the developer fee which is estimated at \$312,500, as well as the total project costs for the renovation and equipment purchase will be included in an upcoming supplemental appropriation to the 2025 budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Manager to enter into a development agreement with Bruin Waste Management, LLC.

Attachments

1. AGR-MRF Development Agreement 20250214 Final Draft

**Bruin Waste & City of Grand Junction
Development Agreement
Material Recovery Facility**

This **Development Agreement** ("Agreement") is entered into as of the Effective Date by and between Bruin Waste Management, LLC, a Colorado limited liability company ("Bruin") and the City of Grand Junction, a Colorado home rule municipal corporation ("City") (individually, a "Party," and together, the "Parties"). The Effective Date is the date of mutual execution of this Agreement by the Parties.

Recitals:

A. Bruin is a waste management service provider with experience in the collection, hauling, processing, recycling, and disposal of waste. Bruin provides service to a number of cities, towns and unincorporated areas in Western Colorado. The City desires to develop a public material recovery facility by and through a public private partnership with Bruin as a subject matter expert in the waste recovery field. The City solicited proposals, and the City Council confirmed that Bruin/the Bruin proposal, ("Proposal") which materially informs this Agreement would advance the City's interests in protecting and advancing the public health, safety and welfare.

B. Pursuant the City Council's award to Bruin for its Proposal (Request for Proposal No. 5472-24-DD) Bruin and the City have negotiated and agreed to collaborate pursuant to a public private partnership to develop a new material recovery facility ("Facility") on certain real property located at 365 32 Road (to be described as Lot 2 of Grand Mesa Industrial Park upon recordation of the plat therefor) within the City of Grand Junction ("Property").

C. As provided by this Agreement Bruin will act as the City's representative for the design and construction of the Facility ("Project") and will coordinate with the City and third parties in the development of the Project, including, (but not necessarily limited to, purchase of the Property, assisting in securing financing for the Project, design and construction of site and building modifications, selection and implementation of equipment and systems necessary to operate the Facility, preparation of request(s) for proposal for the Project, review of bids, and contracting with bidder(s) for equipment, materials, installation, and construction.

D. By and with this Agreement the Parties intend to create terms and to be bound to the same to establish the working relationship between Bruin and the City from the Effective Date of this Agreement for the purposes set forth herein.

E. Following the Facility/Project being fully operational, it is the desire and expectation that Bruin will operate the Facility for the City, upon specific terms to be agreed and set forth in an Operating Agreement to be executed by the Parties.

NOW THEREFORE, the Parties agree as follows:

1. **Term:** The term of this Agreement shall be the from the Effective Date until Facility Start-Up, defined as when the recycling equipment has been installed, tested, and accepted by the City ("Term").

2. **Bruin Scope of Work:** : Bruin will perform the following activities in cooperation with the City:

2.1 Design and Construction Support

2.1.1 Develop one or more Request(s) for Proposal ("RFP(s)") and help the City evaluate and select one or more entities to design, supply all key equipment, and build out the Facility.

2.1.2 Once such vendor(s) is/are selected, work with vendor(s) and the City to perform engineering and design, and help the City make the final design decisions for the Facility and Project. Bruin will assist the City in making technical design decisions that will ultimately impact operations.

2.1.3 Support the City in overseeing the Project construction start-to-finish, including building repairs and modifications, processing equipment selection and installation, and commissioning. While the City will lead day-to-day management of the Project, Bruin will consult with and advise the City on changes and other technological decisions relating to modern, efficient and effective material recovery systems.

2.2 Financing

2.2.1 Work with the City to source the financing for the Project.

2.2.2 This will include activities like identifying financing partners, various sources of capital including grants and equipment financing, performing data analysis, financial modeling, presentation creation, and other support necessary to secure financing for the Project.

2.3 Business Development

2.3.1 Work with the City, other Western Slope municipalities, and other potential customers (for both inbound volume and end markets), building relationships and securing volumes for the Facility to help ensure the future effective operation of the Facility with and for the City.

3. **Shared Scope of Work:** The City and Bruin will cooperate in the following shared responsibilities:

- 3.1 The City will lead RFPs (as needed and if required) for contractors for Project construction, such as general contractors, demolition contractors, electrical contractors, insulation contractors, structural steel contractors, masonry contractors, and other non-technical site work.
- 3.2 City staff will prepare, review and execute agreements for the purchase of the equipment and any other construction-related contracts and lead the review and negotiations with third parties to complete the agreements. Bruin will provide assistance and comments as requested by the City.
- 3.3 The City will lead the Project financing effort and negotiate and draft key documents with banks. Bruin will provide support for any data and project analysis required for the financing including project presentation, and other matters that support the financing efforts.
- 3.4 The City will be the primary point of contact for oversight during the construction phase of the Project. Bruin will act as a technical subject matter expert and liaison for key equipment and design decisions.
- 3.5 The City will facilitate workstreams prior to and during construction related to any permitting or code related requirements.
- 3.6 The City will contract directly for all the construction work to be performed to construct and install improvements on the Property necessary for the Project and may issue one or more RFPs for such work depending on the scope. This includes vendors such as the general contractor that will complete and oversee building modifications, the equipment vendors, structural engineers required for building modifications, and other engineering.
- 3.7 With City Manager Approval, Bruin will have the authority to directly engage professional technical and expert service providers for work having a cost of up to \$199,999.00. The expenses for these limited scope third-party vendors will be pass-through expenses, at cost, to the overall project.
- 3.8 Bruin will Bruin will, as requested by the City, have input on the evaluation and/or selection of technical and/or specialized equipment vendors.

4. **Payment.** For Bruin's services as set forth in this Agreement, the City will pay Bruin as follows:

- 4.1 **Real Estate Fee.** Three percent (3%) of the \$5,600,000 purchase price of the Property (\$168,000.00) and \$100,000.00 as reimbursement for the earnest money deposit paid by Bruin pursuant to the real estate contract for the Property. The

City shall pay the Real Estate Fee in the total sum of \$268,000.00 within seven (7) days after the City closes on the Property purchase. The earnest money paid by Bruin to the Seller will be credited to the City purchase price for the Property at closing.

4.2 Developer Fee: Two and one-half percent (2.5%) of total Project Costs (excluding the cost of acquisition of the Property), to be paid in progress-based installments as follows (the combination of which shall not exceed 2.5% of the total Project Costs for the work which is the subject of this Agreement):

- 4.2.1** Execution of Developer Agreement- \$25,000
- 4.2.2** Selection of equipment vendor for and relating to the initial design/build RFP - \$25,000
- 4.2.3** Quarterly payments of two and one-half percent (2.5%) of the Project expenditures, less retainages, for and relating to construction, if at all, of the initial construction of the Project which is the subject of this Agreement.

For purposes of this Section 4.2, Project Costs shall mean the costs incurred in connection with the Project, such as, but not necessarily limited to, building and site design and construction; purchase, installation and testing of equipment; and other Project-related costs, until Facility Start-Up.

5. General Provisions:

5.1 Insurance. The City shall be responsible for carrying property casualty and liability insurance during the Term, regardless of whether the City or Bruin holds record title to the Property at any given time. Bruin will not be responsible or liable for the safety of third parties during construction of the Project, or during the Term. To the extent permitted by law, the City shall indemnify, defend, and hold harmless Bruin from third-party claims arising from the Project or work related thereto, except for claims arising directly from the willful conduct of Bruin or its employees or representatives.

5.2 Operating Agreement. The City Council has expressed its intention selected Bruin to operate the Facility following completion of the Project; however, the specific terms of the Operating Agreement cannot be determined until the details of the Extended Producer Responsibility Program ("EPR") are determined by the Circular Action Alliance and accepted by the Colorado Department of Public Health and Environment, which oversees the EPR. The specific terms of the Operating Agreement will be negotiated in good faith by and between the City and Bruin once there is enough information about how the EPR funds will be administered with respect to the Facility. The City and Bruin

agree to negotiate the specific terms of an Operating Agreement in good faith as the EPR details are made clear.

5.3 Liquidated Damages. The Parties acknowledge that Bruin will suffer damages and harm if the City does not contract with Bruin to operate the Facility. Therefore, if for any reason the City does not enter into an Operating Agreement with Bruin on or before Facility Start-Up or otherwise elects not to have Bruin operate the Facility, the City will pay Bruin the sum of \$500,000.00 as liquidated damages, and said sum shall be in addition to, and not in lieu of, the fees set forth in Section 4 above and those set forth in Section 5.5 below. The Parties acknowledge and agree that actual damages may be difficult to determine and that the sum of \$500,000.00 is a fair and reasonable estimate of damages.

5.4 The City will own the Property and the Facility. Bruin has entered into a real estate contract for the purchase of the Property ("PSA"). The PSA will be assigned to the City prior to closing.

5.5 Should the City abandon or terminate the Project prior to Project completion for any reason, the City shall pay Bruin for all compensation earned to the date of termination, and shall, in addition, reimburse Bruin for all of its out-of-pocket expenditures related to the Project or this Agreement, except for travel for Bruin representatives. Such compensation and reimbursement shall be made within thirty (30) days of the date of invoice by Bruin, with supporting documents, for such expenses.

5.6 The Parties warrant that the individuals signing below do so with the full authority of the Party on whose behalf they sign. By signing below, the individuals represent that they have the full authority to bind the Party they represent to the terms, conditions and obligations of this Agreement.

5.7 This Agreement may be modified only in writing executed by the Parties.

5.8 Any notice required or permitted to be given under the terms of this Agreement shall be in writing and served by personal delivery, email (with receipt verification) or United States mail, postage prepaid, addressed to the Party receiving notice at the following address:

Bruin:
Bruin Waste Management, LLC
Attn: Jeffrey R. Kendall
P.O. Box 360
Naturita, CO 81422
jrk@bruinwaste.com

City:
City of Grand Junction
Attn: Jay Valentine
250 N. 5th St
Grand Junction, CO 81501
jayv@gjcity.org

Notice by personal delivery or email shall be deemed to have been given and received upon receipt. Notice mailed shall be deemed to have been given and received on the

second regular mail delivery date following the date of mailing shown upon the postal receipt. A Party may change the address to which notice is to be given by notice of change of address given in the manner specified herein.

5.9 Section headings or captions contained in this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision.

5.10 Whenever required by the context of this Agreement, the singular shall include the plural, and vice versa; and the masculine gender shall include the feminine and neuter genders, and vice versa. The provisions of this Agreement have been independently, separately and freely negotiated by the Parties as if drafted by both of them. The Parties waive any statutory or common law presumption that would serve to have this Agreement construed in favor of or against either Party.

5.11 Annual Appropriation. This Agreement and the City's obligations arising out of or under the Agreement are expressly contingent on and subject to annual appropriation of funds by the City Council. In accordance with Paragraph 59 of the City Charter, the City Manager will prepare and submit to the City Council a request for an appropriation or Bruin; acknowledges that as of the Effective Date the City Council has not appropriated funds for the construction of the Project and/or for payment of any Liquidated Damages, this acknowledgement shall not operate as a waiver of any claims by Bruin arising under this Agreement nor excuse the City's failure to perform its obligations thereunder.

5.12 Dispute Resolution. The Parties agree that any and all disputes, claims or controversies arising out of or relating to this Agreement shall be submitted for non-binding mediation, with the Parties sharing equally in the mediator's fees and charges, and with each party to bear its own attorneys' fees in connection with the mediation, regardless of the outcome of the mediation. If the matter is not resolved through mediation, then the Parties may proceed to District Court. This Agreement has been negotiated and agreed to by, with and through the common effort of the Parties and as such each waives and foregoes the customary rule that ambiguities are construed against the drafter. In the event of any ambiguities the Parties agree to a liberal construction of the Agreement and to give meaning, purpose, and effort to attempting to resolve the ambiguity(ies) in favor of continuing the Agreement for the benefit of the Project.

5.13 Entire Agreement. The Parties acknowledge and agree that the provisions contained herein constitute the entire agreement on and pertaining to the subject matter hereof and that all representations made by any officer, agent or employee of the respective parties, unless included herein, are null and void and of no effect. Alterations, amendments, changes or modifications to this Agreement may be made but the same

shall be valid only if they are contained in an instrument, which is executed by all the parties with the same formality as this Agreement.

5.14 Venue. This Agreement shall be deemed to have been made in and shall be construed and interpreted in accordance with the laws of the City of Grand Junction and the State of Colorado. Venue for any action arising out of or occurring under this Agreement shall be in the District Court for Mesa County, Colorado, except any claims under federal law may be brought in the United States District Court for the District of Colorado.

EXECUTED by the Parties as of the date(s) set forth below:

CITY OF GRAND JUNCTION, a Colorado home rule municipality

BY: _____ DATE: _____
Michael P. Bennett
City Manager

ATTEST:

By: _____ DATE: _____
Selestina Sandoval
City Clerk

BRUIN

Jeffrey R Kendall, Managing Member

4915-2607-0042, v. 1

Commented [JS1]: Bruin is an LLC - Is he the managing member ? CEO is not relevant to the LLC structure

Commented [JS2]: Why CEO? Bruin is an LLC and as such he is a "member" or possibly the "managing member"?

Commented [SD3R2]: Managing Member