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**CITY COUNCIL AGENDA
WEDNESDAY, MAY 7, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Reorganization of City Council

A Resolution Appointing an Acting President Pro Tempore of the City Council

Election of Council President/Ex-Officio Mayor and Council President pro tempore/Ex-Officio Mayor pro tempore

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming May 11- 17, 2025 as National Police Week in the City of Grand Junction

Appointments

To the Downtown Development Authority 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, May 7, 2025 or 4) submitting comments [online](#) until noon on Wednesday, May 7, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

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. Minutes of the April 10, 2025, Special Meeting
- b. Minutes of the April 16, 2025, Regular Meeting
- c. Minutes of the April 21, 2025, Special 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 Wendi Gechter IRA Annexation of 5.58 acres, Located at 377 28 Road and to set a Public Hearing for June 18, 2025

3. Resolutions

- a. A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations
- b. Resolution Directing Certain Actions Regarding the Design and Construction of Improvements to 4th and 5th Streets and Ratifying Actions in Connection Therewith

REGULAR AGENDA

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

4. Public Hearings

- a. Legislative

- i. An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions
- b. Quasi-judicial
 - i. An Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50

5. 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.

6. Other Business

7. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: May 7, 2025
Presented By: John Shaver, City Attorney
Department: City Clerk
Submitted By: Selestina Sandoval

Information

SUBJECT:

A Resolution Appointing an Acting President Pro Tempore of the City Council

RECOMMENDATION:

Staff recommends approval of the Resolution.

EXECUTIVE SUMMARY:

Because the terms of office for both the Mayor and the Mayor pro tem have ended, the City Council has determined that the appointment of an acting Mayor Pro Tem is necessary to convene and initially conduct the May 7, 2025, City Council meeting.

BACKGROUND OR DETAILED INFORMATION:

On May 4, 2025, the term of District E Councilmember Abram Herman ended. Prior to that date, Councilmember Herman served as the President of the City Council and on the same date the term of At-large Councilmember Randall Reitz ended. Prior to that date, Councilmember Reitz served as President pro tempore of the City Council. Because the terms of office for both the Mayor and the Mayor pro tem have ended, the City Council has determined that the appointment of an acting Mayor pro tem is necessary to convene and initially conduct the May 7, 2025, City Council meeting.

FISCAL IMPACT:

There is no fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. XX-25, a resolution appointing _____ as acting President Pro Tempore of the City Council.

Attachments

1. RES-Acting President pro tem 20250428

RESOLUTION NO. __-25

A RESOLUTION APPOINTING AN ACTING PRESIDENT *PRO TEMPORE* OF THE CITY COUNCIL

Recitals:

On May 5, 2025, the term of District E Councilmember Abram Herman ended. Prior to that date Councilmember Herman served as the President of the City Council.

On the same date the term of At-large Councilmember Randall Reitz ended. Prior to that date Councilmember Reitz served as President *pro tempore* of the City Council,

The President and President *pro tempore* of the City Council are commonly referred to as Mayor and Mayor *pro tem*,

Because the terms of office for both the Mayor and the Mayor *pro tem* have ended, the City Council has determined that the appointment of an acting Mayor *pro tem* is necessary to convene and initially conduct the May 7, 2025, City Council meeting.

By and with this Resolution the acting Mayor *pro tem* shall perform all duties defined and described by the Charter and other applicable law until a new Mayor and Mayor *pro tem* are selected, following which the authority conferred on the acting Mayor *pro tem* by this Resolution shall cease.

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

The City Council appoints and assigns [REDACTED] as Acting President *pro tempore* (Mayor *pro tem*) of the City Council until such time as a Mayor and Mayor *pro tempore* are appointed.

PASSED AND ADOPTED THIS 7th day of May 2025.

Acting President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #

Meeting Date: May 7, 2025
Presented By: City Council
Department: City Clerk
Submitted By: Selestina Sandoval, City Clerk
John Shaver, City Attorney

Information

SUBJECT:

Election of Council President/Ex-Officio Mayor and Council President pro tempore/Ex-Officio Mayor pro tempore

RECOMMENDATION:

Nominate and elect a Council President/Ex-Officio Mayor and a Council President Pro Tem/Ex-Officio Mayor Pro Tem.

EXECUTIVE SUMMARY:

The Charter sets forth the process for selecting a President of the Council and a President of the Council Pro Tem. Article V, Section 39 provides that during the first regular City Council Meeting in May of each year, a Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem are nominated and voted on to fulfill the obligations of those duties through April of the following year.

BACKGROUND OR DETAILED INFORMATION:

Article V (President of the Council), Section 39 (Term-Duties) of the Grand Junction Municipal Charter states that "each Council, at its first regular meeting and thereafter when a vacancy occurs, shall elect from its membership a president of the council. He shall serve for a term of one year and until his successor is elected and qualified. During such term, he shall be a member of the council with the same right to speak and vote therein as any other member, but without the right of veto. He shall be recognized as the official head of the city for all ceremonial purposes, by the courts for the purpose of serving civil process, and by the governor for military purposes. In case of his absence or disability, his duties shall be performed by a president pro tempore, chosen by the council from among its own members."

Paragraph 39 specifies that the Council “elects” a president; historically, the Council has also elected a president pro tempore on the same date. The process for those elections has been the same for president and president pro tempore with the Council generally establishing the procedure with each election. By law, secret ballots are not allowed. As such, all of the election proceedings, other than the City Clerk’s written tallies, are spoken. The City Clerk will report her tallies as part of the selection process and will keep those in her records.

Of course, you may, during the process, ask for assistance from the City Clerk and/or City Attorney. Nominations and seconds are required; self-nominations are allowed.

Typically, a short statement is made by each member making a nomination and by the nominee when accepting a nomination. A nominee may decline a nomination and withdraw her/his name either at the time of nomination or later (but preferably before being elected). The president of the council is chosen first, but City Council may order the process as a majority determines. After discussion, the sitting President begins the process by announcing that the nominations are open and will be entertained. At the conclusion of the nominations and seconds, a motion to close nominations should be made, seconded and voted on before the voting begins.

It may be that there are multiple nominations and multiple rounds of voting. If that happens, the nominees with the highest number of votes (without achieving a majority of four) are advanced to subsequent rounds of voting. Typically, the Council requires at least three votes to advance, but in the event two nominees receive two votes, a “run-off” is held between those nominees with the highest number of votes advancing to a ballot with the nominee previously receiving 3 votes.

Votes from round to round are non-binding.

The same process is used for the president and president pro tempore.

Except for the law specifying no secret ballots, the Council may establish the selection process as a majority determines.

FISCAL IMPACT:

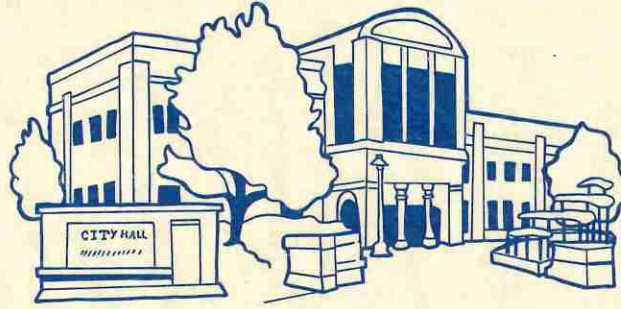
There is no direct fiscal impact.

SUGGESTED MOTION:

Nominations will be entertained by the President of the Council. Nominations that are seconded will be voted upon voice vote; no secret ballots are allowed. Detailed procedures are described above.

Attachments

None



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department, Collbran Marshal's Office, De Beque Marshal's Office, and the Colorado State Patrol; and
- Whereas,** approximately 56,000 assaults against law enforcement officers are reported on average each year, resulting in more than 17,000 injuries; and
- Whereas,** since the first recorded death in 1786, more than 24,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including five from local law enforcement agencies: Mesa County Sheriff Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape, Colorado State Patrol Sergeant Wesley Rosette was killed in a crash on January 31, 1951, Fruita Police Department Acting Chief Dan Dalley was killed in a motorcycle crash in June 2001, Deputy Derek Geer, of the Mesa County Sheriff's Office, died after being shot by an armed suspect in February of 2016, and Sergeant Wayne Weyler lost his battle to COVID-19 in December of 2021; and
- Whereas,** the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and
- Whereas,** 145 officers were killed in the line of duty in 2024, one of whom was fallen Colorado hero: Officer Evan Dunn of the Golden Police Department. His name will be added to the National Law Enforcement Officers Memorial located in Washington, D.C., this year; and
- Whereas,** May 15 is designated as Peace Officers Memorial Day and the week of May 11 through May 17, 2025, is National Police Week.

NOW, THEREFORE, I, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 11 - 17, 2025 as

"National Police Week"

in the City of Grand Junction and publicly salute the service of law enforcement officers in our community and in communities across the nation.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of May, 2025.

Mayor

Grand Junction City Council
Minutes of the Special Meeting
April 10, 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 10th day of April, at 12:03 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, and Council President Abram Herman. Council President Pro Tem Randall Reitz was absent.

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. Councilmember Stout led the audience in the Pledge of Allegiance, followed by a moment of silence.

Presentations

a. Initial Certification of Election Results

The purpose of this item was for the Canvassing Board to certify the initial election results.

City Clerk Selestina Sandoval presented this item and was available to answer questions from Council.

Per the City Charter, *"Whenever any member of the council is a candidate for re-election, the council shall appoint some justice of the peace or notary public of said city to take the place of said candidate upon said canvassing board as a member thereof."* Notary Public Jacob Samuels-Logan replaced Councilmember Kennedy, and Notary Public Janet Harrell sat in for Council President Pro Tem Reitz.

The council expressed appreciation to Mesa County and the City Clerk for ensuring a smooth election process. Discussion ensued regarding the process and communication for a candidate to withdraw candidacy.

Councilmember Stout moved to accept the Initial Certification of Election Results seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

Non-Scheduled comments were heard from Thomas Copp.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 12:13 p.m.

Selestina Sandoval, MMC
City Clerk



Grand Junction City Council
Minutes of the Regular Meeting
April 16, 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 16th day of April, at 5:32 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, Parks and Recreation Director Ken Sherbenou, Engineering and Transportation Director Trent Prall, Utilities Director Randi Kim, Interim Finance Director Jodi Welch, General Services Director Jay Valentine, Senior Planner Thomas Llyod, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming April 26, 2025, as Arbor Day in the City of Grand Junction

Councilmember Beilfuss read the proclamation, which Kamie Long, Forestry Board Chair, accepted and recognized long time member, the late Vince Urbina, who received a lifetime achievement award from the Colorado Tree Coalition.

Proclaiming April 23, 2025, as Beverly Lampley Day in the City of Grand Junction

Councilmember Simpson read the proclamation, which Sr. Karen Bland, Executive Director of Catholic Outreach, accepted.

Proclaiming April 23, 2025, as Days of Remembrance in the City of Grand Junction

Council President Herman read the proclamation, which Members of Congregation Ohr Shalom Jake and Domenica Steele, accepted.

Public Comments

Public comments were heard from Erik Brinkmann, Debbie Buckley, Ana Elliott, and Mariann Taigman.

City Manager Report

Recognition of Outgoing Councilmembers

City Manager Mike Bennett presented a plaque to Council President Herman in recognition of his dedicated service as Mayor and expressed his appreciation to Council President Pro Tem Reitz and Councilmember Simpson for their commitment and leadership. Parks and Recreation Director Ken Sherbenou also unveiled commemorative community benches in honor of each outgoing councilmember, celebrating their lasting contributions to the city. Councilmember Simpson selected Darla Jean Park as the location for his bench, Council President Pro Tem Reitz chose the new Community Recreation Center, and Council President Herman designated the Lunch Loop Trailhead as the site for his bench.

Council President Herman, Council President Pro Tem Reitz, and Councilmember Simpson shared their gratitude to city staff.

Boards and Commission Liaison Reports

Councilmember Kennedy provided an update on the Grand Junction Economic Partnership, including the new logo and terminal design at the Grand Junction Regional Airport.

Councilmember Nguyen shared that Urban Trails will host several events in May for Bike Month, including bike and pedestrian counts at key locations to support transportation planning.

Councilmember Stout shared that the Air Service Alliance is nearing completion of a new Memorandum of Understanding (MOU) and reporting structure and noted that Colorado Municipal League (CML) has submitted several veto requests to the governor for bills significantly affecting local government.

Council President Pro Tem Reitz shared updates on Visit Grand Junction, Grand Junction Housing Authority “The Current” and One Riverfront.

Councilmember Beilfuss shared that the Homeless Coalition is assisting the Resource Center with transportation. He also encouraged the community to attend the Forestry Board’s Arbor Day event on April 26th and the Historical Preservation Board’s bike event on May 9–10th.

Council President Herman shared that the Parks and Recreation Advisory Board will be taking a tour of the new community recreation center, and shared the community would be able to take a tour as well, May 1st Colorado Creative Industry Conference will be

hosted here in Grand Junction, and lastly shared his visit to The Beacon Campus at Hilltop which has a program support group dedicated to adults with brain injuries.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of March 26, 2025, Special Workshop
- b. Minutes of March 31, 2025, Special Meeting
- c. Minutes of April 2, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions and Setting a Public Hearing for May 7, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50 and Setting a Public Hearing for May 7, 2025

3. Procurements

- a. Sole Source Purchase with Bypass Pumping Contractor for the Persigo Wastewater Treatment Plant
- b. Authorization of Construction Contract for Street Maintenance - 2025 Partial Reconstruction
- c. Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization – **MOVED TO REGULAR AGENDA**

4. Resolutions

- a. A Resolution Expressing City Council's Support for the Terminal Project and that it Supports and Promotes the Downtown Plan of Development
- b. A Resolution Authorizing the City Manager to Execute a Second Amended and Restated Lease for the Property at 261 Ute Avenue
- c. A Resolution Authorizing an Intergovernmental Agreement (IGA) with Colorado Department of Transportation for I-70B Phase 7

Councilmember Simpson moved to adopt Consent Agenda Items 1 through 4, excluding item 3.c. seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

Council took a short break at 6:21 p.m.

The meeting resumed at 6:33 p.m.

REGULAR AGENDA

3.c. Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization

The City Purchasing Division, in collaboration with the Parks and Recreation and Transportation and Engineering Department, has completed the selection process for architect and engineering services for the Whitman Park revitalization project. The team selected DTJ Design, the lead architectural firm, and their team of sub-consultants, to work with the City to complete a full design for total contract price of \$231,155.

Parks and Recreation Director Ken Sherbenou was available to answer questions from Council.

Council discussion ensued regarding the scope of work for this contract, which is necessary for future planning of Whitman Park, source of funds, this being brought forward because of direction received from Council, and inclusion of this in the 2025 approved budget. Some Councilmembers were in favor of postponing this for the new council to review.

Councilmember Stout moved to adopt Consent Agenda Item 3.c., seconded by Councilmember Nguyen. The motion carried 4-3 by roll call vote, with Councilmembers Beilfuss, Kennedy, and Simpson voting no.

5.a.i. A Resolution Authorizing and Approving the President of the City Council to Sign an Agreement Regarding the Construction and Maintenance of a Public Sidewalk and Related Facilities and Structures Over and Across a Portion of the Grand Valley Irrigation Company Independent Ranchmen's Ditch Between 24½ Road and 25½ Road in the City of Grand Junction

The City has offered and GVIC has accepted the payment of \$400,000 for the grant of easement(s) and the right of way for street crossings to be conveyed by separate instruments from GVIC to the City for the construction and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the IRD between 24½ Road and 25½ Road. The GVIC Board has approved the project and GVIC has agreed to grant the City an easement for the construction of permanent surface improvements over and across the IRD and to deed to the City those areas of its land where street crossings have been constructed.

City Manager Mike Bennett, City Attorney John Shaver, and Engineering and Transportation Director Trent Prall presented this item and were available to answer questions from Council.

Council stated this is a significant milestone. They emphasized the importance of collaborating with the Grand Valley Irrigation Company to reach this agreement. It was also clarified that this agreement applies only to this specific section of the canal and does not mean other canals are open to the public. Council wanted to ensure this point was clearly communicated to the community.

The public comment period was opened at 6:56 p.m.

Public comments were heard from David Lehmann.

The public comment period closed at 6:56 p.m.

Council congratulated the Grand Valley Irrigation Company and the City for reaching this agreement and highlighted the positive impact it will have on both the city and the community.

Councilmember Stout moved and Councilmember Nguyen seconded to adopt Resolution No. 17-25, a resolution authorizing the President of the City Council and the several officers of the City to take all action necessary or appropriate to sign the agreement(s) necessary or required to purchase the interests in land from GVIC and to otherwise effectuate the Resolution for the purposes set forth and as described therein. Motion carried by a unanimous voice vote.

5.a.ii. An Ordinance Revising Chapter 13.08.320 Repair and Maintenance of Service Pipes

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next 5 years. Utilizing water enterprise funding would require a revision to the City municipal code to allow use of these funds for private service lines. This is an introduction of an ordinance revising Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

Utilities Director Randi Kim presented this item and was available to answer questions from Council.

Council noted that no further discussion was necessary, as the matter had already been thoroughly addressed during a previous workshop.

The public hearing was opened at 7:05 p.m.

There were no public comments.

The public hearing closed at 7:05 p.m.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5255, an ordinance amending title 13 of the GJMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the water system on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous roll call vote.

5.a.iii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado

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 plat of the new lot is underway, and acquisition by May-Riegler will now need to occur.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

Council stated that the topic had been comprehensively covered in a prior workshop.

The public hearing was opened at 7:08 p.m.

Public comments were heard from Rusty Lloyd.

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

Council noted that the project represents a significant milestone, highlighting strong collaboration on an outstanding initiative.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded, to adopt Ordinance No. 5251, 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

5.a.iv. An Ordinance for Supplemental Appropriations

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures. This supplemental appropriation is predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2025 budget and new expenditures authorized by City Council actions.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

The public hearing was opened at 7:18 p.m.

There were no public comments.

The public hearing closed at 7:18 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5256, an ordinance making 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

5.a.v. An Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility

Staff sought City Council approval for the funding necessary to acquire and develop a regional Materials Recovery Facility (MRF) at the Grand Mesa Industrial Park. This facility is essential to advancing the City's recycling operations, improving sustainability, and reducing landfill dependency.

General Services Director Jay Valentine presented this item and was available to answer questions from Council.

Council indicated that this is a great example of how local government can be more effective, impactful, and efficient by partnering with the private sector. It also thanked City staff for all their hard work, as this project and recycling facility will benefit the entire Western Slope.

The public hearing was opened at 7:25 p.m.

Public comments were heard from Ana Elliott.

The public hearing closed at 7:26 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5257, an ordinance authorizing the City Manager to sign loan documents with ANB Bank for expenses related to the Material Recovery Facility on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

5.a.vi. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility

The City Council adopts the budget through an appropriation ordinance, which authorizes spending at the fund level based on the line-item budget. Any increases to the adopted budget, such as funding for new projects or expenditures, require a supplemental appropriation, which must also be approved by ordinance.

At its February 19, 2025, meeting, City Council approved a development agreement with Bruin Waste for the assignment of real estate located at 365 32 Road and the development of a regional Materials Recovery Facility (MRF) at this site. On March 7, 2025, City Council approved the purchase of the building and property for the MRF, as well as the first reading of the supplemental appropriation ordinance necessary to authorize spending within the enterprise fund for the total project costs up to \$19 million.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

The public hearing was opened at 7:29 p.m.

There were no public comments.

The public hearing closed at 7:29 p.m.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5253, an ordinance making 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

5.b.i. A Resolution Accepting the Petition of 2.89 Acres of Land and Ordinances Annexing and Zoning the Dixon Annexation to RL-4 (Residential Low - 4), Located at 2019 South Broadway

Darryl and Carri Dixon requested a zone of annexation to RL-4 for their property located at 2019 South Broadway (Property). The approximately 2.89-acre parcel is known and referred to as the Dixon Annexation. The Property is currently single-family residential. Annexation is being sought in anticipation of developing the Property with a future Minor Subdivision. The Property is Annexable Development per the Persigo Agreement. The proposed zone district of RL-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan.

Senior Planner Thomas Lloyd presented this item and was available to answer questions from Council.

Councilmember Kennedy recused himself from the vote due to his long-standing affiliation with Monument Presbyterian Church, located across the street. He has been a member for over 20 years and has actively served on the church board.

The public hearing was opened at 7:46 p.m.

There were no public comments.

The public hearing closed at 7:46 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded, to adopt Resolution No.18-25, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Dixon Annexation, approximately 2.89 Acres, located at 2019 South

Broadway, Grand Junction, Colorado is eligible for annexation. The motion carried 6-0 by roll call vote.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5258, 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

Council President Pro Tem Reitz moved, and Councilmember Stout seconded to adopt Ordinance No. 5259, an ordinance zoning the Dixon Annexation to RL-4 (Residential Low - 4) Zone District, from Mesa County RSF-2 (Residential Single Family - 2 District) on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

6. Non-Scheduled Comments

Non-scheduled comments were heard from Stout student Spencer Robeiano.

7. Other Business

There was none.

8. Adjournment

The meeting adjourned at 7:51 p.m.

Selestina Sandoval, MMC
City Clerk



Grand Junction City Council
Minutes of the Special Meeting
April 21, 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 21st day of April, at 11:30 a.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Anna Stout, and Council President Abram Herman. Jason Nguyen, Dennis Simpson and Council President Pro Tem Randall Reitz were absent.

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.

Presentations

a. Final Certification of Election Results

The purpose of this item is for the Canvassing Board to certify the final election results.

City Clerk Selestina Sandoval presented this item and was available to answer questions from Council.

Per the City Charter, *"Whenever any member of the council is a candidate for re-election, the council shall appoint some justice of the peace or notary public of said city to take the place of said candidate upon said canvassing board as a member thereof."* Notary Public Jacob Samuels-Logan replaced Councilmember Kennedy, and Notary Public Janet Harrell sat in for Council President Pro Tem Reitz.

Councilmember Stout moved, to accept the Final Certification of Election Results seconded by Councilmember Beilfuss. Motion carried by a unanimous voice vote.

2. Non-Scheduled Comments

There was no one.

3. Other Business

There was none.

4. Adjournment

The meeting adjourned at 11:35 a.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: May 7, 2025
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Wendi Gechter IRA Annexation of 5.58 acres, Located at 377 28 Road and to set a Public Hearing for June 18, 2025

RECOMMENDATION:

Staff recommends adoption of a resolution referring to the petition for the Wendi Gechter IRA Annexation, introducing the proposed Ordinance and setting a hearing for June 18, 2025.

EXECUTIVE SUMMARY:

The Applicant, Equity Trust Company Custodian FBO Wendi Gechter IRA, is requesting annexation of approximately 5.58 acres consisting of one parcel of land located at 377 28 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Annexation Request

The Applicant, Equity Trust Company Custodian FBO Wendi Gechter IRA, is requesting annexation of approximately 5.58 acres consisting of one parcel of land located at 377

28 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. 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 – May 7, 2025
- Planning Commission considers Zone of Annexation – May 27, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – May 21, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 18, 2025
- Effective date of Annexation and Zoning – July 20, 2025

Annexation Analysis

The property is adjacent to existing city limits to the west, north, south and east, 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 Wendi Gechter IRA 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. The property 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 28 Road on the east and has direct access to 28 Road. The property also directly abuts properties within the city limits, specifically 2793 Riverside Pkwy to the west and 2795 Riverside Pkwy to the north. Urban services are available to the property.
- 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 virtually on June 27, 2024. In addition to city staff, the applicant and the representative, there were two members of the public in attendance.

FISCAL IMPACT:

Revenues: The current assessed value of the land is \$53,000, and the City's 8 mills will generate \$424 in annual property tax revenue. Sales and use tax revenues will be based on the property's retail activity.

Utilities:

- Water – no impact, in Ute Water service area
- Wastewater – Within the Persigo 201. There is sewer available in 28 Road and C ¾ Road. Connection to sewer would require payment of the Plant Investment Fee and application to the Industrial Pretreatment Program, which are intended to capture the cost share of existing infrastructure. Therefore, no impact to the Sewer Enterprise Fund.

Fire: Fire protection and emergency response facilities are adequate to serve the type and scope of the land use proposed. Fire Station #1, located at 620 Pitkin, provides the primary response to this area and Fire Station #8, located at 441 31 Road, and Fire Station #4, located at 2884 B 1/2 Road, both provide secondary responses. The annexation area falls within the 4-minute travel time of the primary response station. Overall response time should be within National Fire Protection Association guidelines unless the primary station is on other calls for service. The recommended zoning of City I-1 (Light Industrial) is not predicted to add substantially to the current fire and EMS incident load, and Fire Station #1 has the capacity to meet the additional incidents that could be generated by this annexation and zoning change. Depending on the intended occupancy and use, the I-1 zoning will potentially increase the need for fire prevention services such as plan review, inspections, and possibly higher call volume to include hazardous materials, depending on occupancy. Specific occupancy and use information would be needed to evaluate fire prevention services accurately.

Transportation & Engineering: Pending information.

Parks and Recreation: Pending information.

Public Safety: Pending information.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 19-25, 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 and exercising land use control over the Wendi Gechter IRA Annexation, approximately 5.58 acres, located at 377 28 Road, and introduction and passage for publication of an ordinance annexing territory to the City of Grand Junction, Colorado, Wendi Gechter IRA Annexation, approximately 5.0 acres, located at 377 28 Road, and setting a public hearing for June 18, 2025.

Attachments

1. Development Application
2. Annexation Petition
3. Annexation Maps
4. Annexation Information Sheet
5. ORD-Wendi Gechter IRA Annexation
6. Wendi Gechter IRA Annexation Plat
7. RES-Petition Wendi Gechter IRA Annexation

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2024.05.30 13:01:44 -06'00'

Date

Signature of Legal Property Owner

Date

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Equity Trust Company Custodian FBO Wendi Gechter IRA

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Self-directed IRA

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 218 Easter Hill Dr. Grand Junction, CO 81507

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Wendi Gechter, Owner

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 22 day of January, 2025. Equity Trust Company Custodian FBO Wendi Gechter IRA

Signature

Jeffrey S Brown

Print

STATE OF OHIO)
)ss.
COUNTY OF Cuyahoga)

The foregoing instrument was acknowledged before me this 22 day of January, 2025, by Jeffrey S Brown (name) as Corp Alt Signer (insert office held or role) for Equity Trust Company (inset name of corporation or LLC).



Carlie M Ely
Notary Public, State of Ohio
My Commission Expires:
November 28, 2028

Witness my hand and official seal.

My commission expires: _____

Carlie M Ely
Notary Public

**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Matthew T. Gardner	Chief Financial Officer	George E. Sullivan	Chief Executive Officer
Elizabeth A. Jerdonek	Chief Legal Officer & Chief Administrative Officer		

(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Paula Neuhoff	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Carlie Ely	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer	Aaron Gibson	Corporate Alternate Signer
Gina Johnson	Corporate Alternate Signer	Eric Palmer	Corporate Alternate Signer
Jodi Hays	Corporate Alternate Signer	David Clarke	Corporate Alternate Signer
Megan Maret	Corporate Alternate Signer	Emily Ambuter	Corporate Alternate Signer
Ryan Mayhugh	Corporate Alternate Signer	Andrew Anger	Corporate Alternate Signer
Ryan Austin	Corporate Alternate Signer	Amy Ayers	Corporate Alternate Signer
Sacha Bretz	Corporate Alternate Signer	Sara Brylle	Corporate Alternate Signer
Jacqueline Diaz	Corporate Alternate Signer	Warren Fountaine	Corporate Alternate Signer
Helen Granum	Corporate Alternate Signer	Brandon Hall	Corporate Alternate Signer
Nicole Hamilton	Corporate Alternate Signer	Daniel Hanlon	Corporate Alternate Signer
Sean Hildreth	Corporate Alternate Signer	Theresa Knowler	Corporate Alternate Signer
James Marcelak	Corporate Alternate Signer	Logan Thune	Corporate Alternate Signer
Marty Walden	Corporate Alternate Signer	Geoff Watts	Corporate Alternate Signer
Joell Corignolo	Corporate Alternate Signer	Matthew Griffis	Corporate Alternate Signer
Thomas Tapanes	Corporate Alternate Signer	Alivia Martindale	Corporate Alternate Signer

Are/is hereby authorized and empowered to sign on behalf of Equity Trust Company for the benefit of account holders, with the power to conduct all transactions on behalf of such account holders, including the authority to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of Equity Trust Company or which may now or hereafter be assigned to Equity Trust Company. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to Equity Trust Company, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

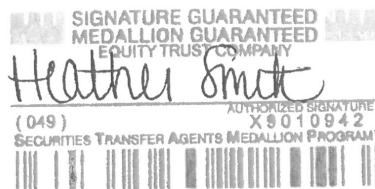
I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 8th day of July, 2024


Official Signature of an Officer

This document was prepared by
Equity Trust Company

SIGNATURE GUARANTEE ATTACHED

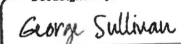


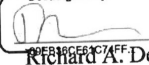
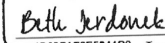
**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

(OFFICER)

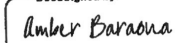
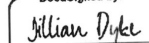
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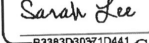
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Jeffrey A. Desich, Executive Vice Chairman
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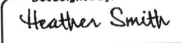
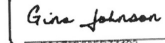
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George E. Sullivan, Chief Executive Officer

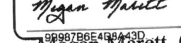
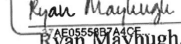
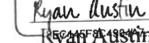
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Richard A. Desich, Vice President
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Beth Jerdonek, Chief Legal Officer &
Chief Administrative Officer

(CORPORATE ALTERNATE SIGNER)

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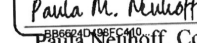
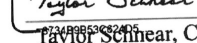
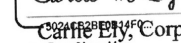
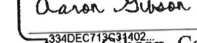
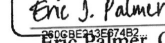
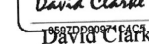
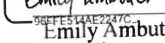
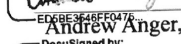
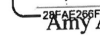
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Amy Ayers, Corporate Alternate Signer

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Sacha Bretz

Sacha Bretz, Corporate Alternate Signer

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Jacqueline Diaz

Jacqueline Diaz, Corporate Alternate Signer

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Helen Granum

Helen Granum, Corporate Alternate Signer

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Nicole Hamilton

Nicole Hamilton, Corporate Alternate Signer

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Sean Hildreth

Sean Hildreth, Corporate Alternate Signer

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James Marcelak

James Marcelak, Corporate Alternate Signer

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Marty Walden

Marty Walden, Corporate Alternate Signer

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Joel Corignolo

Joel Corignolo, Corporate Alternate Signer

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Thomas Tapanes

Thomas Tapanes, Corporate Alternate Signer

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Sara Brylle

Sara Brylle, Corporate Alternate Signer

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Warren Fountaine

Warren Fountaine, Corporate Alternate Signer

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Brandon Hall

Brandon Hall, Corporate Alternate Signer

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Daniel Hanlon

Daniel Hanlon, Corporate Alternate Signer

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Theresa Knowler

Theresa Knowler, Corporate Alternate Signer

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Logan Thune

Logan Thune, Corporate Alternate Signer

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Geoff Watts

Geoff Watts, Corporate Alternate Signer

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Matthew Griffiths

Matthew Griffiths, Corporate Alternate Signer

DocuSigned by:

Alivia Martindale

Alivia Martindale, Corporate Alternate Signer

SUBSCRIBED TO before me this 8th day of July, 2024



LARISA STARUCH
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2015-RE-533061
My Commission Expires 5/19/2025

Notary Public *Larisa Staruch*

My Commission Expires: 5/19/2025

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Equity Trust Company Custodian FBO Wendi Gechter IRA, am the owner of the following real property:

(b) 377 28 Road, Grand Junction, CO 81501

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

☒ I am the sole owner of the property.

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

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

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

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

Owner signature as it appears on deed: Wendi Gechter

Printed name of owner: Wendi Gechter

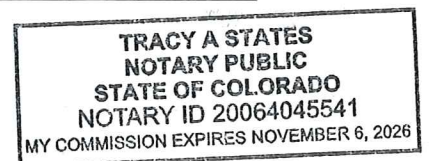
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 24th day of September, 20 24
by Wendi Gechter

Witness my hand and seal.

My Notary Commission expires on 11/06/2026



Tracy A. States

Notary Public Signature

RETURN RECORDED DOCUMENT TO:

Document Fee: \$31.80

Wendi Gechter
218 Easter Hill Dr.
Grand Junction, CO 81501

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 20th day of May, 2024, is made between **Martin Azcarraga and Donna Azcarraga** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Equity Trust Company Custodian FBO Wendi Gechter IRA ("Grantee"), of the County of Mesa and the State of Colorado., whose legal address is 218 Easter Hill Dr., Grand Junction, CO 81507.

WITNESS, that the Grantor(s), for and in consideration of **THREE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$318,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

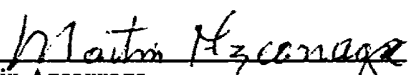
**The S1/2 E1/4 NE1/4 NE1/4 of
Section 24, Township 1 South, Range 1 West of the Ute Meridian,
County of Mesa, State of Colorado**

ALSO KNOWN AS: 377 28 Road, Grand Junction, CO 81501

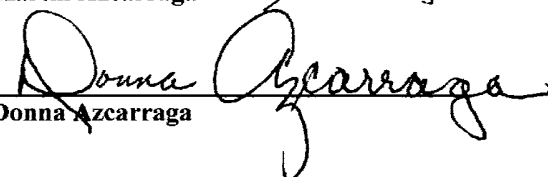
TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s),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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to **the Statutory Exceptions**

EXECUTED AND DELIVERED by Grantor on the date first set forth above.



Martin Azcarraga



Donna Azcarraga

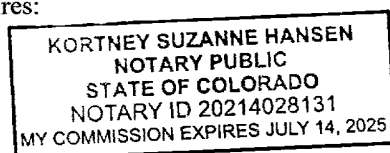
State of : Colorado

}
}
} ss.

County Of Mesa

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **May 20, 2024**, by **Martin Azcarraga and Donna Azcarraga**

My Commission expires:



Witness my hand and official seal.



Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

QUITCLAIM DEED

THIS DEED, dated this 24th day of October, 2024,
between The Mesa County Ditch Company now known as the Grand Valley
Irrigation Company, a Colorado Nonprofit Corporation
of the County of Mesa and State of Colorado, grantor(s), and
Equity Trust Company Custodian FBO Wendi Gechter IRA, grantee(s)

RECEPTION#: 3107792
10/25/2024 1:06:41 PM, 1 of 2
Recording: \$18.00, Doc Fee \$0.10
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

whose legal address is 218 Easter Hill Drive, Grand Junction, CO 81507 of the County of Mesa and State of CO,
grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of One Thousand dollars and no/100
(\$1000.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and
QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the grantee(s), his heirs
and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property,
together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described
as follows:

SEE ATTACHED EXHIBIT "A"

also known by street and number as: 377 28 Road, Grand Junction, CO 81501

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the
grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), his heirs and assigns
forever.

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

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

Phil Bertrand
The Mesa County Ditch Company now known as the
Grand Valley Irrigation Company, a Colorado
Nonprofit Corporation By: Phil Bertrand
PHIL BERTRAND, SUPERINTENDANT

SHIRLEY E LLEWELLYN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084018778
MY COMMISSION EXPIRES MAY 18, 2028

STATE OF COLORADO

COUNTY OF Mesa

}
}
} ss.
}

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 24th day of
October, 2024, by The Mesa County Ditch Company now known as the Grand Valley Irrigation
Company, a Colorado Nonprofit Corporation. By: PHIL BERTRAND, SUPERINTENDANT

My Commission expires:

may 18, 2028

Witness my hand and official seal.

Shirley E Llewellyn
Notary Public

EXHIBIT A

All that part of a parcel of land as described at Reception Number 4814, situated exclusively within in the south one-half of the east quarter of the northeast quarter of the northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado,

Said parcel containing 0.50 acres, more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

General Project Report

Annexation/Zoning

377 28 Road, Grand Junction, CO

Parcel No. 2945-241-00-005

May 30, 2024

Revised September 12, 2024

Revised December 3, 2024

Prepared for:

City of Grand Junction

250 N. 5th Street, Grand Junction, CO 81501

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

info@rccwest.com

A. Project Description

1) Location: The project is located at 377 28 Road (Parcel No. 2945-241-00-005).

2) Acreage: The subject parcel contains approximately 5.0 acres.

3) Proposed Use: This submittal is for the Annexation and zoning of this parcel. The proposed zoning is I-1 (Light Industrial). The future land use is Industrial. The proposed I-1 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

The proposed Annexation and zoning would provide an industrial/commercial site in an area designated for industrial/commercial development. Subsequent development would provide jobs and tax revenue to the City of Grand Junction. The use is yet to be determined.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom on June 27, 2024. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and zoning are in conjunction with the 2020 Comprehensive Plan, and will comply with the adopted codes, plans and requirements for the property. The I-1 zoning is an appropriate district for the Industrial category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses within the surrounding area include commercial, medium, and low density residential.

3) Site access and traffic patterns:

Access and traffic patterns will be determined upon subsequent development.

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

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Grand Valley Drainage District
Grand Valley Irrigation Company
Xcel Energy
City of Grand Junction Fire – Station 1
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form has been obtained and is included with this submittal.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Annexation and Zoning.

6) Effects on public facilities:

The Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

To be determined upon development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

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

None are anticipated.

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

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

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

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

The Annexation/Zoning request is in compliance with the newly adopted 2020 Comprehensive Plan. The applicant is requesting annexation and zoning as provided for by the Persigo 201 Boundary Agreement.

(ii) Compliance with this zoning and development code.

The Annexation and Zoning request is in compliance with the zoning and development code. The future land use is Industrial and the requested zoning of I-1, Light Industrial, meets the intent of the 2020 Comprehensive Plan.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

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

All public facilities and utilities will be available, concurrent with the Annexation and Zoning.

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

All applicable permits will be obtained for this project.

Section 21.02.150(l)(3)(ii) Rezoning:

An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency *The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.*

The proposed Annexation and Zoning request to the I-1 zone district is in compliance with the newly adopted 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary, as well as the Urban Growth boundary and must annex and zone within the City limits in order to develop.

(B) Development Patterns *The proposed zoning will result in logical and orderly development pattern(s).*

*The annexation and zoning of the parcel will result in logical and orderly continuation of development already existing in the area. **Several parcels within the surrounding area are already annexed and zoned within the City limits and are developed with commercial/light industrial uses, i.e. the storage units adjacent to the west (built in 2018) and the large commercial shop/office across 28 Road to the east that is the location of Sunshine Rides (remodel finalized in 2024).***

(C) Benefits *The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.*

*The area will benefit from **continued** industrial/commercial development in this designated area, as evidenced by the surrounding, existing development. **Parcels that are not within the City limits and are zoned I-1 and I-2 in Mesa County, are developed with similar uses.***

Section 21.02.050(c)(4) Annexation:

Approval Criteria

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.

The one-sixth contiguous requirement is met.

ii) The proposed zoning is appropriate, based upon consideration of the following factors: (A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and (B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The project is located within the 201 Sewer boundary, as well as the Urban Growth boundary. The parcel must annex in order to develop. The proposed I-1 zoning is consistent with the Comprehensive Plan designation of Industrial.

(iii) The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

The annexation will not limit the ability to integrate surround land into the City limits, nor will it cause variances or exception to be granted if the adjacent land is annexed or developed. *The proposed I-1 zoning meets the future land use designation of Industrial and all surrounding lands have the same future land use designation and. If surrounding parcels wish to develop, like this parcel, they will have to request annexation and similar zoning and develop with similar industrial uses.*

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

There are no preexisting vested property rights.

F. Development Schedule

Not applicable for this submittal.

Mesa County Parcel Number 2945-241-00-005 Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All recorded and apparent rights-of-way and easements shown hereon were researched by the professional land surveyor, other documents may exist which would affect this property.

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

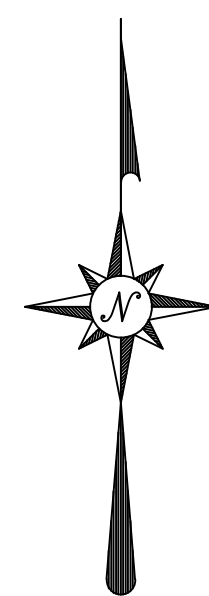
A circular seal with a rope-like border. The text "COLORADO LICENSED" is at the top, "ALEC KHALIL THOMAS" is in the middle, and "PROFESSIONAL LAND SURVEYOR" is at the bottom. The number "38274" is in the center.

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the northeast quarter of the northeast quarter of Section 24, T.1S, R.1N, Ute Meridian, the northeast corner of said Section 24, being a 3.0" aluminum cap on a pipe marked "PLS 24453" whence the north 1/6 corner of said Section 24 and Section 19, being a 2.5" aluminum cap marked "PLS 24320 AES 2000", bears South 00°13'41" East, as shown hereon.

E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCS:M:	MESA COUNTY SURVEY MARKER
MCF:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
Ø	DIAMETER
R:	RANGE

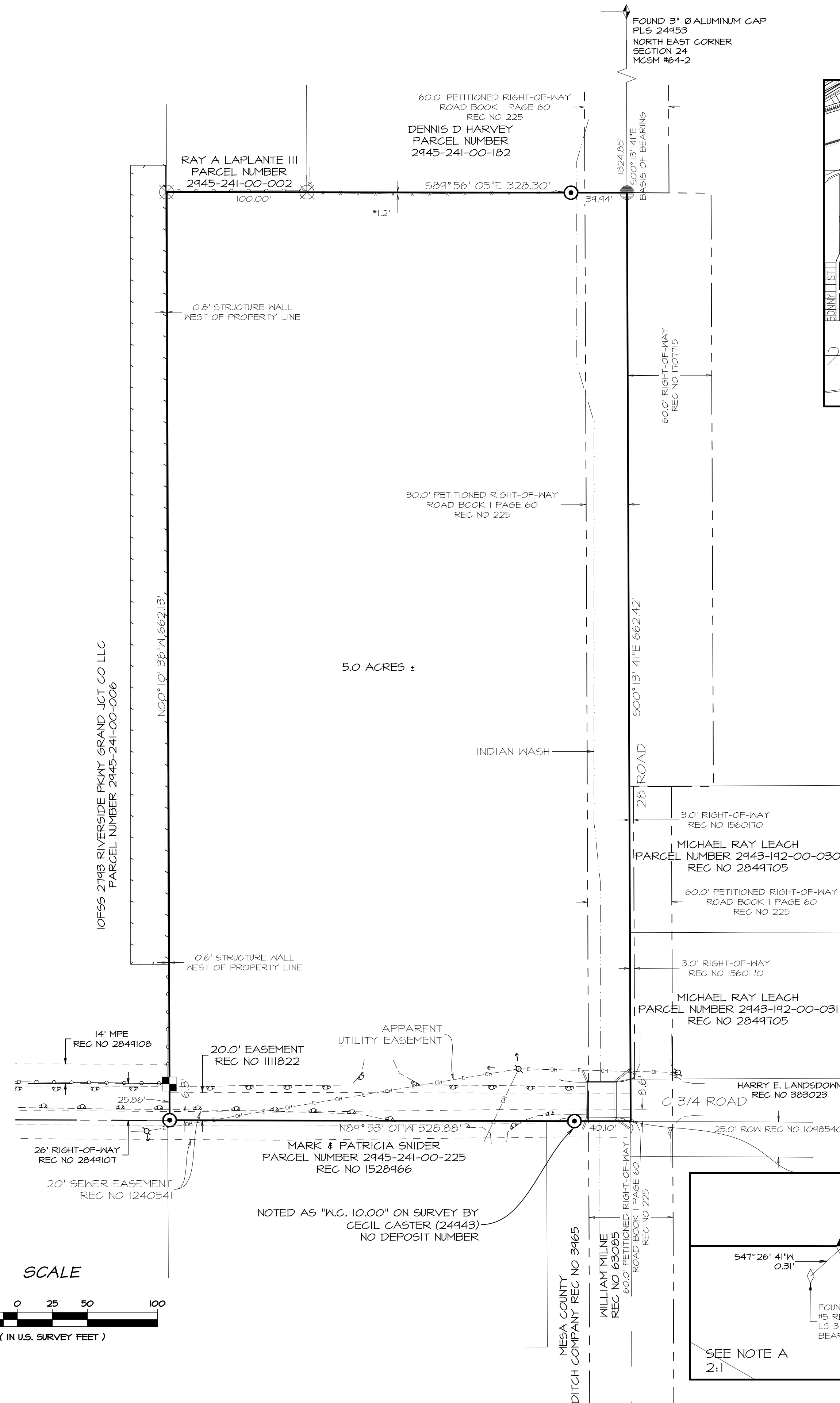
MCLCS ZONE "GVA"
 TRANSVERSE MERCATOR PROJECTION
 POINT OF ORIGIN (SNO1)AND CENTRAL MERIDIAN:
 LATITUDE: 39°06'22.72756N
 LONGITUDE: 108°32'01.43463W
 NORTHING: 50,000FT
 EASTING: 100,000FT
 SCALE FACTOR: 1.000218181798
 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

1. The cap marked BEAR 2009 was not accepted by the hereon signed surveyor as representing the north sixteenth corner between Section 19 and Section 24. The monument record filed by Bear in 2009 makes no mention of the 2.5" aluminum cap marked AES PLS 24320 which should have been in place at the time of the Bear survey. According to the 2000 AES cap monument record, the position was perpetuated in using multiple reference monuments of prior record. The Bear monument only dimensions one of these reference points.
 - * Denotes distance feature projects into subject parcel.
- 2.
3. Fence deviation along the north line will be corrected upon development of this site. Adjoiner to the north has been notified of this planned reconstruction.



(IN U.S. SURVEY FEET)

Packet Page 43



 2" ALUMINUM CAP ON #5 REBAR
 L5 37049 - ALAN'S LAND SURVEYING
 1.25" PLASTIC CAP ON #5 REBAR
 FL5 24443 - MONUMENT
 2" ALUMINUM CAP ON #5 REBAR
 FL5 37404 - POLARIS SURVEYING
 ALIQUOT MONUMENT AS NOTED
 SET 1.5" ALUMINUM CAP ON # 5 REBAR
 FL5 38214
 EASEMENT LINE
 PARCEL LINE
 ROW LINE
 ALIQUOT LINE
 OVERHEAD ELECTRIC
 CHAIN LINK FENCE
 WIRE FENCE
 STRUCTURE WALL
 EDGE OF GRAVEL
 EDGE OF ASPHALT
 EDGE OF PAVEMENT
 UTILITY POLE
 GUY WIRE

Mesa County Surveyor's Office
Date _____
Deposit Number _____



Mesa County Parcel Number 2945-241-00-005
Northeast Quarter of the Northeast Quarter of
Section 24,
Township 1 South, Range 1 West, Ute Meridian
Mesa County, Colorado

Sheet of Date:1/30/25		Job No. 1718-017	
Surveyed: SLG	Drawn: AKT	Checked: AKT	
Drawing name: S:\PROJECTS\1718 BOA Builders\017 216 Road\Survey\DWG\1718-017 ISP.dwg			



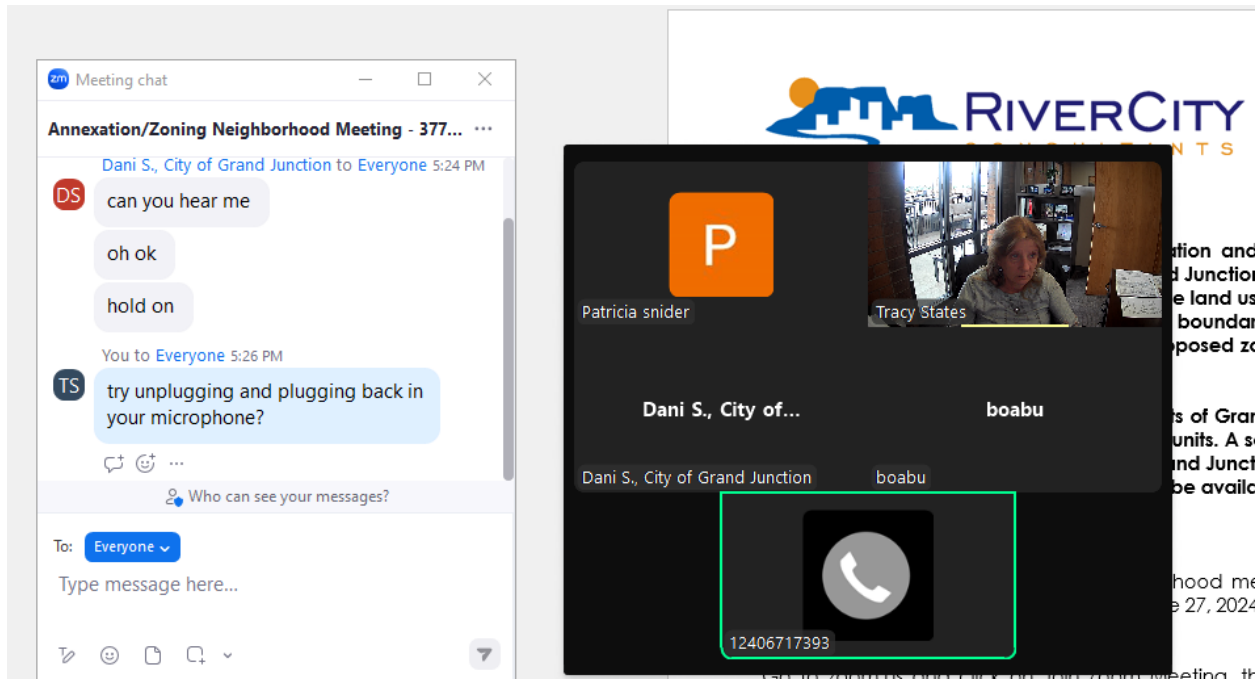
**377 28 Road Annexation and Zoning
Parcel No. 2945-241-00-005**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, JUNE 27, 2024, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, June 27, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on June 10, 2024, per the mailing list received from the City of Grand Junction. There were five two attendees including Tracy States, Project Coordinator, with River City Consultants, Dani Stine, Senior Planner with the City of Grand Junction, and Charlie Gechter, representing the applicant. There were two attendees (a couple) from the public in attendance.

The meeting began at approximately 5:30 PM. Tracy shared information regarding the property, why it was being annexed and zoned within the City limits (due to its location within the 201 boundary), location, existing zoning, and the 2020 Comprehensive Plan maps. Tracy explained that plans were in progress but not yet available for viewing and went on to explain the use would be for a business park, likely drawing trades like a welding shop. Tracy also explained the process for both the annexation and zoning, and the subsequent site plan application.

There were no questions or concerns expressed by the couple in attendance. The meeting adjourned at approximately 5:45 PM.



10FSS 2793 RIVERSIDE PKWY GRAND
JCT CO LLC
3301 ATLANTIC AVE
RALEIGH NC 27604

2792 WINTERS LLC
C/O R BRUCE & R WAYNE HOLDER
181 E 56TH AVE STE 400
DENVER CO 80216

3196 MESA LLC
2785 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

9210 HOLDINGS LLC
PO BOX 717
GRAND JUNCTION CO 81502

AGUIRRE REYNA ISABEL AVENDANO
VALLADARES JOSE MARTIN
3110 F 3/4 RD
GRAND JUNCTION CO 81504

AZCARRAGA MARTIN
AZCARRAGA DONNA
PO BOX 2072
GRAND JUNCTION CO 81502

BARNES DONALD E
2811 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

BLOZVICH MISTY
BLOZVICH BRADY, et al.
2803 PERRY DR
GRAND JUNCTION CO 81501

BURKHARDT BRADLEY B ESTATE
C/O SUZANNE LIDDICOAT-PER REP
374 28 RD
GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
DANI STINE
250 N 5TH ST
GRAND JUNCTION CO 81501

CJ PROPERTIES LLC
2791 WINTERS AVE
GRAND JUNCTION CO 81501

CLEMENTS FAMILY TRUST DATED
JUNE 4 2018
CLEMENTS EDWARD L III TRUSTEE, et
al.
3358 BARRANCA CT
SAN LUIS OBISPO CA 93401

COWGER PATRICK D
COWGER KIMBERLY L
12815 ROEBER RD
PAONIA CO 81428

EQUITY TRUST CO CUST FBO WENDI
GECHTER IRA
CHARLIE GECHTER
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GERSCH DAVID E
3257 C RD
PALISADE CO 81526

HARVEY DENNIS D
HARVEY KARL A
383 28 RD
GRAND JUNCTION CO 81501

HERRERA MARTHA LIFE EST
C/O MARY FRANCES HERRERA
585 25 1/2 RD TRLR 113
GRAND JUNCTION CO 81505

HUNSBERGER MELVIN R SR
2805 PERRY DR
GRAND JUNCTION CO 81501

JCMB PROPERTIES LLC
196 TZ TRAIL
GRAND JUNCTION CO 81503

LAPLANTE ROY A III
837 W CENTURY ST UNIT B
SANTA MARIA CA 93455

LATERAL MC70 IRRIGATION INC
KEN HEINECKE
2833 C 1/2 RD
GRAND JUNCTION CO 81501

LAYMAN JAMES
2799 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

LEACH MICHAEL RAY
LEACH LEAH MICHELLE
360 27 1/2 RD
GRAND JUNCTION CO 81501

MAJIC INVESTMENTS LLC
902 HIGHWAY 50
GRAND JUNCTION CO 81503

NEW CINGULAR WIRELESS PCS LLC
C/O AT&T PROPERTY TAX DEPT
909 CHESTNUT ST, RM 36-M-1
ST LOUIS MO 63101

RICHARDSON WILLIAM PAUL
2812 C 3/4 RD
GRAND JUNCTION CO 81501

RIVER CITY CONSULTANTS INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

ROICE-HURST HUMANE SOCIETY INC
PO BOX 4040
GRAND JUNCTION CO 81502

RUCKMAN KIMBERLE S
601 20 RD
GRAND JUNCTION CO 81507

SNIDER MARK
SNIDER PATRICIA
375 28 RD
GRAND JUNCTION CO 81501

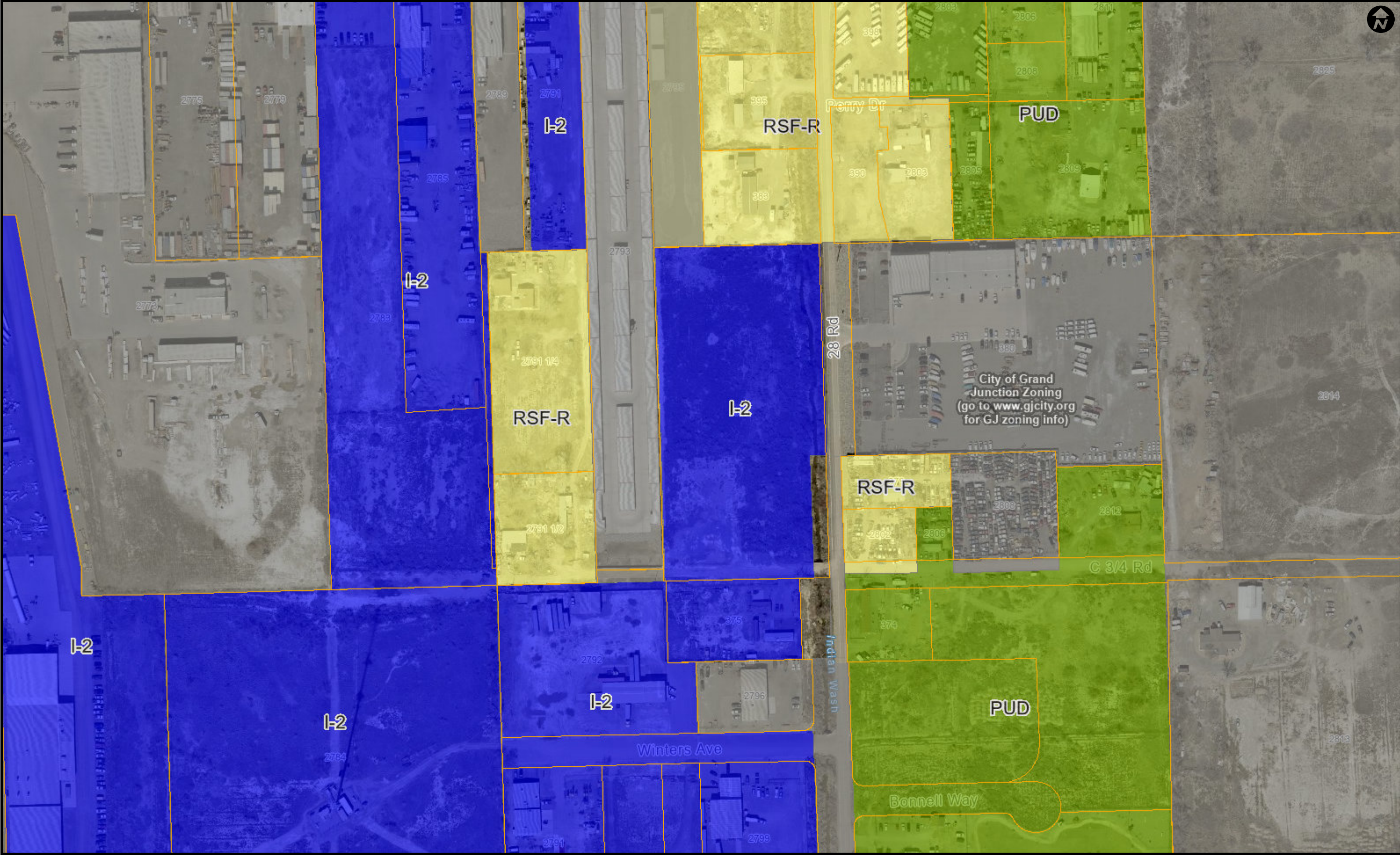
WHEELER DANIEL D
WHEELER VIRGINIA
2791 1/4 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

WINTERS LLC
PO BOX 87
MESA CO 81643

Location Map



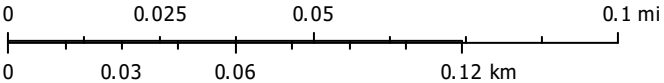
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1 inch equals 0 miles
Scale: 1:2,257



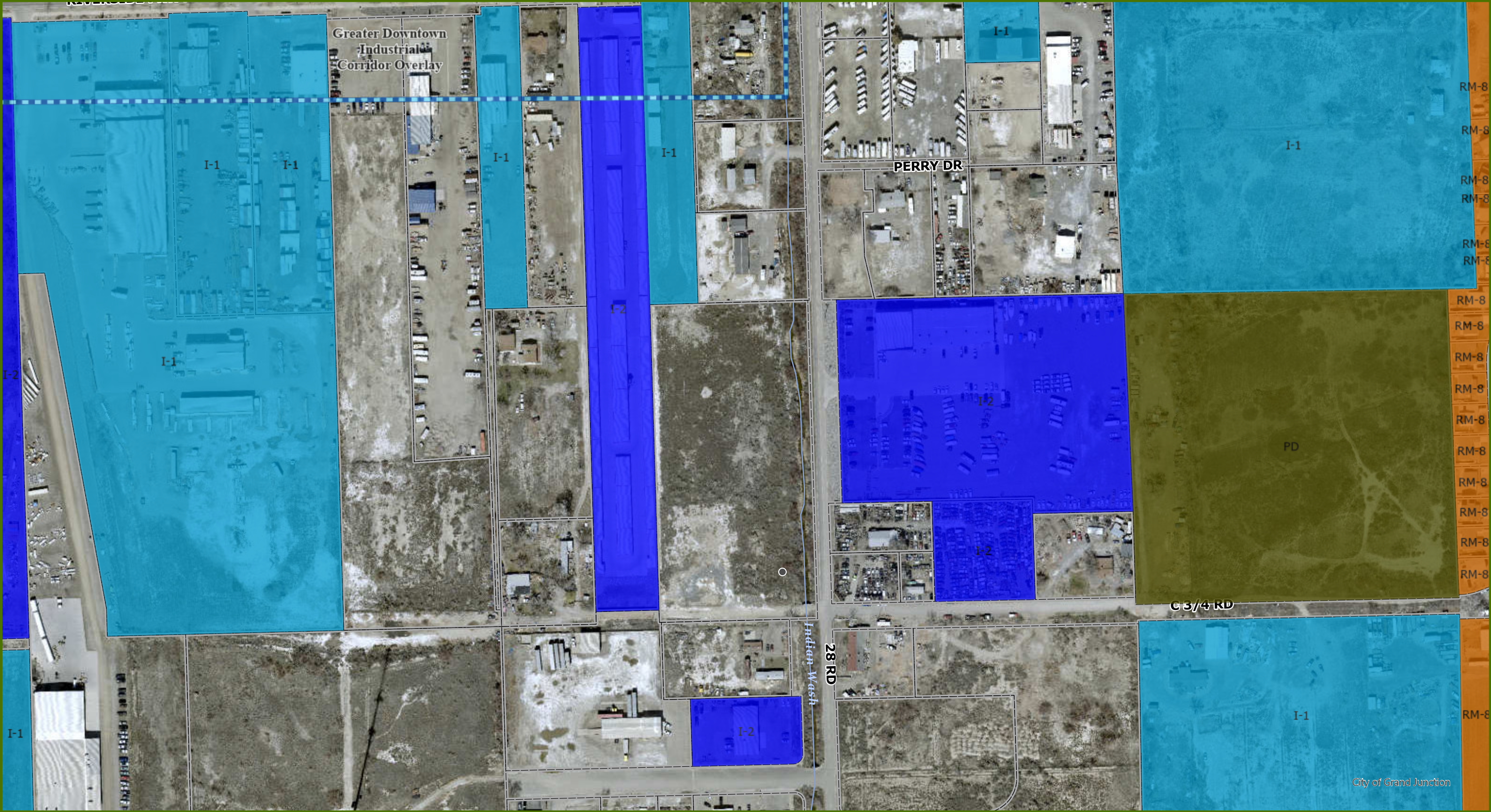
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

County Zoning Map

Print Date: June 27, 2024
Packet Page 49



Existing City Zoning



Printed: 6/27/2024
1 inch equals 0 miles
Scale: 1:2,257

Comprehensive Plan 2020



Printed: 6/27/2024
1 inch equals 0 miles
Scale: 1:2,257

**WENDI GECHTER IRA ANNEXATION
PETITION FOR ANNEXATION**

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

GENERAL LOCATION: 377 28 Rd, Grand Junction, CO 81507
Tax ID # 2945-241-00-005

The S1/2 E1/4 NE1/4 NE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

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

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

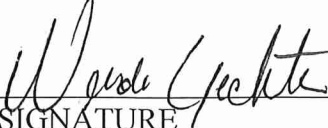
This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

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

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

Equity Trust Company Custodian FBO Wendi Gechter IRA
NAME

218 Easter Hill Dr, Grand Junction, CO 81507
ADDRESS


SIGNATURE

Wendi Gechter, Owner

4/15/25
DATE

(Wendi Gechter IRA Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Wendi Gechter, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

Wendi Gechter

Subscribed and sworn to before me this 15th day of April, 2025.

Witness my hand and official seal.

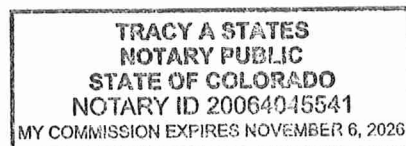
Tracy A. States

Notary Public

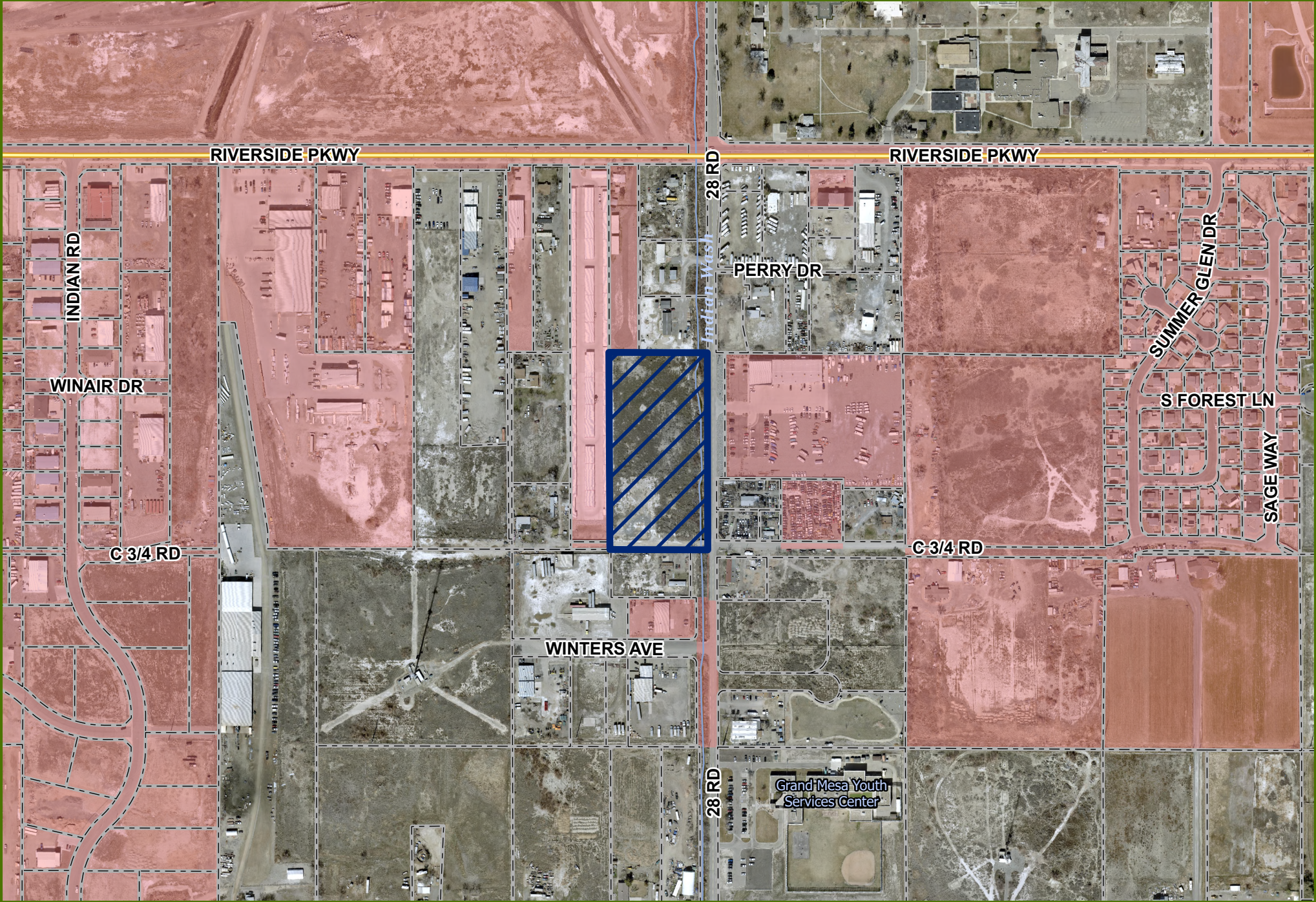
466 Duffy Drive
Grand Junction, Co 81504

Address

My commission expires: 11/06/2026



377 28 Annexation



0 125 250 500 Feet

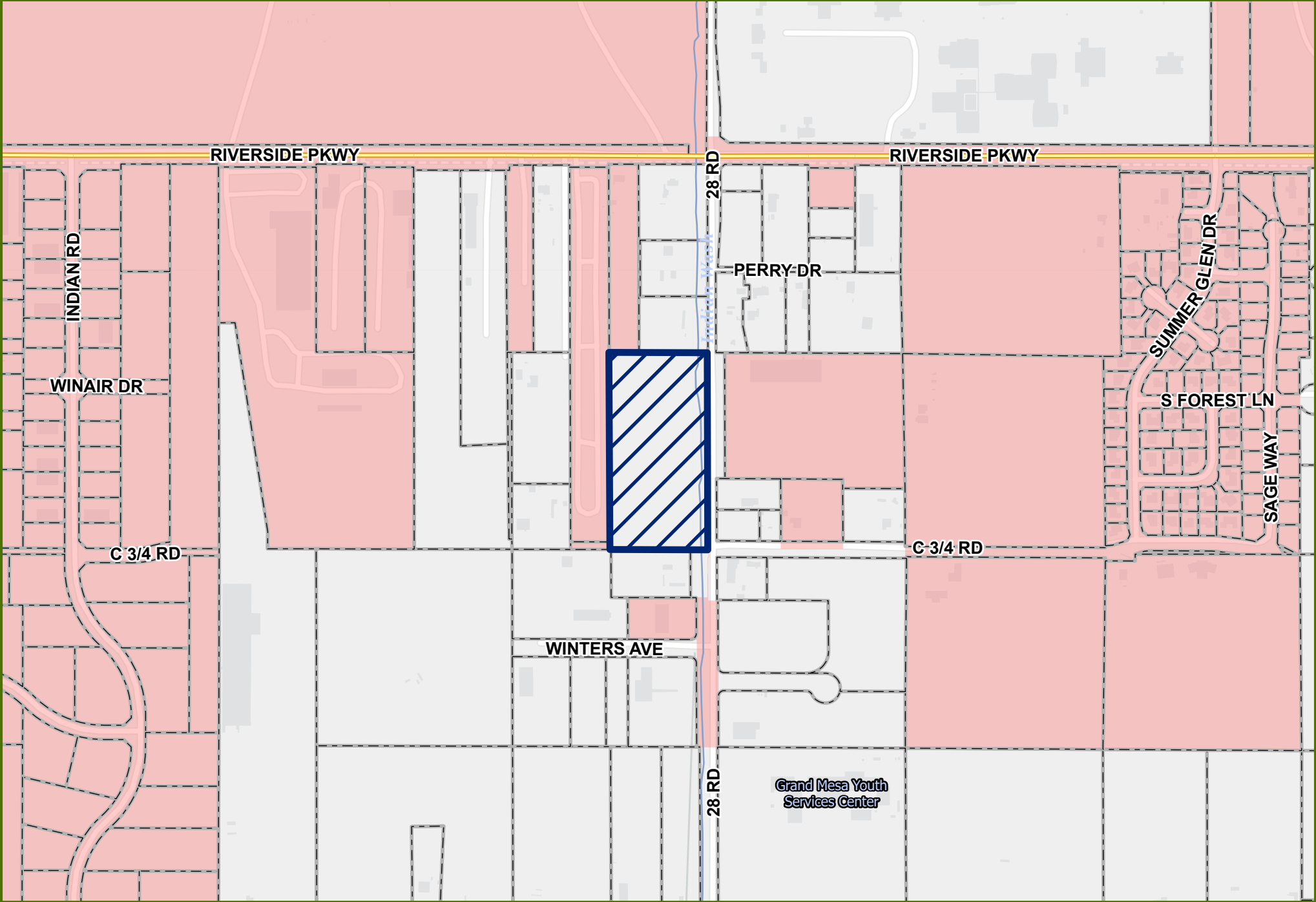


Annexation Site



City Limits

377 28 Annexation



0 125 250 500 Feet

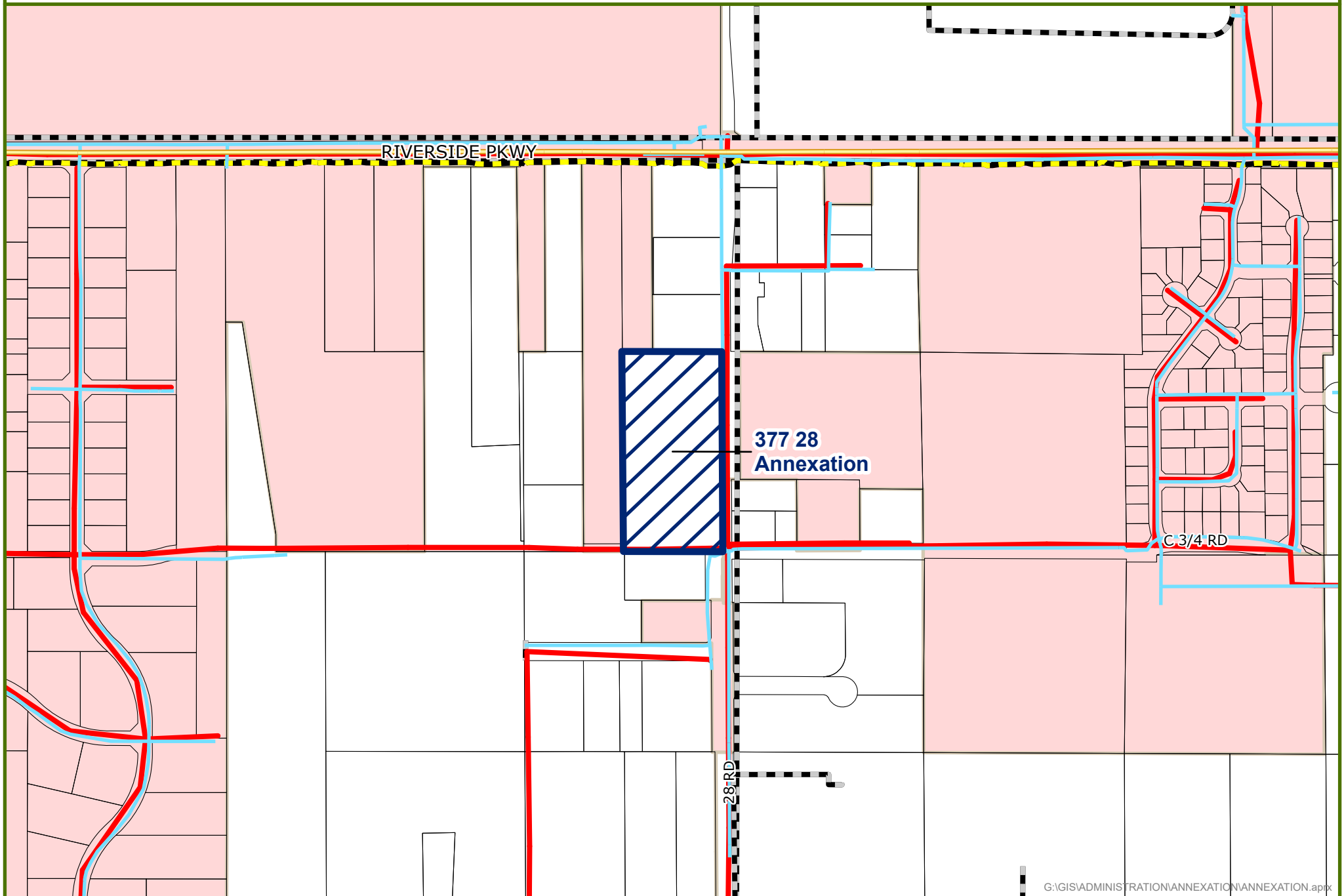


Annexation Site



City Limits

377 28 Annexation - Utilities



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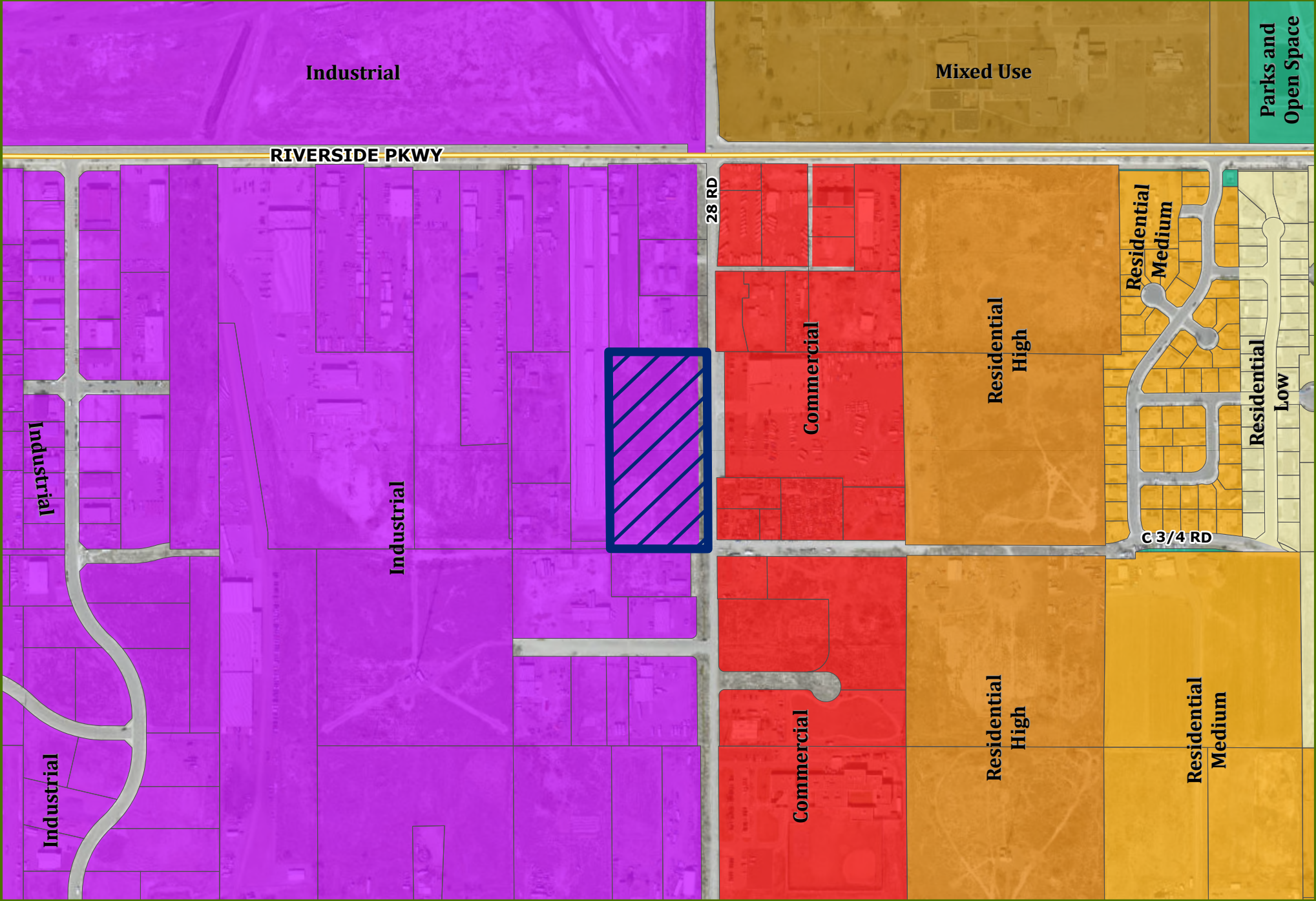


0 0.05 0.1 Miles

— UTE WATER
— SEWER

--- CITY FIBER
--- NON-CITY FIBER

377 28 Annexation - Land Use



0 125 250 500 Feet



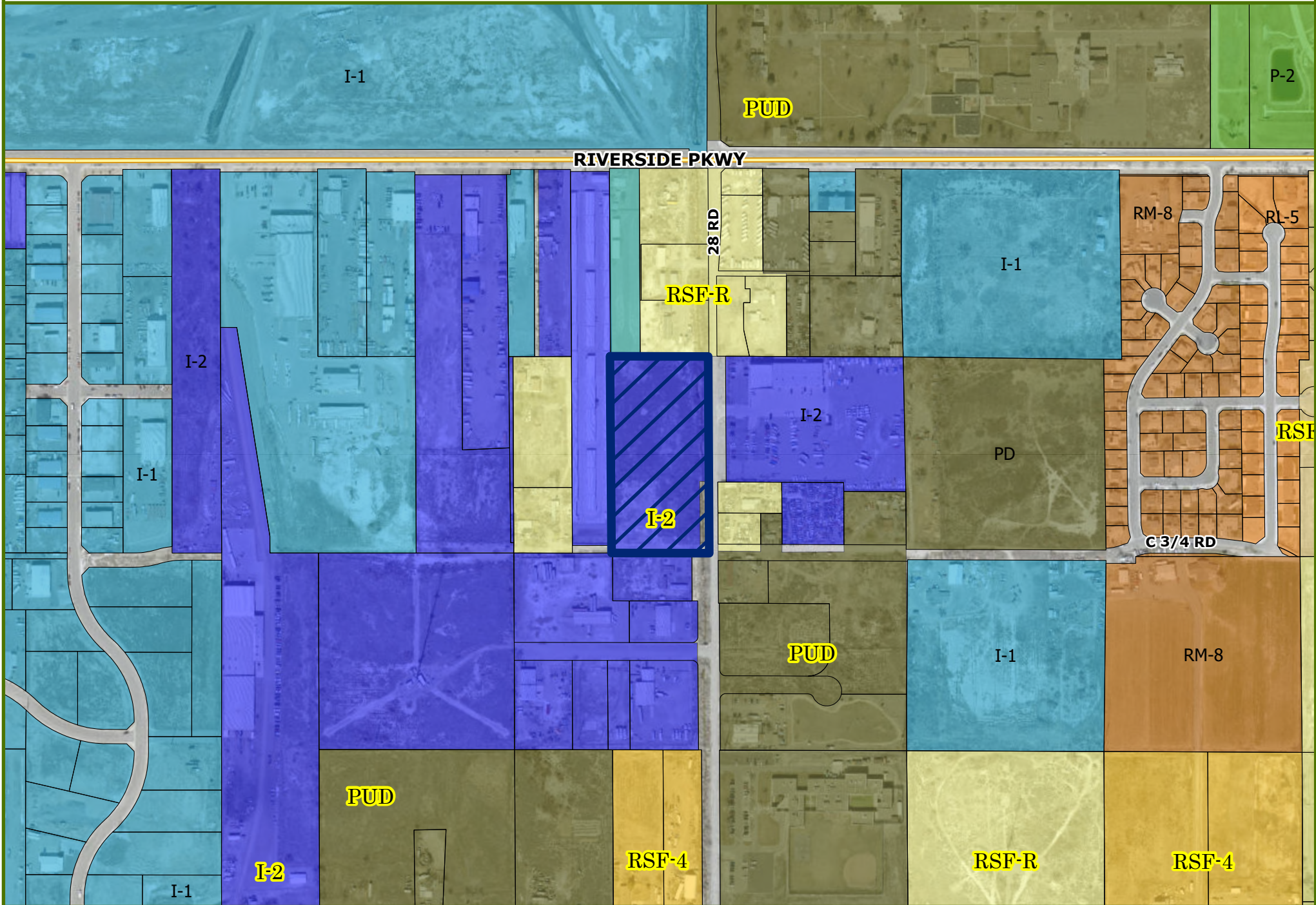
Annexation Site

Packet Page 57

Date Created: 3/26/2025



377 28 Annexation - Zoning



0 125 250 500 Feet



Annexation

City Zoning

County Zoning

Date Created: 3/26/2025



WENDI GECHTER IRA ANNEXATION SCHEDULE				
May 7, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
May 13, 2025		Planning Commission Considers Zone of Annexation		
May 21, 2025		City Council Intro Proposed Zoning Ordinance		
June 18, 2025		City Council Accept Petition/Annex and Zoning Public Hearing		
July 20, 2025		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2024-437		
Location(s)		377 28 Rd		
Tax ID Number(s)		2945-241-00-005		
Number of Parcel(s)		1		
Existing Population		0		
Number of existing Dwelling Units		0		
Acres Land Annexed		5.0		
Developable Acres Remaining		5.0		
Right-of-way in Annexation				
Previous County Zoning		I-2		
Proposed City Zoning		I-1		
Surrounding Zoning:	North:	RSF-R (County) and I-1 (City)		
	South:	I-2 (County)		
	East:	RSF-R (County) and I-2 (City)		
	West:	I-2 (City)		
Current Land Use		Vacant Land		
Proposed Land Use		Light Industrial/Commercial		
Surrounding Land Use:	North:	Industrial/Single Family Residential		
	South:	Industrial/Commercial		
	East:	Industrial/Commercial		
	West:	Industrial		
Comprehensive Plan Designation:		Industrial		
Retailers within Annexation boundary		Yes:		No: X
If yes, provide Name/Address/Phone Number				
Values:	Assessed	\$53,010		
	Actual	\$190,000		
Address Ranges				
Special Districts:	Water	Ute Water		
	Sewer	Persigo		
	Fire	Grand Junction Fire		
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	School District 51		
	Pest	Grand River Mosquito Control District		

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
WENDI GECHTER IRA ANNEXATION**

**LOCATED 377 28 ROAD
APPROXIMATELY 5.58 ACRES**

WHEREAS, on the 7th day of May 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 ____ day of _____, 2025; and

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

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

That the property situate in Mesa County, Colorado, and described to wit is by and with this ordinance duly and lawfully annexed to the City:

**WENDI GECHTER IRA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Wendi Gechter IRA Annexation Legal Description

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, all in the Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0

feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.

INTRODUCED on first reading this 7th day of May 2025 and ordered published in pamphlet form.

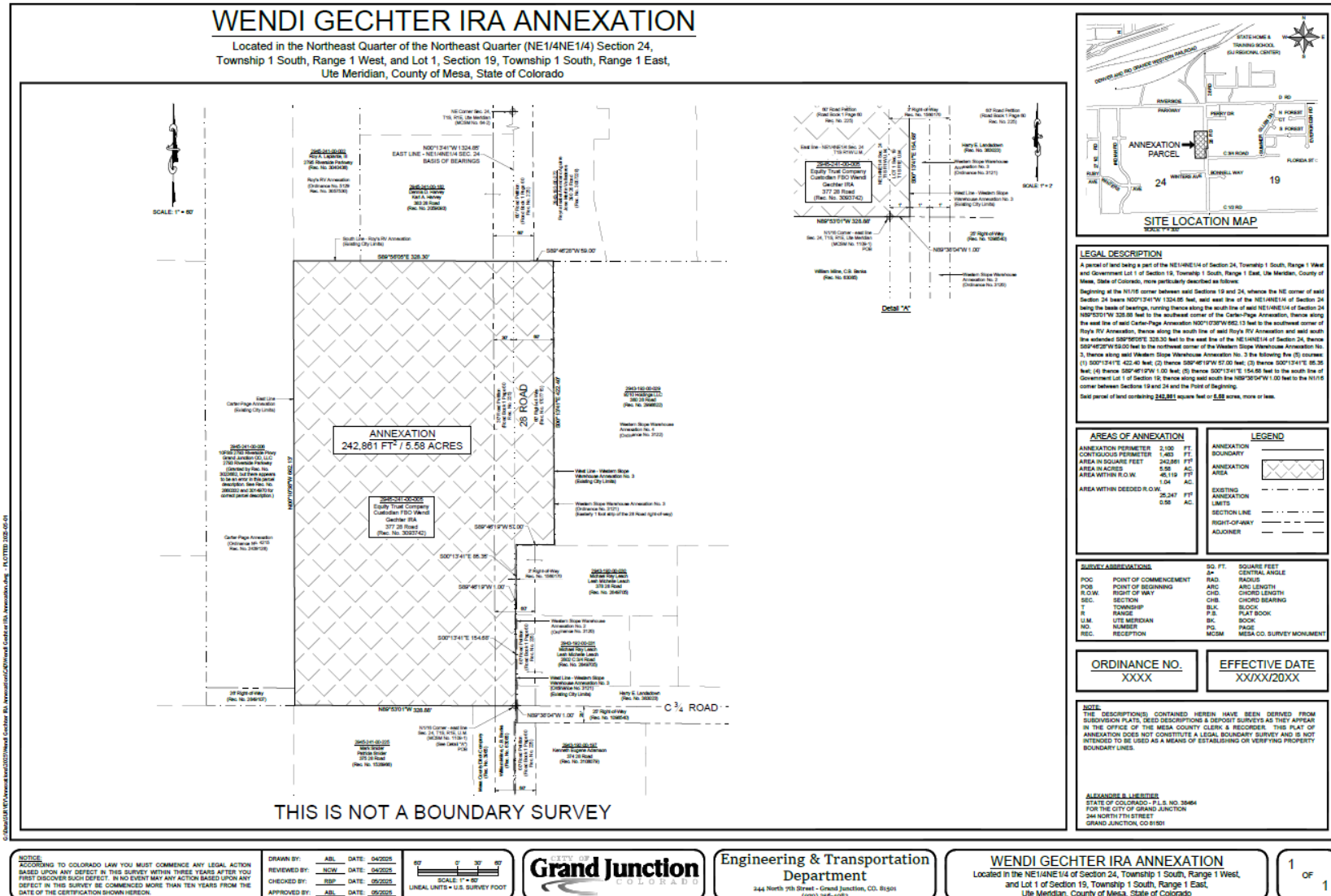
ADOPTED on second reading this ____ day of _____, 2025 and ordered published in pamphlet form.

[NAME]
President of the City Council

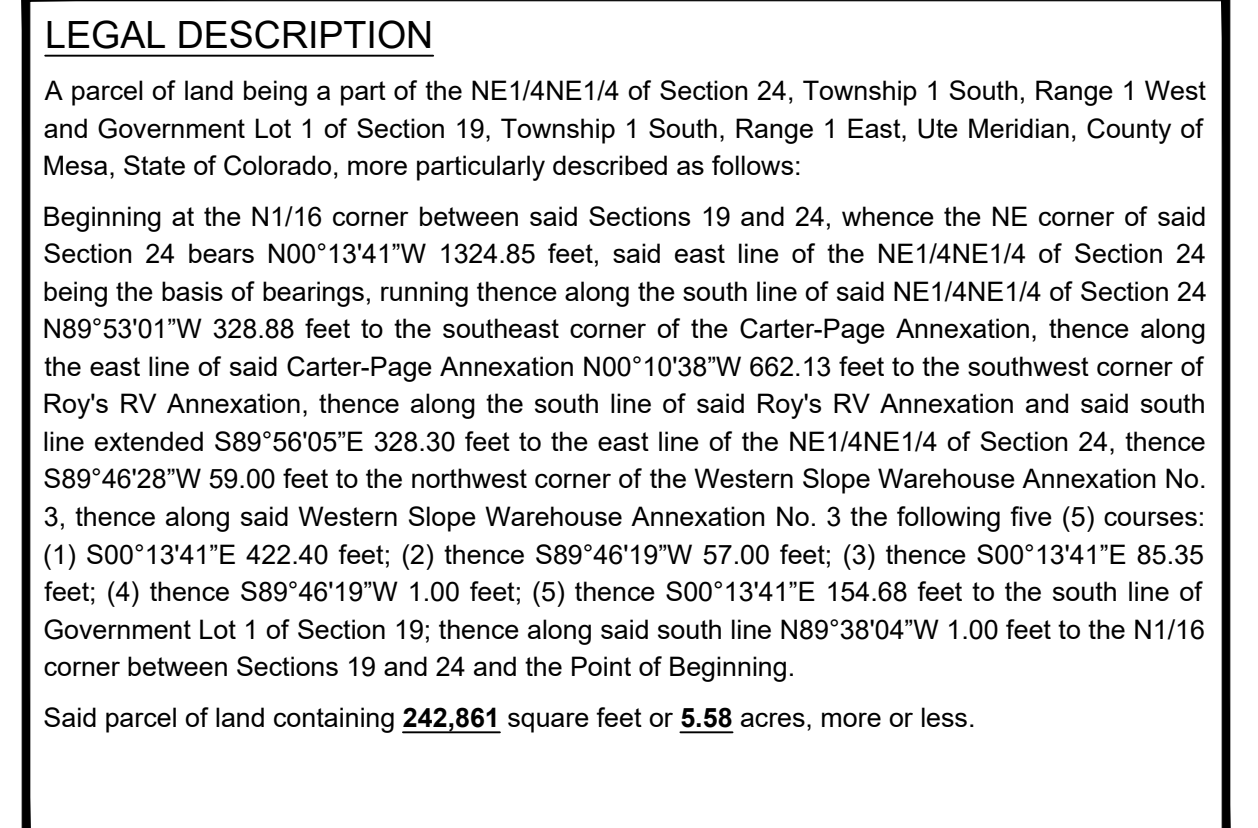
ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A



Located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) Section 24,
Township 1 South, Range 1 West, and Lot 1, Section 19, Township 1 South, Range 1 East,
Ute Meridian, County of Mesa, State of Colorado



<u>ORDINANCE NO.</u> XXXX	<u>EFFECTIVE DATE</u> XX/XX/20XX
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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.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

1 OF 1

**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 7th day of May 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**

WENDI GECHTER IRA ANNEXATION

**APPROXIMATELY 5.58 ACRES
LOCATED AT 377 28 ROAD, GRAND JUNCTION, COLORADO**

WHEREAS, on the 7th day of May 7, 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:

**WENDI GECHTER IRA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Wendi Gechter IRA Annexation Legal Description

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, all in the Ute Meridian, Mesa County, Colorado, more particularly described as follows:
Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 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 18th day of June, 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 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 7^h day of May 2025.

[NAME]
President of the City 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>
May 10th, 2025
May 17th, 2025
May 24th, 2025
May 31st, 2025



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: May 7, 2025

Presented By: Mike Bennett, City Manager, Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Selestina Sandoval

Information

SUBJECT:

A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

Annually, the City Council reviews and determines the City Council representation on, or to, the various boards, committees, commissions, authorities, and organizations.

BACKGROUND OR DETAILED INFORMATION:

The City Council assigns its members to serve on various Council-appointed boards, committees, commissions, and authorities, as well as a number of outside organizations. Assignments were discussed at the May 5, 2025, City Council Workshop, and this resolution formalizes that discussion.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 20-25, a resolution appointing and assigning City Councilmembers to represent the City on various boards, committees, commissions, authorities, and organizations.

Attachments

1. Board Assignments 2025 (1)

2. RES-Council Assignments 050725

CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2025/2026

EXTERNAL AGENCIES

Board/Organization	Meeting Day/Time/Place	2024/2025 Assignments	2025/2026 Assignments
Business Incubator Center	1 st Wednesday of each month at 7:30 a.m., 2591 Legacy Way	Scott Beilfuss Ex-Officio/non-voting	Scott Beilfuss Alternate: Ben Van Dyke Ex-Officio/non-voting
Colorado Municipal League-Policy Committee	CML Office	Anna Stout Participation per Committee Rules	Anna Stout Participation per Committee Rules
Downtown Development Authority/BID	4 th Thursday at 7:30 a.m., Grawl Agency, 750 Main St. Nov. & Dec. meeting are the 2 nd Thursday of the month	Abram Herman Voting member	Ben Van Dyke Voting member
Grand Junction Economic Partnership	3 rd Wednesday of each month at 7:30 a.m., GJEP, 122 N. 6 th Street. No March or November meetings	Cody Kennedy Voting Member	Cody Kennedy Voting member
Grand Junction Housing Authority	2 nd Tuesday of each month at 5:00 p.m., GJHA, 8 Foresight Circle	Randall Reitz Alternate Scott Beilfuss Voting member	Laurel Cole Voting member
Grand Junction Regional Airport Authority	3 rd Tuesday of each month at 11:30 p.m., Airport Terminal Building (additional meetings as needed)	Cody Kennedy Voting member	Cody Kennedy Voting member
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday of each month at 3:00p.m., City Hall Auditorium	Jason Nguyen Alternate Scott Beilfuss Voting member	Jason Nguyen Voting member
Horizon Drive Association Business Improvement District	3 rd Wednesday of each month at 10:30 a.m., Horizon Drive Conference Room	Dennis Simpson Voting Member	Jason Nguyen Voting Member

CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2025/2026

Las Colonias Development Corporation	Meets as needed and scheduled	Cody Kennedy Voting Member	Cody Kennedy Voting Member
Mesa County Separator Project	5X a year-Feb., April, June, Sept., and Dec. at Networks Unlimited, 515 S. 7 th Street	Mayoral Assignment	Mayoral Assignment
One Riverfront	2 nd Monday of every even month at 5:30 p.m. in the Old Courthouse 1 st Floor Training Room A, 3 rd Floor Annex	Randall Reitz Non-voting member	Scott Beilfuss Non-voting member
Air Service Alliance	1 st Friday of every even month at 9:00 a.m. at the Chamber of Commerce	Anna Stout Non-voting member	Staff – Mike Bennett
Museum of the West	As needed	Cody Kennedy Voting Member	Laurel Cole
Colorado Water Congress		Dennis Simpson Voting Member	Staff Member

CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2025/2026

INTERNAL BOARDS AND COMMISSIONS

Board Name	Meeting Day/Time/Place	2024/2025 Assignments	2025/2026 Assignments
Audit Committee	Meets as needed		Robert Ballard and Laurel Cole
Commission on Arts & Culture	4 th Wednesday of each month at 4:30 p.m., Except Nov. and Dec.	Scott Beilfuss Voting member	Laurel Cole Voting member
Council Real Estate/Property Committee	Meets as needed		Cody Kennedy and Anna Stout
Forestry Board	1 st Thursday of each month at 8:30 a.m. Parks Office, 2529 High Country Ct.	Scott Beilfuss Voting member	Robert Ballard Voting member
Parks Improvement Advisory Board (PIAB)	Quarterly, 2 nd Tuesday at noon, various locations	Abram Herman Alternate Cody Kennedy Voting member	Robert Ballard Voting member
Parks & Recreation Advisory Board (PRAB)	1 st Thursday at noon, usually at the Hospitality Suite	Abram Herman Alternate Cody Kennedy Voting member	Anna Stout Voting member
Persigo Board (All City and County)	Annually and as needed	All Voting members	 Voting Members
Riverview Technology Corporation	Annual meeting in January 1 st Wednesday of the month at 9:00 a.m., 2591 Legacy Way	Dennis Simpson Voting member	Scott Beilfuss Voting member
Urban Trails Committee	2 nd Wednesday of each month at 5:30 p.m.	Jason Nguyen Alternate Abram Herman Voting member unless appointed by the city Manager	Jason Nguyen Voting member unless appointed by the City Manager

CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2025/2026

Historic Preservation Board	1 st Tuesday of each month at 4:00 p.m. usually in the Auditorium	Scott Beilfuss Serving on HPB is optional - If a councilmember is appointed, they are a voting member	Scott Beilfuss Serving on HPB is optional - If a councilmember is appointed, they are a voting member
Visit Grand Junction	2 nd Tuesday of each month at 3:00 p.m., Various locations	Randall Reitz Alternate Anna Stout Voting member	Laurel Cole Voting member

Council members will participate in the interview process for their assigned board along with a volunteer from council, and the Chair of the specific board.

Doodle Polls are sent out for your availability, please select any date you are available to ensure an interview date.

Dinner is provided if the interview goes past 45 minutes.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-25

**A RESOLUTION APPOINTING AND ASSIGNING CITY COUNCILMEMBERS TO REPRESENT
THE CITY ON VARIOUS BOARDS, COMMITTEES,
COMMISSIONS, AUTHORITIES AND ORGANIZATIONS**

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by, and through, its creation of many of those boards and its participation thereon and therewith is no exception.

The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions, and organizations.

In order to continue that service, the City Council annually, or at convenient intervals, designates certain Council members to serve on the various boards, committees, commissions, authorities, and organizations and with this Resolution accomplishes the same.

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

Until further action by the City Council, the appointments, and assignments of the members of the City Council are as attached and incorporated by this reference and the various appointments and assignments are the action of the City Council.

PASSED AND ADOPTED THIS 7th day of May, 2025.

President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: May 7, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Public Works - Streets

Submitted By: Trent Prall

Information

SUBJECT:

Resolution Directing Certain Actions Regarding the Design and Construction of Improvements to 4th and 5th Streets and Ratifying Actions in Connection Therewith

RECOMMENDATION:

Staff recommends adoption of proposed resolution.

EXECUTIVE SUMMARY:

Addressing concerns and perceptions from downtown business owners and the community, City staff presented to City Council at the May 5 workshop proposed changes for possible implementation this spring, including 1) reviewing and further refinement of sight distances at various intersections and 2) relocating the bike lane to be adjacent to the through-lane (buffered from angled parking where possible), referred to as Version 2.0.

City Council discussed various options and alternatives for 4th and 5th Streets during the workshop and ultimately directed staff to bring forward Version 2.0 for a vote of the City Council at the May 7, 2025, City Council meeting. Included in this direction was to implement the Version 2.0 changes as soon as possible (estimated to begin in the next 2-3 weeks), conduct a public engagement and outreach plan to evaluate the implementation of 4th-5th Pilot Version 2.0, present City Council with long-term options in addition to Version 2.0 which include two-lane configurations, and gather feedback from the community and business stakeholders.

The proposed resolution authorizes City staff to move forward with 4th-5th Pilot Version 2.0 and conduct public outreach and engagement to develop a final corridor vision.

BACKGROUND OR DETAILED INFORMATION:

Background – The 1984 Downtown Development Authority (DDA) Plan of Development discussed safety concerns with the contemporary configuration of 4th & 5th Streets (then three-lane, one-way couplets) and contemplated possible changes to address high speeds. The 2019 DDA Vibrant Together plan reemphasized the need to transform the 4th and 5th Street corridors away from their unintended use as high-speed arterials through the heart of the downtown core, to better align with their "Collector" classification in the 2018 Circulation Plan.

The Greater Downtown Plan, completed in 2013, included a goal to maintain and enhance the Downtown District's economic, cultural, and social vitality. And proposed Policy 1g, to Study alternatives for 4th and 5th Streets including returning these streets to the two-way grid system between Ute Avenue and North Avenue.

The 2020 One Grand Junction Comprehensive Plan had several goals intended to enhance bicycle and pedestrian connections and infrastructure to and throughout Downtown, the Colorado River Corridor, and the University District and provide transportation options, including strategy 4.1, to "continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes."

Recent History – In 2021-2022, the DDA and City hired consulting firm Bohannon Huston to study two-way plus bike lanes and one-way, two-lane plus bike lanes. The project's goals, as outlined in the study, were to create a safer, more pedestrian/bicycle-friendly environment while maintaining circulation and providing economic growth opportunities. City Council adopted the study on May 4, 2022.

Implementation was proposed for Spring 2023; however, business owners were concerned about the design's impact on parking (reduction) and mature trees (removal), and requested staff consider a one-way, one-lane plus bike lane configuration. The engineering consulting firm Olsson completed a traffic capacity analysis for the one-lane/one-way configuration on September 10, 2023. The analysis concluded that all streets/intersections would operate at the level of service "D" or better in 2045 with the one-lane configuration on 4th and 5th Streets, as approved by CDOT.

The one-lane configuration was adopted by DDA board on November 2, 2023, and City discussed the project with City Council at the October 28, 2023 workshop with direction to include it in the 2024 budget.

Pilot implementation was part of a \$1.2 million project funded in the Sales Tax Capital Improvement Fund. \$1.0 million was invested in planned chipseal and minor street reconstructions/asphalt maintenance, while \$200,000 was for paint, delineators and street widening on 5th Street between Belford and North Ave. This work was partially reimbursed by \$150,000 CDOT Revitalizing Main Streets grant.

Pilot Implementation – City traffic crews started August 5, 2024, on 4th Street at Belford Ave with the original 11-foot-wide lane layout. Below is the chronology of the

rest of the project.

- Week of August 12, 2024 – adjustment to a 14-foot-wide lane on 4th Street from Grand to Ute.
- Week of August 19, 2024 – adjustment to an 18-foot-wide lane on 4th Street from Grand to Ute.
- Week of September 9, 2024 – initial implementation of 18-foot-wide lanes on 5th Streets from Ute to Grand and a 14-foot-wide lane from Grand to Hill.
- Week of September 16, 2024 – initial implementation of a 14-foot-wide lane on 5th Street between Hill to North and conversion of Belford between 4th and 5th Streets from one-way to two-way.
- October 2024 – Initial post-pilot speed data were collected on 4th, 5th, and 7th Streets after minor pilot iterations were complete.

Modifications since initial implementation – By the time City traffic crews began striping the 5th Street corridor on September 9, the original design had been modified to reflect design changes on 4th Street.

- Travel lanes are 18 feet between Ute Ave and Grand Ave and 14 feet between Grand Ave and North Ave, addressing the Grand Junction Fire Department's concerns and drivers' nervousness about parallel parking directly adjacent to traffic.
- Turning radius at various corners is softened by relocating delineators.
- Sight distances are verified.
- Additional diagonal parking is provided along the west side of 5th Street south of Grand Ave.
- To accommodate the wider travel lane, the pre-pilot “no parking” condition is restored on the east side of 5th Street, north of Grand Ave, creating width for a broader cycle lane buffer.
- In January 2024, over 90 delineators were removed from the corridors. 4th Street between North Ave and Grand was widened to 14 feet.

Concerns/perceptions – The City's EngageGJ.org has had over 800 posts. Many additional concerns, as well as support, have been shared via direct communication with the City Council and/or staff or through Letters to the Editor, You-Said-Its, and social media feeds. Most concerns can be categorized into the following issues:

- o Congestion/slower speeds,
- o Perception of an increase in crashes or risk thereof,
- o Tight radius/difficult turns,
- o Unsightly aesthetics or distracting street elements (appears under construction due to delineators),
- o Sight distance concerns at 5th and White / 4th and Colorado / 5th and Colorado,
- o Difficulty parking or accessing the Colorado Ave parking lot,
- o Parking buffered bike lane with parking prevents bikes and moving cars from seeing each other,
- o A perception that nobody uses the cycle facilities, and/or
- o Some business owners have stated it seems there are fewer people downtown, partially based on the Rockslide Parking lot not being as full as prior to the project's implementation.

Analysis – Staff have conducted additional speed and volume analysis and have reviewed traffic crash data. Speed and volume data are provided in Attachment A.

- **Speeding** – The project has been successful in reducing observed speeds. On both 4th and 5th Streets, 85th percentile speeds through the residential area between North Ave and Grand Ave have decreased by approximately 4-5 MPH to settle within 3-4 MPH of the posted 30 MPH speed limit. Observed speeds in the business district near Rood Ave, have decreased by over 5 MPH to within 10 percent of the posted 25 MPH speed limit. At the gateway to downtown, at Colorado Ave, speeds have decreased by 3-4 MPH but still exceed the posted 25 MPH speed limit by more than 10 percent on 5th Street.

- **Volumes** – Some community members and business owners are concerned that vehicular volume/driver demand may have been limited by the pilot implementation on both corridors. Since many trips along 4th and 5th Streets previously were through trips and not destined for downtown, this could be true while also not impacting downtown visits. Steady-state results suggest up to a 22% reduction in vehicles entering downtown via 4th Street (at Rood Ave) and no change in vehicles entering downtown via 5th Street (at Colorado Ave). Data on Average Daily Traffic (ADT) collected to date is provided below:

1. Gunnison Ave 4th St 2105: ADT pre-pilot / 2225 steady-state (+120)
5th: 3861 ADT pre-pilot / 3779 steady-state (-82)
2. Rood Ave 4th St 2737: ADT pre-pilot / 2141 steady-state (-596)
5th: 5115 ADT pre-pilot / 5261 steady-state (+146)
3. Colorado 4th St 2031: ADT pre-pilot / 2149 steady-state (+118)
5th: 4983 ADT pre-pilot / 5045 steady-state (+62)

Vehicular volumes have increased on 7th Street north of Gunnison Ave, from 9774 to 10,917 (+1143 vehicles per day) and at Rood Ave, from 6824 to 9686 (+2872 vehicles per day). South of Colorado Ave, vehicular volumes have decreased from 5263 to 4869 (-394). South of Grand Ave, where 7th Street has a 2/3-lane cross-section, speeds are at or near the posted speed limit of 25 mph. At Gunnison Ave, where 7th Street has a 4-lane cross-section, speeds remain at 6 mph or 20% over the posted 30 mph speed limit.

Some of the increase on 7th Street could be due to the construction impacts of I-70B (Ute Ave). CDOT has temporarily narrowed westbound traffic on I-70B from three lanes to one lane, causing frequent back-ups through the 5th and Ute intersection. Therefore, northbound US-50 traffic that may have planned to use 1st Street/I-70B may instead divert east to 7th Street to continue northbound. This phase of I-70B will be completed later this year. Phase 7 from 4th Street to 7th Street is proposed next year.

- **Crashes** – Since the pilot implementation, GJPD has responded to 15 traffic incidents. Attachment B provides more detail and analysis. Of the 15 crashes, staff believe only two could be directly attributed to the project changes: one associated with

the lane drop at 5th and Colorado and a cyclist (scooter) not being seen at 4th and Rood by a right-turning driver. Two additional incidents could potentially be attributed to project changes with the lane change violation at 5th and Ute and failure to yield at 4th and Colorado.

While four crashes involved cyclists, only one is attributable to the project. All four resulted in injury. While there does appear to be an increase in bike crashes on these corridors, it is important to note that only 5th Street between Grand and Belford—about ¼ of the project extent had a cycle facility (striped lane) before. Qualitative observation suggests that more cyclists are riding on 4th and 5th Streets now, although pedestrian/bike counts are not scheduled until early May 2025 as a part of the annual Urban Trails Committee Active Traffic Counts. The relevant location is 5th and Belford (near Copeka Coffee). After that date, there will be more conclusive evidence of whether normalized bicycle-involved crashes have changed.

In 2024, there were 12 crashes before the project installation, which resulted in four injuries. Additionally, at least five “Turned from the wrong lane/position” crashes occurred before the project installation—there have been zero since.

- **Partner Feedback** – Downtown Development Authority Executive Director Brandon Stam provided the following prior to the January 13 Council Workshop:

- o Downtown housing is creating more residential density which heightens the need to slow speeds. This change is already in motion with the opening of The Junction earlier this year with over 256 units coming online.
- o Removal of bollards, move towards a more permanent feel.
- o Sightlines - Perhaps parking spaces need to be removed to improve sightlines, realizing it's a balance. More sight distance, faster speeds.
- o DDA believes the cycle track works fine; however, perhaps moving to a more conventional lane, like on 7th, would reduce community stress.
- o Timing of lights – Many share that the lights should be set to the speed limit, especially on 4th Street. City Staff have confirmed the lights are set to the speed limit and each cycle consistently provides for 15-18 cars at 23-25mph.
- o CDOT's I-70B Phase 7 will continue the reconstruction of I-70B through 6th Street. As part of that improvement, 5th Street will convert the left, northbound lane to a left turn/thru movement. This will encourage traffic to travel through the business loop and alleviate the merging traffic at Colorado.

Next Steps

As discussed at January 13, 2025 and May 5, 2025 workshops, staff recommends reconfiguring to a Pilot v2.0 configuration between Ute Ave and Grand Ave, which maintains the success of reduced speeds while addressing the challenges with the current layout, by moving the bike lane adjacent to the vehicular travel lane and restoring most pre-pilot parking configurations. This would be more like what is found on nearby streets, such as 7th Street between Ute Ave and Grand Ave.

Already completed – Pilot v1.2 – Q1 2025 – Maintain existing geometry, with minor alterations as needed to respond to demonstrated issues. Minimize the use of vertical delineators (“plastic bollards”) in favor of parking chinks and roll-over elements. Over 90 delineators were removed in January and lower roll over elements were added at 4th and Gunnison as a sample. Sight distance concerns were made with adjustments to parking spaces immediately upstream of some intersections. Additional data was collected as well as public input.

Proposed Pilot v2.0 – Q2 2025 – Restripe both corridors to create the bike lane adjacent to the vehicle travel lane like what is found on existing Grand Junction streets such as 7th Street. Most of the pre-pilot parking configurations will also be restored. Both the Grand Junction Fire and Police Departments are in support of this change as it addresses narrow lane width concerns, while still maintaining one lane of traffic, and simplifies the design compared to the previous Pilot v1.0 configuration. This does result in a less protected bicycle configuration, with increased conflict areas anywhere where drivers entering or exiting parking spaces will be crossing the cycle lane. It also allows more width for drivers to pull out of the way of emergency vehicles with sirens running.

Assessment & Permanent Version

A public engagement and outreach plan will be developed to evaluate the implementation of 4th-5th Pilot 2.0, present long-term solutions, and gather feedback from the community and businesses stakeholders. This outreach and engagement would include review of comprehensive data and public input to weigh outcomes against pilot objectives and neighborhood values. Regular updates would be provided during this timeframe leading to a permanent configuration to be recommended.

- o Outcome 1 – “Back to the Drawing Board”: Safety and convenience outcomes are not meeting pilot objectives and neighborhood values –develop a more acceptable geometry, possibly including one-lane, two-way configurations, as originally envisioned in the 1980s; two-lane one-way plus bike lane configurations (with significant parking impact), as proposed in 2022; or other options (including reversion and relocation of bicycle facilities to parallel corridors).

- o Outcome 2 – “Pilot success”: Convenience trade-offs are worthwhile for Safety benefit – Budget and plan for the reconstruction of both 4th and 5th Street corridors from Ute to North corridors into a one-lane plus bike-lane configuration.

Funding for either of the Permanent Version options has not been identified, but the project should compete for grant dollars to supplement City/DDA investment.

If Council is inclined to move forward in this manner, staff will begin communicating next steps and estimated timelines widely with the community. This would include and acknowledge that the aesthetics of dozens of white delineators detract from the downtown experience for many residents. Some even went so far as to say the project “ruined downtown.” Borrowing the concept from many communities researching the effectiveness of protected intersections or cycle facility concepts nationally, staff

implemented plastic delineators generously to reinforce the scale of the geometry change visually. Now that the pilot has settled into steady-state geometry, staff are preparing to minimize the use of vertical reflective elements.

Staff will modify the pilot project by transitioning many of the delineators to lower vertical elements, such as curb stops and rollover humps, to define bulb-outs. This will address some of the community concerns about the distracting or “construction” look of the delineators. Some of the delineators will need to remain in accordance with federal/state regulations to delineate key features of the design. This will help determine which elements are kept and which are designed out. Staff is committed to continuing to modify and revise based on feedback received. The EngageGJ.org project site will remain open.

FISCAL IMPACT:

Implementation of 4th-5th Pilot Version 2.0 is estimated at \$40,000 and is included in the 2025 capital improvement budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 21-25, a resolution directing certain actions regarding the design and construction of improvements to 4th and 5th Streets and ratifying actions in connection therewith.

Attachments

1. Attach A - Speed and Volume Summary rev
2. Attach B - Crash Summary Project Inception to Date 250501
3. 4th-5th 2.0 exhibit
4. RES-4th and 5th 20250506 JPSTCP

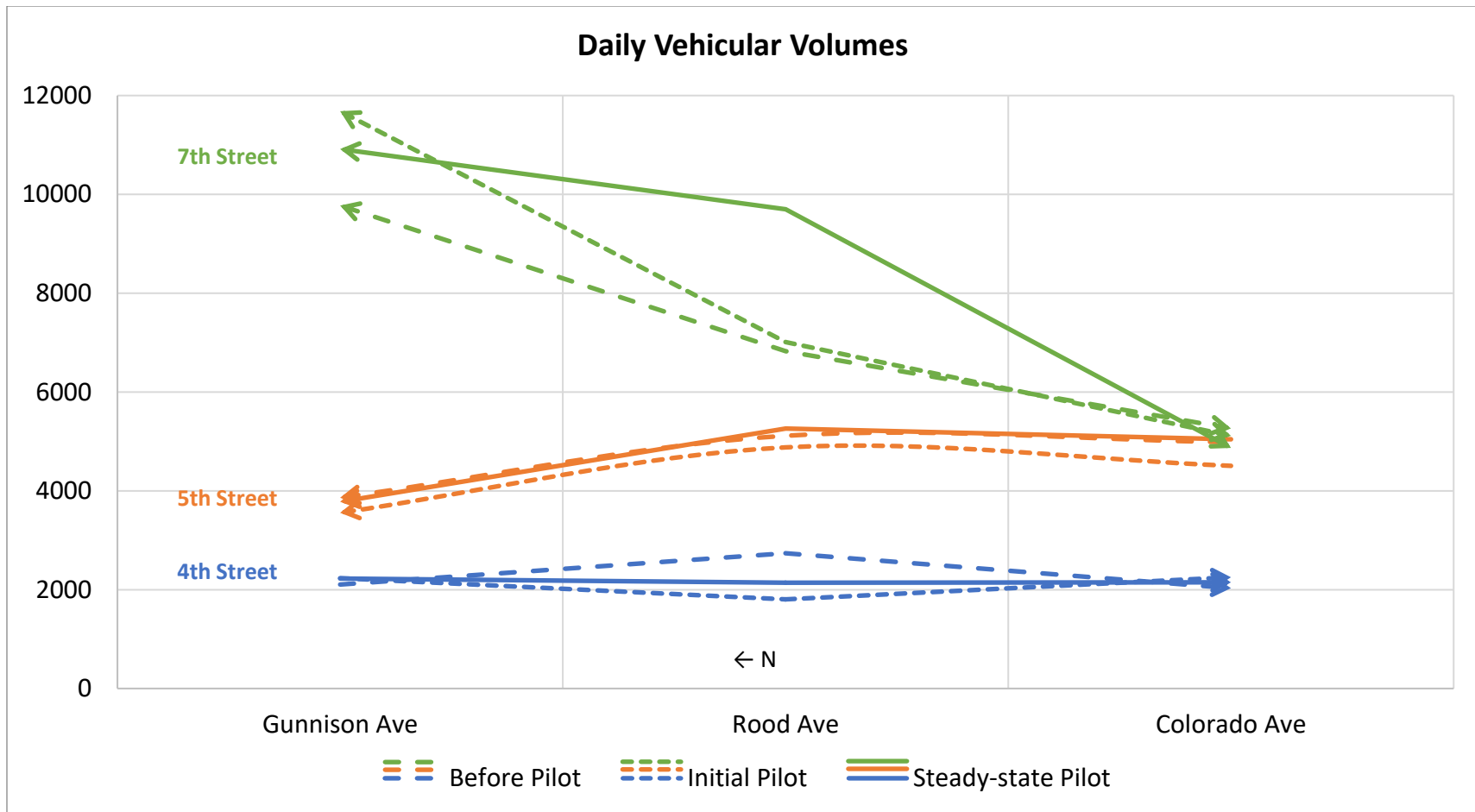
Attachment A Speed and Volume Summary

Cross-street	Posted Speed Limit	4th Street – Observed Speeds (MPH)	% away from speed limit	5th Street – Observed Speeds (MPH)	% away from speed limit	7th Street – Observed speeds (MPH)	% away from speed limit
Gunnison Avenue before Pilot		37.6	25%	37.2	24%	36.3	21%
Initial Pilot	30	31.7	6%	32.1	7%	34.8	16%
Steady-state Pilot		33.3	11%	32.3	8%	35.9	20%
Rood Avenue before Pilot		28.4	14%	31.6	26%	26.1	4%
Initial Pilot	25	23.3	7%	26.4	6%	31.6	26%
Steady-state Pilot		22.6	9.6%	28.0	12%	25.7	3%
Colorado Avenue before Pilot		28	12%	31.8	27%	25.4	2%
Initial Pilot	25	24.1	4%	28.7	15%	25	0%
Steady-state Pilot		24.6	2%	28.7	15%	25	0%
The table summarizes observations of 85 th -percentile driver speeds before Pilot implementation, initially after Pilot implementation, and under steady-state conditions (~6 months after Pilot implementation). Speeds which differ from the posted speed limit by ≥10% are highlighted orange.							

On 4th Street, 85th-percentile driver speeds at the top of the corridor settled approximately 1.5MPH higher than initial observations to exceed the posted speed limit by over 3MPH, while driver speeds stayed below posted speed limits along the rest of the corridor.

On 5th Street, 85th-percentile driver speeds downtown settled approximately 1.5MPH higher than initial observations to exceed the posted speed limit by 3MPH, while driver did not change dramatically between initial pilot deployment and steady-state conditions, exceeding the speed limit by approximately 3MPH. Driver speeds have remained just above posted speed limits along the rest of the corridor, particularly entering downtown.

On 7th Street, 85th-percentile driver speeds increased dramatically during the initial Pilot implementation, especially near Rood Avenue, but settled back to pre-Pilot ranges along most of the corridor.



On 4th Street, volumes have remained on-par with pre-Pilot and initial Pilot implementation along the whole corridor. Overall, drivers’ route preference for southbound travel is primarily unchanged by the Pilot.

On 5th Street, volumes have remained on-par with pre-Pilot and initial Pilot implementation along the whole corridor. Overall drivers’ route preference for northbound travel is primarily unchanged by the Pilot.

On 7th Street, volumes have remained on-par with pre-Pilot and initial Pilot implementation on the north and south ends of the corridor. The increased demand observed in the middle portion of 7th Street may be partially attributable to construction disruptions on I-70B influencing drivers away from using 1st Street between Ute Avenue and Grand Avenue.

Attachment B Crash Summary

Summary of Crashes since August 24 on 4th Street and September 13 on 5th Street

- 8/24 - 4th and Grand
 - the two drivers were entering the flashing intersection simultaneously (one on yellow, one on red)
 - Failure to yield hit and Run
 - Would not attribute this to the changes from the project.
- 8/26 – 4th and Chipeta
 - Bicycle was traveling northbound in bike lane (counterflow)
 - Motorist did see the bike and accidentally applied the gas instead of brake when turning onto 4th from eastbound Chipeta
 - Would appear to be more of a mistake on the motorists part than attributed to the project
- 11/19 – 4th and Rood
 - Driver did not see bicycle in bike lane when turning right from 4th to Rood
 - Could be attributed to project
- 9/13 – 5th and Colorado
 - Driver failed to make the left turn at Colorado at the lane drop and sideswiped the other vehicle
 - This could be attributed to the project if unfamiliar with the changes. Occurred the day after the change was made.
- 10/21 – 5th and Rood
 - GVT bus struck a vehicle parked in a marked parking spot on the east side of the roadway
 - Difficult to attribute to the project as in this section where the car was parked are 18 foot wide lanes but the report claims this is “due to the narrow nature of the roadway”
- 11/18 – 5th and Gunnison
 - Bicycle was traveling southbound in the bike lane (counterflow)
 - Bike claims a vehicle was westbound on Gunnison struck him on the side and knocked him to the ground and then did not stop
 - Would not directly attribute this to the project – the bike lane existed prior to the project and the bike was traveling the wrong way down a one-way corridor
- 12/31/24 – 4th and Colorado
 - Vehicle traveling EB failed to yield to SB vehicle on 4th
 - Could possibly attribute to project and/or existing conditions regarding sight distance complexities
- 12/31/24 – 5th and Chipeta
 - EB Vehicle disregarded stop sign, did not fully stop, and resulted in injury
 - Would not attribute to the project
- 1/8/25 – 4th and White
 - WB rear-end at light due to brakes failing
 - Would not attribute to the project 1/10/25 – 4th and White
 - Driver was parked in stall on White Ave. north of the Post Office
 - The driver “attempted to back out into White Ave. but accidentally kept foot on accelerator pedal”. This caused the driver to continue in a backwards/U-turn motion and ultimately collided with a parking sign and the wall of the Post Office.

- Would not attribute to project – not in project boundaries
- 1/24/25 – 5th and Grand
 - EB driver was talking to someone in the vehicle and looked up to see they were driving through a red light - then struck a NB vehicle driving through the intersection with a green light.
 - Would not attribute to the project
- 1/25/25 – 5th and Main
 - NB rear-end at traffic signal
 - Driver stated his dog jumped on the floorboard on the driver's side and he didn't want to step on the dog
 - Would not attribute to the project.
- 2/27/25 – 4th and Grand
 - SB vehicle turning right on 4th struck an EB tricycle in crosswalk
 - Resulted in an apparent minor injury to cyclist
 - Driver saw the hand flashing crosswalk signal, but did not see cyclist
 - Would not attribute to the project
- 3/6/25 – 5th and Ute
 - Semi heading N on 5th changed lanes because they did not see the vehicle beside them
 - Could potentially be attributed to the project as the driver could have been anticipating the lane change one block ahead. However, it would appear to be more of an error on the driver's part by not looking prior to changing lanes.
- 3/9/25 – 4th and Grand
 - SB vehicle ran a red light and struck WB vehicle
 - Would not attribute to the project

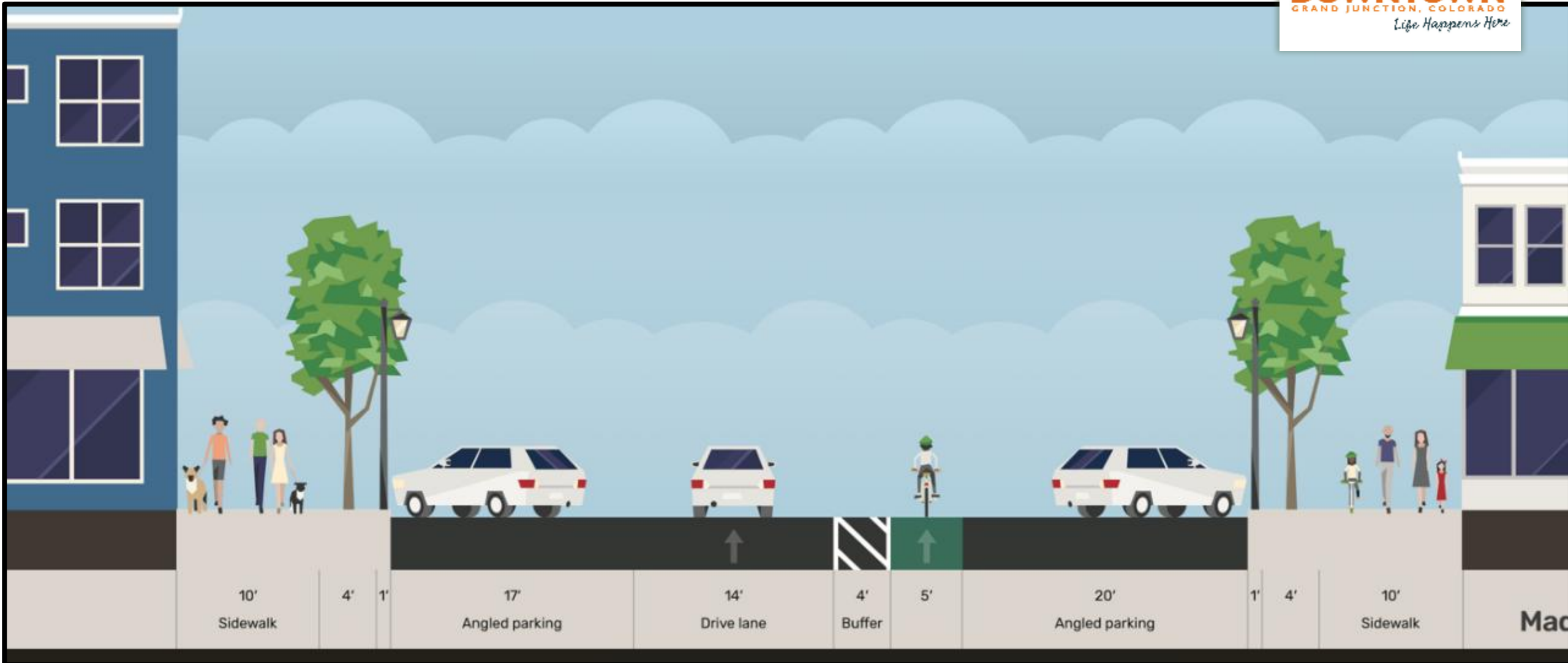
Key takeaways regarding crashes through 11/18/2024 were previously reported to City Council December 20, 2024 memo and are as follows:

- Of the 6 crashes only two could be directly attributed to the project changes. (Highlighted in light blue) (lane drop at Colorado and bike not being seen at 4th and Rood)
- Three of the crashes involve bikes – only one could be attributed to the project (bike not being seen at 4th and Rood)
 - All three bike crashes did result in injury.
- While this does appear to be an increase in bike crashes on these corridors – there were not bike facilities on the majority prior to this project. Anecdotally, there are more bike riders on these corridors now. However, bike counts are not currently scheduled to be completed until this spring that can confirm this. These will be completed as part of the annual bike counts. The relevant location is 5th and Belford (near Copeka Coffee). This location was counted last year before the project installation as well.
- The 12 crashes that happened prior to the project installation resulted in a total of four injuries. The six crashes that happened after the project installation resulted in three injuries.
 - The three injuries since the project installation all involved bicycles.
- There were at least five “Turned from the wrong lane/position” crashes prior to the project installation in 2024 – there have been zero since installation.

Since November 19, 2024, 9 crashes have occurred on or near the 4th-5th St. Corridors. Of these crashes, key takeaways are as follows:

- Only one crash involved a bike and was not attributed to the project.
 - o A tricycle crossing 4th Street eastbound at Grand Ave
- Only 2 of these crashes could *potentially* be attributed to the project.
 - o These are highlighted in yellow above
 - 12/31/24 – 4th and Colorado - failure to yield
 - 3/6/25 – 5th and Ute – lane change violation
- Two crashes involved an injury, but neither was attributed to the project.
 - o A tricycle crossing 4th Avenue at Grand
 - o Failure to stop at stop sign – 5th and Chipeta
- One crash occurred from a parking space on White Ave outside the project boundaries and was not attributed to the project.

4th-5th Street – Pilot Phase 2.0



1 RESOLUTION NO. __-25

2 A RESOLUTION DIRECTING CERTAIN ACTIONS REGARDING THE DESIGN AND
3 CONSTRUCTION OF IMPROVEMENTS TO 4TH AND 5TH STREETS AND RATIFYING ACTIONS IN
4 CONNECTION THEREWITH

5 RECITALS:

6 In 2021-2022, the City and the Downtown Development Authority (DDA), pursuant to a
7 number of previously considered and adopted plans, retained Bohannon Huston, a
8 national transportation engineering design firm (Consultant) to evaluate and
9 recommend improvements to 4th and 5th streets (Study) in the central part of the City.

10 The Study proposed eliminating the one-way street configurations in favor of a two-way
11 plus bike lane configuration as the preferred alternative. When constructed the
12 preferred design would create a safer, more pedestrian/bicycle friendly environment
13 while maintaining circulation and providing sufficient traffic capacity based on the
14 modeling until at least 2045. The City Council adopted the Study on May 4, 2022.

15 Implementation of the recommendations made by the Study was proposed for Spring
16 2023; however, some Downtown business owners expressed concern about the design's
17 impact on parking and requested the City Staff consider a one-way, one-lane plus bike
18 lane configuration.

19 On September 10, 2023, a second engineering consulting firm Olsson completed a
20 traffic capacity analysis for the one-lane/one-way configuration. That analysis
21 concluded that all streets/intersections would operate at the level of service (LOS) D or
22 better in 2045 with the one-lane configuration.

23 The one-lane configuration was adopted by DDA board on November 2, 2023, and City
24 Staff discussed the same with City Council at the October 28, 2023, workshop. The City
25 Council directed that configuration of project to be included in the 2024 budget.

26 Initial implementation was part of a \$1.2 million project funded out of the Sales Tax
27 Capital Improvement Fund. \$1.0 million was invested in planned chipseal and minor
28 street reconstructions/asphalt maintenance, while \$200,000 was for painting,
29 delineators and street widening on 5th Street between Belford and North Ave. The cost
30 of the work was partially reimbursed by a \$150,000 CDOT Revitalizing Main Streets grant.

31 On August 5, 2024, City traffic crews began implementing improvements on 4th Street
32 at Belford Ave with the original 11-foot-wide lane layout. Subsequently the
33 improvements have been adjusted to increase the lane width to 18 feet on 4th Street
34 from Grand to Ute.

35 On September 9, 2024, the initial implementation of 18-foot-wide lanes on 5th Streets
36 from Ute to Grand and a 14-foot-wide lane from Grand to Hill occurred.

During the week of September 16, 2024, the initial implementation of a 14-foot-wide lane on 5th Street between Hill to North, and conversion of Belford between 4th and 5th Streets from one-way to two-way occurred.

Other modifications have also been made, including but not limited to changing turning radius at various corners is softened by relocating delineators; confirming sight distance(s); adding diagonal parking along the west side of 5th Street south of Grand Avenue; making accommodations for the wider travel lane with the restoration of "no parking" on the East side of 5th Street, North of Grand Avenue which change created an improved cycle lane buffer.

In January 2024, over 90 delineators were removed from the corridors and 4th Street between North Avenue and Grand Avenue was widened to 14 feet

All of the modifications were in response to concerns expressed by the community.

In addition to making the modifications the Staff conducted two speed and volume studies, which showed a reduction in vehicular speed in the corridors while maintaining traffic volumes.

On January 13, 2025, the City Staff recommended that the City Council approve further modifications between Ute and Grand Avenues, which would support the reduction in speeds while further addressing some of the concerns that the community continued to express with the one-lane configurations. Staff received general support and direction from the City Council to move the bike lane adjacent to the vehicular travel lane and restoring most pre-pilot parking configurations. Because those changes would be principally implemented by painting the streets they could not be made until Spring when warmer temperatures would allow paint to adhere. Collectively those changes were referred to as "Version 2.0."

On May 5, 2025, the City Council again considered Version 2.0 which will restripe both corridors to create the bike lane adjacent to the vehicle travel lane and will restore most of the prior parking configurations. Both the Grand Junction Fire and Police Departments support Version 2.0. The City Staff has estimated the cost to construct Version 2.0 is \$40,000.00

By and with this Resolution the City Council conditionally supports and directs the City Manager to take certain actions regarding the design and construction of improvements to 4th and 5th Streets as follows:

- 1) The Version 2.0 improvements shall be installed as soon as possible; and,
- 2) The Version 2.0 Improvements will be evaluated by the City Staff and the public for a period of up to three months from completion of the installation; and,
- 3) During that time the Staff will further evaluate the Study, and specifically the two-lane two-way aspects thereof, the cost to implement the Study in whole or in

part, and any alternatives to the Study that provide two lane vehicular travel and on or off-street bike/pedestrian facility(ies); and,

4) The City Staff shall develop and offer opportunities for public input, and compile the results of those opportunities; and,

5) On or before September 22, 2025, the City Council will review the efficacy of Version 2.0 as measured by Staff developed data and public input to weigh outcomes against pilot objectives and neighborhood values with a permanent configuration to be determined on or before October 31, 2025.

NOW, THEREFORE, IN CONSIDERATION AND ADOPTION OF THE FOREGOING RECITALS BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Council the City Council conditionally adopts, supports and directs the City Manager to take those certain actions regarding the design and construction of improvements to 4th and 5th Streets as described in this Resolution with the City council further ratifying, confirming and approving the officers, employees and agents of the City taking action as may be necessary or required by the City to implement the City Council action.

PASSED and ADOPTED this 7th day of May 2025.

President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: May 7, 2025
Presented By: Tim Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions

RECOMMENDATION:

The Planning Commission heard this request at its April 8, 2025 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

When the Zoning and Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified items pertaining to the Mixed-Use Neighborhood (MU-1) zone district that require clarification or modification to appropriately regulate allowed uses and signs within the district. Additionally, staff have identified two provisions pertaining to the Mixed-Use Downtown (MU-3) zone district that may restrict appropriate development and merit reconsideration.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to better reflect the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning and Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to

provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional clarification. Items presently under consideration pertain to the Mixed-Use Neighborhood (MU-1) zone district. Additionally, staff have identified two issues pertaining to the Mixed-Use Downtown (MU-3) zone district that may be unnecessarily restricting appropriate development in the district.

One method by which the Zoning and Development Code reduced redundancies and increased regulatory efficiency was by reducing the total number of zone districts throughout the City. This involved eliminating some districts entirely, while others were combined and renamed. Relevant to the issues outlined in this report and the amendments proposed for their resolution, two districts, R-O: Residential – Office and B-1: Neighborhood Business, were combined into a new district called Mixed-Use Neighborhood, MU-1.

The two issues identified and addressed concern allowed retail uses and signs.

Combining the R-O and B-1 zone districts into the MU-1 district created conflicts between the effects on development of each previous district and the provisions of the MU-1 district with respect to retail uses and signs.

First, with respect to retail uses, the R-O district did not allow retail uses and limited all allowed uses to a maximum of 10,000 square feet (gross floor area, or GFA). The B-1 district allowed up to 15,000 square feet GFA of retail by right and greater than that by conditional use permit. The Zoning and Development Code adopted in 2023 stratified retail into four uses by floor area: Retail Sales and Service, Small (up to 5,000 square feet GFA), Retail Sales and Service, Medium (5,001-10,000 square feet GFA), Retail Sales and Service, Large (10,001-60,000 square feet GFA), and Retail Sales and Service, Big Box (greater than 60,000 square feet GFA).

The MU-1 district allows only Retail Sales and Service, Small in the Principal Use Table (GJMC 21.04.020). This conflicts with the Building Standards for the MU-1 district provided in the table at 21.03.060(c)(3), which indicates a maximum GFA of 15,000 square feet for “Retail” and does not distinguish between properties formerly zoned R-O (which previously had not allowed retail) and properties formerly zoned B-1.

Neither the limitation of allowed retail uses to Retail Sales and Service, Small, nor the Building Standard’s table’s cap of 15,000 square feet, responds to the need for limiting the presence or scale of retail uses in certain areas zoned MU-1. Properties formerly zoned R-O are residential in character and had not allowed retail uses altogether prior to the application of MU-1 zoning. Instead of a cap on floor area, which may be appropriate to MU-1 areas characterized by mixed-use or commercial development, these areas may require stronger protection against the impacts of retail uses (with their high customer and delivery activity) on adjacent residential uses.

Further, only MU-1 and Mixed-Use Downtown (MU-3) allow Retail Sales and Service, Small without also allowing both Retail Sales and Service, Medium and Retail Sales and Service, Large. In this respect, the allowance of Retail Sales and Service, Medium, as well as the floor area at which the threshold between Medium and Large is set, are impactful only on these two zone districts. Therefore, a proposed change to the Retail Sales and Service, Medium use (i.e., to allow it in MU-1 and to modify the threshold between Medium and Large) will not result in citywide impacts, intended or otherwise.

Second, combining the R-O and B-1 zone districts involved the selection of one set of sign standards to be applied to all properties now zoned MU-1. The more restrictive R-O standards were selected. This selection ensures that formerly R-O zoned properties continue to be allowed only that signage appropriate for the district's residential uses and adjacencies. However, property formerly zoned B-1 had its allowed signage types and area allotments reduced considerably, as described in the table below.

District	B-1	R-O/MU-1
Allowed Sign Types	Façade, flush wall, freestanding, projecting, roof	Flush wall, monument
Location	May be installed anywhere on the site, subject to projection limitations at the right-of-way	10+ feet behind front property line
Total Sign Area Permitted	Façade, flush wall, and roof signs: 2 square feet per linear foot of façade; freestanding signs (per face): 0.75 square feet per 1 foot of frontage (two traffic lanes), 1.5 square feet per 1 foot of frontage (four-plus traffic lanes)	25 square feet per street frontage
Freestanding Sign Height Limits	25 feet (two traffic lanes) or 40 feet (four-plus lanes)	8 feet (monument)
Illumination	Internal/external	External only

The effect of this change is that properties previously zoned B-1 and now zoned MU-1, many of which front Patterson Road, N 12th Street, or other arterial roads, are subject to sign standards which may be unnecessarily restrictive, and which may only be appropriate to formerly R-O zoned properties.

Concurrent to staff and the Planning Commission's review of the issues pertaining to the MU-1 district, staff also brought to the Planning Commission's attention two issues pertaining to development in the Mixed-Use Downtown (MU-3) district.

First, the MU-3 district does not allow the use of Outdoor Entertainment and Recreation. This prohibition prevents the establishment of uses which may be

appropriate to the downtown environment. Frequently, there are activities typical of Outdoor Entertainment and Recreation occurring as special events and temporary or accessory uses. Allowing Outdoor Entertainment and Recreation as a primary use may be complementary to these activities and to existing or future allowed uses, such as Indoor Entertainment and Recreation, Bar or Tavern, Brewpub, Distillery Pub, or Limited Winery, and Restaurant.

Second, the MU-3 district includes an accessory structure front setback of 25 feet. Principal structure minimum front, side, and rear setbacks are 0 feet. The absence of principal structure setbacks allows for development which creates an activated streetscape, ensures that the established development which characterizes Main Street and its adjacent blocks is conforming, encourages new buildings and their uses to be located close to the sidewalk, and generates an environment appropriate to the downtown setting which characterizes most of the properties zoned MU-3.

For some properties zoned MU-3, specifically within the Greater Downtown Overlay Core Central Business District, there is a maximum building setback of 2 feet or the mean setback of the immediately adjoining lots on both sides of the subject lot (but in no case greater than 20 feet). There is, however, an allowance for up to a 10-foot front setback if there is a designed function for the space, such as limited outdoor display, seating, outdoor dining areas, or a small street park, whether for private or public use. Even where the setbacks are most restrictive in favor of minimizing the front setback, it is contemplated that there may be an allowance for certain activities in front of the building. However, the restriction against accessory structures within the front 25 feet limits the ability to implement any “designed function for the space” featuring an accessory structure.

An accessory structure nearer to the street than 25 feet may enhance, rather than be a detriment to, the desired streetscape in certain circumstances, such as when a principal structure is located away from the front lot line or when a principal structure does not occupy the entirety of a street frontage. In these and other cases, allowing for accessory structures within the front 25 feet of a property may present an opportunity for further activation and utilization of the property.

At a Planning Commission workshop on January 23, 2025, the Planning Commission directed staff to respond to these concerns by preparing a draft code text amendment. The analysis on which the text amendment is based is discussed under the Analysis section below.

PROPOSED AMENDMENTS

GJMC 21.03.060(c)(3) Mixed-Use Neighborhood (MU-1) – Dimensions

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that retail uses on properties with a designation containing “Residential” in the title are subject to Conditional Use Permit approval. The Gross Floor Area (maximum square feet) for Retail is proposed to be struck, as it becomes redundant with the changes to the Principal Use Table and definitions of Retail Sales

and Service, Medium and Large described below.

These changes preserve the allowance for retail uses up to 15,000 square feet on properties formerly zoned B-1. While the changes do not fully restore the restriction against retail uses that applied to properties zoned R-O, establishing any such use on such a property would become subject to a quasi-judicial approval process including a neighborhood meeting, neighborhood notice, and a public hearing before a decision is rendered by the Planning Commission, which may be subject to conditions to mitigate adverse impacts. Altogether, the changes preserve flexibility for the MU-1 zone district, while protecting the character of residential uses and neighborhoods within the district.

GJMC 21.03.060(e)(3) Mixed-Use Downtown (MU-3) – Dimensions

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that Outdoor Entertainment and Recreation uses on properties adjacent to a residential zone district are subject to Conditional Use Permit approval. The Conditional Use Permit process ensures that due consideration is given to the potential impacts of these uses on adjacent residents, allowing that the Planning Commission may deny the request if the location or manner of the use is determined to be incompatible or approve it on conditions to mitigate such impacts.

Staff proposes to amend the Accessory Structure front setback from 25 feet to 0 feet. The change provides greater flexibility to properties within the district to activate the streetscape by placing compatible accessory structures in front of or adjacent to principal structures. Existing language requiring that parking, loading, and service areas be located to the side or rear of a property ensures that inappropriate structures or activities will remain away from the front lot line, behind or adjacent to principal structures.

GJMC 21.04.020(e) Principal Use Table

Staff proposes to add Outdoor Entertainment and Recreation as an allowed or conditional use (as specified in the MU-3 dimensions table) in the MU-3 zone district. This enables the establishment of uses that are complementary to existing and allowed uses in the downtown. The Conditional Use Permit requirement protects against the establishment of uses that are not complementary to or compatible with residential zone districts which are adjacent to MU-3.

Staff proposes to modify the status of Retail Sales and Service, Small from Allowed to Allowed/Conditional in the MU-1 zone district and to apply the same status to Retail Sales and Service, Medium. As described above, the distinction between the Allowed and Conditional use will be the Comprehensive Plan land use designation of a subject property.

GJMC 21.10.080(c) Sign Standards by Zone District – MU-1 District

Staff proposes to modify the General statement leading the subsection governing signs in the MU-1 zone district to clarify that the regulations apply only to properties within the MU-1 zone district with a land use designation including “Residential” in the title, while

referring properties in the district with any other designation to the standards applicable to all other mixed-use and industrial zone districts at GJMC 21.10.080(d).

GJMC 21.14.020(b) Measurements and Definitions – Terms Defined

Staff proposes to modify the definitions of Retail Sales and Service, Medium and Retail Sales and Service, Large to change the threshold between them from 10,000 square feet gross floor area to 15,000.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on March 29, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between April 1 and April 7, 2025, through the GJSpeaks platform. A public hearing was held before the Planning Commission on April 8, 2025.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed amendments to the 2023 Zoning & Development Code are generally consistent with the Comprehensive Plan.

Plan Principle 2, Goal 3, Strategy f. provides direction to “[c]ontinue to identify and pursue ways to reduce barriers to entry for new businesses.” The proposed amendments reflect the intention of staff and the Planning Commission to reverse some effects of the 2023 Zoning and Development Code adoption on allowed uses and sign regulations in the MU-1 zone district, particularly in those areas of the MU-1 district designated by the Comprehensive Plan to be Mixed Use or Commercial. The proposed amendments applicable to the MU-3 zone district introduce a new allowed use, Outdoor Entertainment and Recreation, which complements existing and allowed uses in the greater downtown area. The reduction of accessory structure front setbacks from 25 feet to 0 feet provides greater flexibility in site design and removes the restriction preventing a structure from serving a “designed function for the space [in front of a building]” contemplated by the standards applicable to at least a portion of the areas within the MU-3 district.

Plan Principal 4, Goal 1, Strategy a.i. provides that “[z]oning standards for Downtown are designed to bring buildings to the sidewalk,” which is promoted by the allowance for any structure, including an accessory structure, to be located at the front lot line in the MU-3 district.

Plan Principal 4, Goal 1, Strategy f. provides direction to “[s]trengthen Downtown’s role as the region’s center for culture and arts by enhancing and promoting arts, music, culture, heritage, and historic preservation.” The related Goal 3, Strategy b. seeks to “broaden the range of tourism, arts, entertainment, and experiential uses that appeal to a more diverse demographic.” The proposed allowance for Outdoor Entertainment and Recreation within the MU-3 district removes a barrier to concentrating and diversifying arts and entertainment-related uses in the downtown. Presently, Outdoor Entertainment and Recreation is an allowed use in the Mixed-Use Light Commercial (MU-2) zone district, which is found outside of the downtown, predominantly on major thoroughfares. Achieving parity in the allowance for this use ensures that the Zoning and Development Code does not result in directing entertainment uses away from the downtown, contrary to the Comprehensive Plan.

Plan Principle 5, Goal 3, Strategy d. provides direction to “promote land use patterns that provide neighborhoods with local services and gathering places, including parks, grocers, and cafes.” Whereas the 2023 Zoning and Development Code’s effective reduction in permitted retail space from 15,000 to 5,000 square feet may inhibit the location of retailers, including grocers, in the residential-adjacent and neighborhood-serving MU-1 zone district, an effective maximum floor area of 15,000 square feet allows for the establishment of a small-footprint grocery store or neighborhood market, among other retail uses. Likewise, the proposed allowance in the MU-3 zone district for Outdoor Entertainment and Recreation uses encourages the creation of gathering places that may include outdoor performance venues, privately owned and operated parks, or arts displays.

Plan Principle 7, Goal 4, Strategy c. promotes “the inclusion of art within private development where appropriate.” Allowing Outdoor Entertainment and Recreation uses in appropriate zone districts, including MU-3, enables the establishment of principal arts uses including outdoor art displays as well as principal entertainment or recreation uses, which are enhanced by the inclusion of art. More specifically, Strategy h. calls for “venues for music and performing arts,” which is supported both by allowing Outdoor Entertainment and Recreation and by increased site design flexibility for the placement of accessory structures.

Staff finds that this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendments to the Zoning and Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code.

Rather, the proposed amendments concerning Retail Sales and Service uses remove a

conflict between the MU-1 zone district standards, which suggest a maximum retail floor area of 15,000 square feet, and the principal use table, which limits MU-1 to Retail Sales and Service, Small, which has a maximum of 5,000 square feet.

Amendments applicable to the MU-3 zone district do not create any conflicts and are consistent with other provisions applicable to properties within the district.

Staff finds that this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

- a. To address trends in development or regulatory practices;*
- b. To expand, modify, or add requirements for development in general or to address specific development issues;*
- c. To add, modify or expand zone districts; or*
- d. To clarify or modify procedures for processing development applications.*

The proposed amendments modify requirements for development in general and address specific development issues. Staff and the Planning Commission have identified challenges to new and existing development in the Zoning and Development Code's standards applicable to signs in the MU-1 zone district, to accessory structures in the MU-3 zone district, and to allowed uses in both districts.

The proposed amendments address the identified issues by distinguishing between land use designations in apply allowances and standards applicable to retail uses and signs in the MU-1 zone district, and by removing impediments to appropriate uses and development in the MU-3 zone district. Specific reason b is therefore met.

Therefore, staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact of this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5260 an ordinance amending Title 21 Zoning and Development Code to modify and clarify various provisions regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions on final passage and order published in pamphlet form.

Attachments

1. Planning Commission Minutes - 2025 - April 8 - DRAFT
2. ORD-Amend ZDC 21.03.060 20250408

GRAND JUNCTION PLANNING COMMISSION
April 8, 2025, 5:30 PM
MINUTES

As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Weckerly.

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Orin Zyvan, and Ian Moore.

Also present were Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 3 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 25, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 5-0.

REGULAR AGENDA

1. Zoning Code Amendments – Quarter 2 2025

ZCA-2025-187

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Zyvan and Secrest commended Tim for his presentation.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 1, 2025, via www.GJSpeaks.org.

Charissa Chiaravalotti voiced her approval of the amendments, particularly the outdoor recreation use being allowed in the MU-3 zone district.

The public comment period was closed at 6:00 p.m. on April 8, 2025.

Discussion

Commissioners Moore and Zyvan stated their approval of the proposed amendments.

Motion and Vote

Commissioner Secrest made the following motion “Ms. Chairwoman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-187 as set forth in the proposed Draft Ordinance attached to the staff report and incorporated herein, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Moore seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Moore moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 6:02 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING ZONE DISTRICT AND DIMENSIONAL STANDARDS, USE STANDARDS, AND SIGN STANDARDS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified items that presents challenges with implementation of new practice or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

...

21.03.060 MIXED-USE DISTRICTS

...

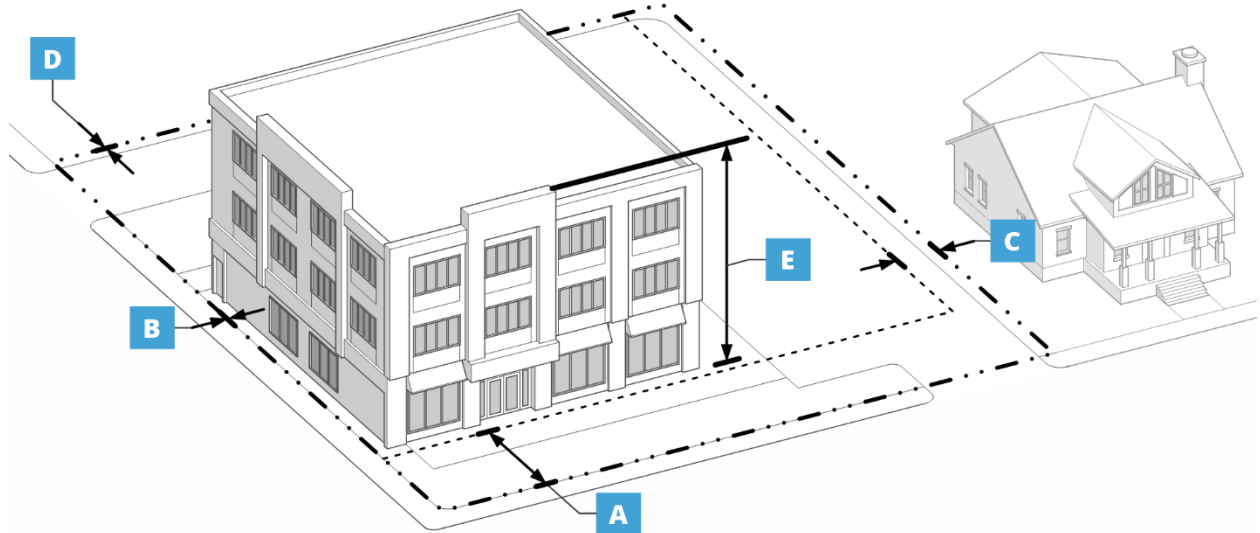
(c) Mixed-Use Neighborhood (MU-1)

...

(3) Dimensions

(i) The following dimensions apply in the MU-1 zone district as follows:

- (A) Structures that are designed for residential use only shall comply with the dimensional standards of the Residential zone district referenced here. Residential development shall comply with the density standards provided for MU-1.
- (B) Structures that are either mixed-use or nonresidential shall comply with the dimensional standards for MU-1 provided here.



Lot Standards	
Residential Standards	
Applicable district standards [1]	RM-8 or RM-12
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot Area (minimum, feet)	4,000
Lot Width (minimum, feet)	50
Lot Coverage (maximum)	70%
Parking, Loading, Service	
Access and Location	Side or Rear
Use Limits	
Outdoor uses are not allowed on residential-only lots	
Retail uses require a Conditional Use Permit on lots with a Comprehensive Plan land use designation including "Residential" in the title	
Notes: [1] Either district may be chosen at rezoning; the chosen district shall be applied consistently.	

...

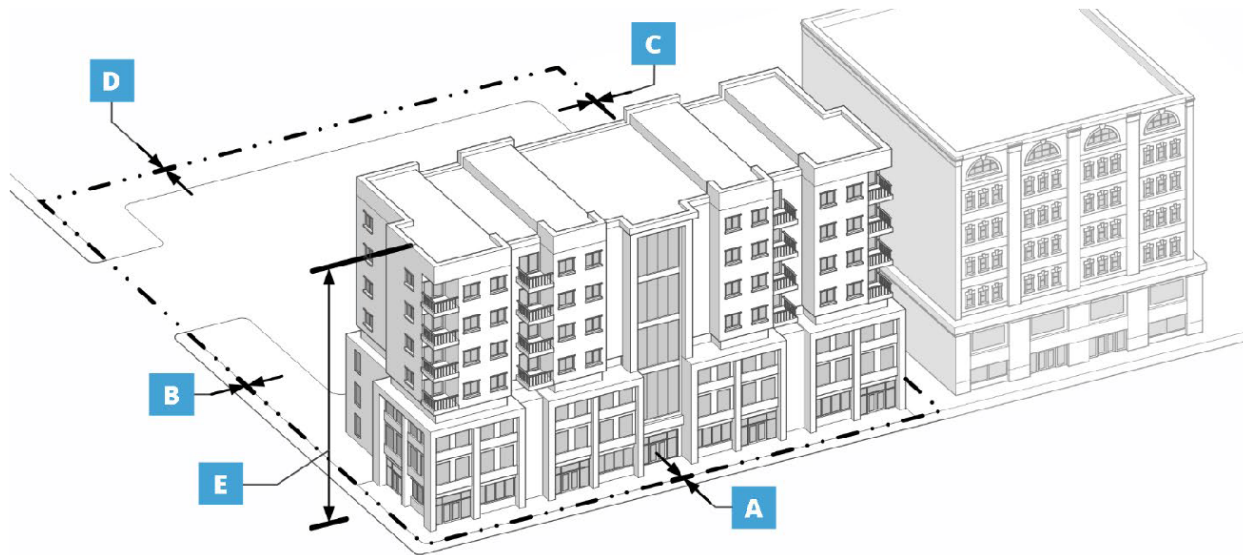
Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	15
B	Side	0
D	Rear	10
Setbacks: Accessory Structure (minimum)		
	Front	25
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	40
Gross Floor Area (maximum, square feet)		
	Retail	15,000
	Office	30,000

(e) **Mixed-Use Downtown (MU-3)**

...

(3) **Dimensions**

(i) The following dimensions apply in the MU-3 zone district as follows:



Lot Standards	
Residential Standards	
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot area (minimum, feet)	n/a
Lot width (minimum, feet)	n/a
Lot coverage (maximum)	100%
Parking, Loading, Service	
Access: alley where available, otherwise side or rear	
Location: side or rear	
Use Limits	
Outdoor Entertainment and Recreation uses require a Conditional Use Permit on lots adjacent to a residential zone district	

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	0
B	Side	0
D	Rear	0
Setbacks: Accessory Structure (minimum)		
	Front	25 0
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	80

21.04.020 PRINCIPAL USE TABLE

(e) Use Table

Table 21.04-1: Principal Use Table A = Allowed Use C = Conditional Use <u>A/C = Allowed or Conditional (refer to Use-Specific Standards)</u> For accessory use regulations, see Table 21.04-2 in §						
Zone Districts	...	MU-1	...	MU-3	...	Use-Specific Standards
Commercial Uses						
Recreation and Entertainment						
...						
Outdoor entertainment and recreation				<u>A/C</u>		<u>21.03.060(e)(3) (MU-3)</u>
...						
Retail Sales						
...						
Retail sales and service, small		<u>A/C</u>		A		<u>21.03.060(c)(3) (MU-1)</u>
Retail sales and service, medium		<u>A/C</u>		A		<u>21.03.060(c)(3) (MU-1)</u>
...						

...

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

(c) MU-1 District.

- (1) General. The MU-1 zone district provides a transition from residential to commercial development, and consequently requires Those properties within the MU-1 zone district which have an underlying land use designation including “Residential” in the title are frequently developed with existing residences or are adjacent to residences and require more restrictive sign regulations to maintain compatibility. The standards within this subsection apply only to properties within the MU-1 zone district with a land use designation with “Residential” in the title. For standards applicable to properties within the MU-1 zone district with a Mixed Use, Commercial, or other land use designation, refer to GJMC 21.10.080(d).

21.14.020 DEFINITIONS

...

Retail sales and service means establishments engaged in selling, leasing, or renting goods or merchandise to the general public for personal or household consumption including, but not limited to antiques, art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture,

garden supplies, gifts, hardware, home improvements, household products, jewelry, pet food, pharmaceuticals, printed material, and sporting goods, and rendering services incidental to the sale of such goods.

Retail sales and service, small means a facility or establishment with up to 5,000 square feet of gross floor area.

Retail sales and service, medium means a facility or establishment with more than 5,000 square feet ~~between 5,001 and up to 15,000~~ 10,000 square feet of gross floor area.

Retail sales and service, large means a facility or establishment with more than 15,000 square feet ~~between 10,001 and up to 60,000~~ square feet of gross floor area.

Retail sales and service, big box means a facility or establishment with more than 60,000 square feet of gross floor area.

...

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

ADOPTED on second reading this 7th day of May 2025 and ordered published in pamphlet form.

ATTEST:

President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.i.

Meeting Date: May 7, 2025

Presented By: Jessica Johnsen, Senior Planner

Department: Community Development

Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

An Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50

RECOMMENDATION:

The Planning Commission heard this request at the March 25, 2025 meeting and voted (7 - 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant is requesting a rezone to Mixed Use Light Commercial (MU-2) for approximately 1.91 acres of land located at 651 S. Highway 50. The zone district of MU-2 implements the Residential Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant is requesting to rezone from a PD (Planned Development) to MU-2 (Mixed-Use Light Commercial). The proposed zone district of MU-2 does implement the Commercial Land Use designation of the Comprehensive Plan. The current zoning of a Planned Development limits this property to a mobile home park. MU-2 is within the range of allowable zone districts for the Future Land Use Designation. The adjacent residential properties are currently zoned as residential Planned Development, and the requested zone district is compatible with the Comprehensive Plan designation.

The surrounding zoning is Planned Development directly to the east and south. Directly west is zoned P-2 (Public, Civic, and Institutional Campus), and the properties directly to the north and across Highway 50 are all zoned MU-2. The Applicant is requesting a rezone to MU-2 that will allow multifamily and increase the density able to be built on the property, which both keeps up with Grand Junction's growth and supports the

demand for housing. The Planned Development designated this property as a mobile home park. The rezone will also provide flexibility in housing and commercial development.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. The MU-2 district supports the Comprehensive Plan principles pertaining to Commercial use areas.

In addition to the MU-2 (Mixed-Use Light Commercial) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial:

- a. R-16 (Residential High 16)
- b. R-24 (Residential High 24)
- c. MU-1 (Mixed-Use Neighborhood)
- e. CG (Commercial General)

NOTIFICATION REQUIREMENTS

An Application Outreach Meeting regarding the proposed rezone request was held at Lincoln Orchard Elementary School on November 18, 2024, in accordance with Section 21.02.030 (c) of the Zoning and Development Code. The applicant's representatives and City staff were in attendance; no neighbors were present.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 26, 2024. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 14, 2025. The notice of the Planning Commission public hearing was published March 15, 2025 in the Grand Junction Daily Sentinel. An online hearing with an opportunity for public comment was held between March 18, 2025, and March 24, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet all the following rezone criteria as identified:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to MU-2 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Land Use Plan: Relationship to Existing Zoning:

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to

implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Commercial.

Plan Principle 3: Responsible and Managed Growth:

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development. Rezoning these properties to MU-2 accomplishes all of these.

Plan Principle 4: Downtown and University Districts:

Where We Are Today (and Where We Are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with little of other product types. This principle outlines how, in the decade preceding its adoption, the City saw an increase of over 70 percent in the cost of for-sale housing, and more than 50 percent of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The Comprehensive Plan allows for Mixed-use zoning to implement higher-density residential products.

How We Will Get There—The City of Grand Junction has an inadequate supply of land for affordable housing; therefore, increasing the density of the property will increase the supply of medium-density, single-family homes. The proposed rezone takes this into account and seeks to create a resolution. The MU-2 zone district, both as it exists and with proposed changes, allows for those housing options to be built.

Plan Principle 5: Strong Neighborhoods and Housing Choices:

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative housing types provide options for residents, such as affordability, low maintenance, community open spaces, and shared facilities. The City's goal is to have a more diverse range of housing types to expand the City's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site. Therefore, staff find that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly

development pattern(s).

The Land Use Plan map identifies the subject properties as Commercial. The requested MU-2 zone is an implementing zone district of the Commercial land use designation. The Commercial land use designation is implemented through zone districts which are comprised of uses that include higher residential densities while also allowing commercial, retail, employment, and service-oriented uses. The Land Use Plan map identifies Mixed Use as an appropriate use in Commercial land designation that will encourage urban development in areas that have amenities nearby and existing infrastructure. The subject properties are located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area. In Tier 1 areas, development should be directed toward vacant and underutilized parcels such as this one. This encourages orderly development patterns and limits infrastructure extensions while still allowing for both residential and business growth. The proposed MU-2 zoning district on the subject properties will increase the availability of higher-density residential units.

The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along Highway 50 to support such development. The property has existing sewer service, utilities and all other urban amenities. The applicant is requesting an allowable zone district that is consistent with the density range and uses allowed. The character and/or condition of the area has not changed in recent years as the adjacent properties are currently zoned as residential Planned Development or MU-2, and the requested zone district is compatible with the Comprehensive Plan designation. Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the MU-2 zone district. Therefore, staff find that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive Plan, along with commercial and institutional uses that can be supported by the additional housing. The entire Grand Junction community benefits from this proposed request because the requested zone provides an opportunity for housing within a range of density that is consistent with the Comprehensive Plan in this area to meet the needs of the growing community. The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Therefore, staff find that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Trails End Rezone, RZN-2024-711, rezoning one parcel totaling 1.91 acres from Planned Development (PD) to MU-2 (Mixed Use Light Commercial) for the property located at 651 S. Highway 50, the following findings of fact have been made:

The requested zone is consistent with the goals and policies of the Comprehensive Plan; and

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5261 an ordinance to rezone 1.91 acres from a Planned Development (PD) zone district to an MU-2 (Mixed Use Light Commercial) zone district for the property located at 651 S. Highway 50, City File Number RZN-2024-711 on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 2 - Development Application
2. Exhibit 3 - Site Map
3. Exhibit 4 - Zoning Map
4. Exhibit 6 - Planning Commission Minutes - 2025 - March 25 - DRAFT
5. ORD-Zoning 651 Hwy 50 20250409



Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Mobile Home Park

Existing Zoning: PD

Proposed Land Use Designation: Residential Housing

Proposed Zoning: MU-2

Property Information

Site Location: 651 Highway 50

Site Acreage: 1.91

Site Tax No(s): 2945-262-10-001

Site Zoning: PD

Project Description:

Rezone from PD with mobile home use to a MU-2 zoning with a residential base zoning of RH-16, accommodating 30 conventionally built, permanent residential units.

Property Owner Information

Name: Fort 5 LLC and Fort 6 LLC

Applicant Information

Name: Fort + Home Developments

Representative Information

Name: _____

Street Address: 2536 Rimrock Ave STE

Street Address: 2536 Rimrock Ave STE

Street Address: _____

City/State/Zip: Grand Junction, CO

City/State/Zip: Grand Junction, CO

City/State/Zip: _____

Business Phone #: 720.507.5583

Business Phone #: 720.507.5583

Business Phone #: _____

E-Mail: jeff@fortandhome.com

E-Mail: greg@fortandhome.com

E-Mail: _____

Fax #: N/A

Fax #: N/A

Fax #: _____

Contact Person: Jeff Zimmerman

Contact Person: Greg Genho

Contact Person: _____

Contact Phone #: 970.319.3827

Contact Phone #: 720.552.4149

Contact Phone #: _____

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

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

Signature of Person Completing the Application: _____

Greg Genho
Please print and sign

Date: 11/21/2024

Signature of Legal Property Owner: _____

DocuSigned by:
Jeff Zimmerman
78762381C333E

Please print and sign

Date: 11/21/2024

General Project Report for Trails End

A. Project Description

- Location: The project is located at 651 Highway 50 (Parcel 2945-262-10-001)
- Acreage: The property comprises approximately 1.91 acres.
- Proposed Use: Conversion from a Planned Development (PD) with mobile home use to a Mixed-Use (MU-2) zoning designation with a residential base zoning of RH-16, accommodating a minimum 30 conventionally built, permanent residential units.
- Site Map:

City of Grand Junction Zoning Map



B. Public Benefit

- Upgraded Housing Quality:
 - This project will convert the existing 26-unit mobile home park into a modern, 30-unit residential community with permanently fixed housing on foundations. The new units will meet current IRC standards, providing a higher quality, safer living environment.

- Increased Property Value and Neighborhood Aesthetic:
 - The transition from mobile homes to conventionally built residences on foundations will enhance the property's appearance, contributing positively to the neighborhood's overall aesthetic and property values.
- Infrastructure and Safety Upgrades:
 - The project includes essential safety improvements, such as a second on-site fire hydrant and elevated unit foundations to meet floodplain requirements, reducing flood risk and increasing fire safety for residents.
 - Infrastructure improvements will include a new asphalt driveway, and sidewalks for pedestrian travel across the property.

C. Neighborhood Meeting:

1. The neighborhood meeting was held on Wednesday, November 18th. The sign in sheet is included with the development application submission.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies:
 - a. This rezoning aligns with city development goals for the MU-2 zone, supporting mixed-use and residential needs in Grand Junction. The proposed site layout accommodates all requirements for RH-16 zoning, including the minimum density and setback requirements. This complies with the Zoning and Development Code for future urban growth and land use patterns.
2. Surrounding Land Use Compatibility:
 - a. The area surrounding Trails End includes MU-2, P-1, and PD zones, making this development compatible with existing land uses and enhancing the residential fabric of the neighborhood.
3. Site Access and Traffic Patterns:
 - a. The development will maintain the western access point to Highway 50, while the eastern access will be closed and landscaped. Notice to Proceed has been granted by CDOT (Permit #324043). Traffic flow improvements will be coordinated with the city to minimize impact on the surrounding area.
4. Availability of utilities, including proximity of fire hydrants
 - a. The subject parcel is served by the following
 - i. City of Grand Junction Water
 - ii. City of Grand Junction Sewer
 - iii. Xcel Energy
 - iv. City of Grand Junction Fire Department
 - v. Spectrum/Charter

- b. A Fire Flow Form is included with this submittal and will be utilized for fire safety. The project includes a new fire hydrant, ensuring that all units meet the city's fire safety requirements.
- 5. Special or Unusual Demands on Utilities:
 - a. There are no unusual demands on utilities at this time.
- 6. Effects on Public Facilities
 - a. The development is not expected to place unusual demands on public facilities. Police, fire, sanitation, and other services are already established in the area.
- 7. Hours of Operation:
 - a. Standard residential occupancy. No commercial operations are anticipated within the residential community.
- 8. Number of Employees:
 - a. N/A – residential community.
- 9. Signage Plans:
 - a. Signage will adhere to Conditional Use Permit and Planned Development standards as required by the city.
- 10. Site Soils and Geology:
 - a. Geotechnical soils report will be included with this submittal.
- 11. Impact on Geological Hazards:
 - a. The development complies with local geological assessments and floodplain management to mitigate potential hazards.

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

- 1. Consistency
 - a. The proposed rezoning to MU-2 with an RH-16 base zoning aligns with the city's 2020 One Grand Junction Comprehensive Plan, which encourages increased-density, mixed-use development in appropriate areas. The updated zoning would allow for higher-density residential use, aligning with the city's goals to meet growing housing demands and provide sustainable, adaptable development options for the future.
- 2. Development Patterns
 - a. The MU-2 zoning will support a logical and orderly development pattern for Trails End, transitioning the property from a mobile home park to a stable, permanent residential neighborhood. This pattern of development is consistent with the surrounding land uses and supports the trend toward higher-density housing and mixed-use environments in Grand Junction, as indicated in the comprehensive plan.
- 3. Benefits

- a. The community will derive significant benefits from the rezoning. Converting the property into a 30-unit, permanently fixed residential neighborhood will not only improve the area's visual appeal and increase property values but also contribute much-needed housing options for residents. The transition to permanent housing will elevate the quality and safety of the neighborhood while aligning with Grand Junction's long-term growth and housing goals.

F. Development Schedule and Phasing

1. Projected Timeline: The project timeline is contingent upon obtaining rezoning approval from the City and securing necessary permits from the Mesa County Building Department.

MEETING SIGN IN SHEET

Meeting Title:

Organizer:

Location:

Date:

11	18	24
----	----	----

Time:

[illegible]

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Fort 5, LLC and Fort 6, LLC ("Entity") is the owner of the following property:

(b) 651 HWY 50, Grand Junction, CO 81503

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

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

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

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

☒ The Entity is the sole owner of the property.

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

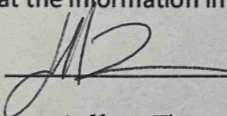
On behalf of Entity, I have reviewed the application for the (d) Development Application

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

(e) There is no knowledge of a possible boundary conflict

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

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

Signature of Entity representative: 

Printed name of person signing: Jeffrey Zimmerman

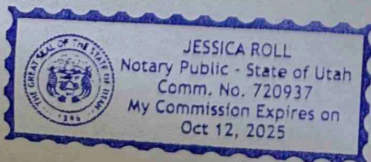
State of Utah

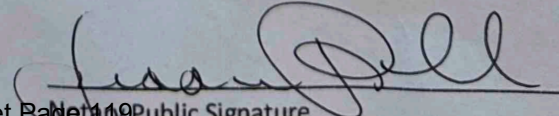
County of Salt Lake) ss.

Subscribed and sworn to before me on this 13th day of January, 2025
by Jeffrey Zimmerman

Witness my hand and seal.

My Notary Commission expires on 10.12.25



Packet Page 109 Public Signature 

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Fort 6 LLC

2. The type of entity is a:

- | | |
|---|---|
| ☐ Corporation | ☐ Registered limited liability limited partnership |
| ☐ Nonprofit Corporation | ☐ Limited partnership association |
| ☒ Limited Liability Company | ☐ Unincorporated nonprofit association |
| ☐ General partnership | ☐ Government or governmental subdivision or agency |
| ☐ Limited partnership | ☐ Other _____ |
| ☐ Registered limited liability partnership | |
| ☐ Business trust | |
| ☐ Trust | |

3. The entity is formed under the laws of (state): Colorado

4. The mailing address for the entity is: PO BOX 11750 Denver, CO 80211

5. The name and position of each person authorized to execute licenses, and/or instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Jeffrey Zimmerman

6. (Optional) The authority of the foregoing person(s) to bind the entity is

☒ not limited ☐ limited as follows: _____

7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: None

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 21st day of March, 2024.

STATE OF Colorado)
County of Mesa) ss.

By: [Signature]

The foregoing instrument was acknowledged before me this 21st day of March, 2024

by Jeffrey Zimmerman as managing member of Fort 6 LLC

Witness my hand and official seal

My Commission Expires: 9/27/2026

Mary Ellen Davis
Notary Public

Local\Forms\Record - Statement of Authority

MARY ELLEN DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024031494
MY COMMISSION EXPIRES SEP 27, 2026

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Fort 5 LLC

2. The type of entity is a:

- | | |
|---|---|
| ☐ Corporation | ☐ Registered limited liability limited partnership |
| ☐ Nonprofit Corporation | ☐ Limited partnership association |
| ☒ Limited Liability Company | ☐ Unincorporated nonprofit association |
| ☐ General partnership | ☐ Government or governmental subdivision or agency |
| ☐ Limited partnership | ☐ Other _____ |
| ☐ Registered limited liability partnership | |
| ☐ Business trust | |
| ☐ Trust | |

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Jeffrey Zimmerman

6. (Optional) The authority of the foregoing person(s) to bind the entity is

☒ not limited ☐ limited as follows: _____

7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: None

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STATE OF Colorado)
County of Mesa) ss.

By: [Signature]

The foregoing instrument was acknowledged before me this 21st day of March, 2024

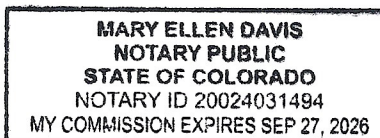
by Jeffrey Zimmerman as Managing member of Fort 5 LLC

Witness my hand and official seal

My Commission Expires: 9/27/2026

Mary Ellen Davis
Notary Public

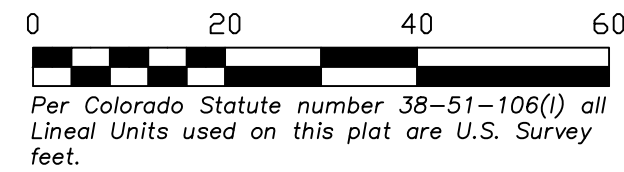
Local\Forms\Record - Statement of Authority



Alta/NSPS Land Title Survey

1/28/2025

For accommodations reviewing this document, please contact City of Grand Junction,
Community Development Department, 970-244-1430



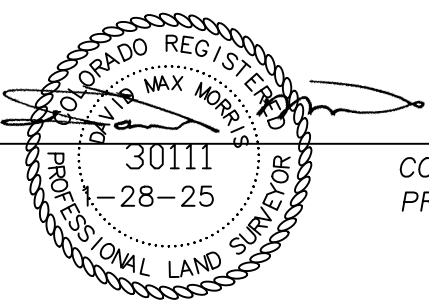
MCSM 493
2.5" BRASS CAP
IN MONUMENT BOX
W 1/16
N BDRY
SECTION 26
T1S, R1W, U.M.

661 S HIGHWAY 50
GRAND JUNCTION, CO 81503
KELLEYSG LLC

MCSM
271-2
2.5" ALUM. CAP
L.S. 38146 IN
MONUMENT BOX
NW 1/16
SECTION 26
T1S, R1W, U.M.

SURVEY CERTIFICATION

TO FORT + HOME CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, MCGUINNESS FARM TRUST, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6(a),7(a),(b)(1)-(3),8,9, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/10/2025.



COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR L.S. 30111

LAND SURVEY DEPOSITS
MESA COUNTY SURVEYORS OFFICE

DATE:

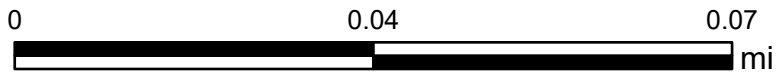
DEPOSIT NUMBER

NOTES	TITLE DESCRIPTION
UTILITY STATEMENT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AREA SUMMARY 1.91 Acres BEARING STATEMENT BEARINGS ARE BASED ON GPS observations and related to the Mesa County Local Coordinate System on the East line of the SW1/4 NE1/4 NW1/4 SEC. 26, T1S, R1W, UTE MER. MEASURED BEARING BEING S00°04'30"E. VERTICAL DATUM VERTICAL DATUM IS BASED ON NAVD 88 FLOOD ZONE INFORMATION Said described property is located within an area having a Zone Designation "X" on Flood Insurance Rate Map No. 08077C0812F Revised July 6, 2010-- City of Grand Junction, Colorado Mesa County, which is the current Flood Insurance Rate map for the community in which said premises is situated. THIS PROPERTY DOES NOT FALL IN THE 100 YR. FLOOD PLAIN. Said described property is located within an 100 YR FLOOD PLAIN. Per Orchard Mesa Flood Inundation Study Ayres Assoc. Contact the City of Grand Junction Development Engineer (970) 256-4088 for more information.	BEGINNING AT A POINT 39.3 FEET NORTH 0°05' WEST AND 10 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 10 OF FAIRLEY ADDITION, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE SOUTH 0°05' EAST 390.7 FEET; THENCE EAST 200 FEET; THENCE NORTH 0°05' WEST 172.7 FEET; THENCE NORTH 24°53' EAST 234 FEET; THENCE NORTH 65°07' WEST 100 FEET; THENCE SOUTH 24°53' WEST 129.4 FEET; THENCE NORTH 62°13' WEST 173.2 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO. Title Commitment #GJC65051093-14 Provided by Old Republic National Title Insurance Company EXCEPTIONS AS PER TITLE POLICY: 10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF PLANTING EASEMENT, GRANTED TO THE STATE HIGHWAY DEPARTMENT OF COLORADO, RECORDED AUGUST 28, 1941 IN BOOK 399 AT PAGE 407 UNDER RECEPTION NO. 388809. (BASED ON TERMS THAT IF EASEMENT IS NOT USED FOR 1 YEAR IT GOES AWAY, IT APPEARS THAT EASEMENT NO LONGER IN EXISTENCE) 11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER OF VACATION, RECORDED APRIL 27, 1948 IN BOOK 486 AT PAGE 71 UNDER RECEPTION NO. 482105; AND RESOLUTION RECORDED JUNE 15, 1954 IN BOOK 607 AT PAGE 396 UNDER RECEPTION NO. 604283.

 FOUND MESA COUNTY SURVEY MARKER
 (A 3" Alloy Cap set in Concrete)
 FOUND #5 REBAR W/ALUM CAP LS#10097
 IRON PIPE IN CONCRETE
 SET NO.5 REBAR W/CAP L.S. 30111
 ALIQUOT CORNER AS DESCRIBED
 — E — E — ELECTRIC LINE
 — X — X — FENCE LINE
 — S — S — SEWER LINE
 — V — V — WATER LINE
 — 4630 — CONTOUR LINE (CONTOUR INTERVAL=1 FOOT)
 POWER OUTLET
 WATER METER
 UTILITY PEDESTAL
 GAS METER
 FIRE HYDRANT
 LIGHT POLE
 WATER FACET
 POWER POLE
 CONCRETE

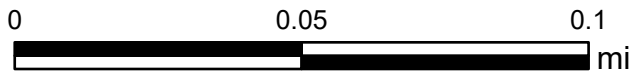
SITUATED IN THE NE1/4 NW1/4 SECTION 26, T1S, R1W OF THE UTE MERIDIAN		
FOR: FORT + HOME CAPITAL		SURVEYED BY: MSM AJM
ACAD ID: 651 HWY 50 ALTA-25		DRAWN BY: MEM DMM
SCALE: 1" IN. = 20' FT.		CHECKED BY:
		SHEET NO.
DATE: 01/28/2025		FILE: 2022-086

SITE MAP



Printed: 3/17/2025
1 inch equals 0 miles
Scale: 1:1,272
Packet Page 124

ZONING MAP



Printed: 3/17/2025
1 inch equals 0 miles
Scale: 1:2,120
Packet Page 125

GRAND JUNCTION PLANNING COMMISSION
March 25, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chairman Scissors.

Those present were Planning Commissioners; Sandra Weckerly, Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Ian Thomas.

Also present were Tamra Allen (Community Development Director), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 11, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 6-0.

REGULAR AGENDA

1. Trails End Rezone

RZN-2024-711

Consider a request by Jeff Zimmerman of Fort 5 LLC. and Fort 6 LLC., property owners, to zone 1.91 acres from a Planned Development (PD) to Mixed Use Light Commercial (MU-2) located at 651 S. Highway 50.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked if the use of the property as a Mobile Home Park was an allowed use in the MU-2 zone district.

Commissioner Weckerly asked why the request was for a rezone instead of an amendment to the existing PD.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:45 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed at 5:45 p.m. on March 25, 2025.

Discussion

Commissioner Zyvan noted for the record that this rezone request was consistent with the 2020 One Grand Junction Comprehensive Plan.

Commissioner Moore added that the rezone was intended to increase density, which was also consistent with the Comprehensive Plan.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the rezone request for the property located at 651 S. Highway 50, City file number RZN-2024-711, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Zyvan seconded; motion passed 7-0.

2. Zoning and Development Code Amendment – Impact Fees **ZCA-2025-146**

Consider a Request to Amend Certain Sections of Title 21 of the Zoning and Development Code Related to Impact Fees, Fee Credits and Dedications.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the increase in the Parks fee and the impact it would have on affordable housing. She asked if the Commission could approve the code text amendments without the language regarding the revised fee table.

Commissioner Zyvan asked about the term “serve” was appropriate in regard to ROW dedication for new developments. He brought up that there were no proposed changes to the review criteria from the Development Fees section of the GJMC, and that they could serve as the guidelines for future discussions on impact fee revisions in lieu of the 5-year timeline.

Commissioner Secret expressed concerns that removing the 5-year review timeline would reduce or eliminate public input on future impact fee discussions.

Commissioner Herek asked if the Planning Commission would be reviewing the amended impact fee table.

Commissioner Thomas expressed his favor for the additional Active Transportation Corridor dedications being an incentive for impact fee credits.

Vice Chair Scissors asked if there would be a schedule for when impact fees are evaluated if the 5-year timeline is removed.

Commissioner Moore noted that the removal of the 5-year review timeline could ensure that the City wasn't wasting time and resources on impact fee studies that were otherwise unnecessary.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:17 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed a 6:17 p.m. on March 25, 2025.

Discussion

Discussion ensued about the language of the proposed text amendments, the fee table that would be considered at City Council, and the consequences an impact fee increases might have on housing affordability.

Motion and Vote

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 21 including Sections 21.02 and 21.05 of the Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-146, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with the amendment that impact fees shall be **adjusted** starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, in starting with the amount and **steps** shown in Table 21.02-8 Impact Fee Schedule."

Commissioner Thomas seconded; motion passed 5-2.

OTHER BUSINESS

ADJOURNMENT

Commissioner Herek moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:40 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PARCEL OF LAND LOCATED 651 S. HIGHWAY 50,
GRAND JUNCTION COLORADO FROM A PLANNED DEVELOPMENT (PD) TO
MU-2 (MIXED USE) ZONE DISTRICT**

Recitals:

Fort 5 LLC and Fort 6 LLC owners of the property located at 651 S. Highway 50 (Property) have requested a rezone from Planned Development (PD) to MU-2 (Mixed Use) zone. The Property is 1.91-acres.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone to Mixed-Use Light Commercial (MU-2) from PD finding that the MU-2 zone district conforms to and is consistent with the Land Use Map designation and the Comprehensive Plan's goals and policies, and that MU-2 is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning of the property to Mixed Use Light Commercial (MU-2) is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a rezone as indicated of Section 21.02.050(e). The City Council also finds that the MU-2 zone district is consistent and in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(1) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals and the evidence presented at the City Council public hearing, the Property, described as follows, is and shall be duly and lawfully rezoned to Mixed Use Light Commercial (MU-2) on the City zoning map.

A parcel of land Beginning At A Point 39.3 Feet North 0°05' West And 10 Feet West of the Northwest Corner of Block 10 Of Fairley Addition, Section 26, Township 1 South, Range 1 West Of The Ute Meridian;
Thence South 0°05' East 390.7 Feet;
Thence East 200 Feet;
Thence North 0°05' West 172.7 Feet;
Thence North 24°53' East 234 Feet;
Thence North 65°07' West 100 Feet;
Thence South 24°53' West 129.4 Feet;

Thence North 62°13' West 173.2 Feet to The Point Of Beginning,
City of Grand Junction, County Of Mesa, State of Colorado.

Said Property being comprised of 1.91 acres, more or less.

INTRODUCED on first reading this _____ day of _____ 2025 and ordered
published in pamphlet form.

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

President of the City Council

ATTEST:

City Clerk