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**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, JUNE 23, 2020 @ 6:00 PM

Options for attending and submitting public comment for items on this agenda are listed here:

1. Provide comment in advance at www.GJSpeaks.org by 6 p.m. on June 22. Meeting information will be available online by the end of business on June 16, 2020.
2. Leave a phone message at 970-244-1590 by 12 p.m. on June 23. This message will be public testimony and will be played for the Planning Commission to consider in review of each application.
3. Attend the meeting virtually by going to <https://www.gotomeet.me/ltsupport3/planning-commission-june-23>
4. Attend the meeting at City Hall, 250 N 5th Street. As recommended by Mesa County Public Health, those attending in person will be asked to wear a face mask. Other social distancing measures will be in place.

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from June 9, 2020.

Regular Agenda

1. Consider a request by MNL Investments LLC for a Conditional Use Permit for the property located at 2790 H Road to allow for a hazardous occupancy within an I-O (Industrial Office) zone district.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
June 9, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:03 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Landon Hawes (Senior Planner), and Jace Hochwalt (Associate Planner).

There were approximately 6 members of the public in attendance.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda Item #1. Commissioner Reece seconded the motion. The motion carried unanimously 7-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the May 26, 2020 meeting.

REGULAR AGENDA

2. Caleb Street Rezone **File # RZN-2020-117**

[Agenda item can be viewed at 05:00](#)

Consider a Request by Property Owners of the Arcadia North Subdivision to Rezone the Arcadia North Subdivision (10 Parcels) from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 700 - 709 Caleb Street.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked staff a question regarding the applicants who have signed the application submittal.

Commissioner Reece asked a question regarding the purpose behind this request.

Applicant's Presentation

Kim Kerk, representing the Applicant, gave a presentation regarding the request.

Questions for Applicant

Commissioner Gatseos asked a question regarding the criteria for rezone.

Commissioner Wade made a comment regarding the criteria for rezone.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 2, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, June 2, 2020 as described on the meeting notice as well as the agenda.

Ms. Laura Rhodes (707 Caleb Street) and Jana Franklin (703 Caleb Street) made comments in support of the request.

The public hearing was closed at 6:35 p.m. on June 9, 2020.

Discussion

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

Motion and Vote

Commissioner Susuras made the following motion, "Chairman, on the Rezone request RZN-2020-117, I move that the Planning Commission forward a recommendation of approval for the rezone of the Arcadia North Subdivision from an R-4 (Residential, 4 units/acre) zone district to an R-5 (Residential, 5.5 units/acre) zone district, with the findings of fact listed in the staff report."

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

3. Zoning Code Amendment – Mini-Warehouse Design Standards File # ZCA-2020-175

[Agenda item can be viewed at 36:28](#)

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

There was discussion regarding the square footage maximum for the proposed mini-warehouse standards.

Motion and Vote

Commissioner Ehlers made the following motion, “Mr. Chairman, on the amendment to Title 21, City file number ZCA-2020-175, I move that the Planning Commission continue this item to the July 28th meeting.”

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

4. Other Business

None.

5. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 7:13 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: June 23, 2020

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request by MNL Investments LLC for a Conditional Use Permit for the property located at 2790 H Road to allow for a hazardous occupancy within an I-O (Industrial Office) zone district.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, MNL Investments LLC, is requesting approval of a Conditional Use Permit (CUP) for the property located at 2790 H Road in an I-O (Industrial – Office) zone district to allow for storage and use of hazardous materials related to manufacturing of precision machined parts primarily for the aerospace industry.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, MNL Investments LLC, is requesting approval of a CUP to allow for storage and use of hazardous materials and classification of the approved addition to Hazardous (H) occupancy classifications. Jabil Lewis Engineering is the only business on-site and is a precision machining facility with operations in manufacturing and concept producibility and engineering support, specializing in aerospace products, turbine engine components, rapid prototyping, and industrial pumps.

The property is a 9.95 acres site located just west of the Grand Junction Regional Airport. The building was built in 1995 by 3D Systems as a manufacturing facility and expanded in 2000 for additional storage. The site was subdivided from an original 20-

acre property in 1996.

MNL Investments LLC submitted a request to expand the existing 71,728 square foot office/manufacturing facility with a 68,281 square foot addition. This request was approved April 16, 2020.

All Building and Fire Code regulations regarding location and quantity of materials stored, and modification of existing buildings/construction of the addition to meet occupancy classification requirements will be required prior to the issuance of a certificate of occupancy. These detailed reviews will occur at the time of the Mesa County Building Department and Grand Junction Fire Department plan review, following the determination of this CUP.

The immediate area surrounding the subject site comprises light industrial uses and the airport, and all adjacent zoning is I-O (Industrial-Office) and PAD (Planned Airport Development). Uses adjacent to the north and west include shipping & receiving, office and contractor facilities including FedEx, CBI and Schwan's, as well as several lots vacant lots.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed CUP request was not held due to the COVID 19 emergency Resolution 15-20 in place that temporarily suspended the requirement for applications submitted between March 23 and May 6, 2020. This application was submitted on May 4, 2020.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on May 14, 2020. Mailed notice of the public hearings before Planning Commission in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on June 12, 2020. The notice of this public hearing was published on June 16, 2020 in the Grand Junction Daily Sentinel. To date, no inquiries about the project nor comments have been received.

ANALYSIS

The review of a Conditional Use Permit (CUP) is subject to both the General Approval Criteria for all permits requiring a public hearing (Section 21.02.080(d)) as well as the specific review criteria for CUP.

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

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

The site is currently zoned I-O (Industrial-Office), with the Comprehensive Plan Future Land Use Map identifying the site as Business Park Mixed Use. The proposal furthers Goal 6 of the Comprehensive Plan which states: "Land use decisions will encourage preservation and appropriate reuse." The Applicant plans to continue the use of the existing building on site for manufacturing as well as expanding it with a 68,281 square foot addition. The proposed land use also furthers Goal 12 of the Comprehensive Plan, which states: "Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy." As a manufacturing industry this proposal will help diversify the local economy by maintaining and expanding an existing business that could otherwise relocate to another community.

Staff finds this criterion to have been met.

(2) Compliance with this zoning and development code.

The existing building and proposed building expansion currently meet the required bulk standards of the I-O zone district. The proposed use of manufacturing and production with the storage and use of hazardous materials is allowable in an I-O zone with an approved CUP. Therefore, pending approval of a CUP staff finds this request is in compliance with the Zoning and Development Code.

(3) Conditions of any prior approvals.

There are no conditions of prior approvals regarding this site/property, therefore staff finds this criterion to be met.

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

Public facilities and utilities including water, sewer, electric and gas are available to serve this development. Utility agencies were included in the review process and had either no objections or no comments for the proposed use. Staff therefore finds this criterion has been met.

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

The Applicant is currently working with the Mesa County Building Department and City of Grand Junction Fire Department staff to ensure compliance with requirements of the IBC and Fire Code. Staff recommends these permits be required conditions of approval in order to demonstrate compliance with this criterion.

Pursuant to Section 21.02.110 (a) of the Grand Junction Zoning and Development Code, a Conditional Use review is to provide an opportunity to utilize property for an

activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A Conditional Use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A Conditional Use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a Conditional Use Permit. The application shall demonstrate that the proposed development will comply with the following:

(1) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c);

The site is zoned I-O (Industrial Office). The purpose of the I-O zone is “To provide a mix is light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible uses”. Performance standards of the I-O zone district include the following:

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel. The Applicant has indicated that there are not retail sales associated with this proposal. Therefore, this criterion has been met.

(ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-O district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(A) Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.

Uses with this proposal include indoor and outdoor storage and manufacturing. The Applicant has acknowledged this criterion and represented there will be no perceptible vibration associated with this proposal. Therefore, staff has found this criterion has been met.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

Uses with this proposal include indoor and outdoor storage and manufacturing.

Associated sound will be limited to inside the facility. The Applicant has acknowledged this criterion and represented there will be no noise that exceeds 65 decibels associated with this proposal. Therefore, staff has found this criterion has been met.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

A Lighting Plan was reviewed and approved with the submitted site plan that shows lighting for the property that will not create any glare, direct or indirect on other

properties or the right-of-way or introduce glare, reflection, or lights that would exceed existing conditions on the property. Any future lighting proposed will be reevaluated with a new site plan review to meet applicable codes. Therefore, staff has found this criterion has been met.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

The Applicant has acknowledged this requirement and verified all solid and liquid waste generated on site will be located in a closed/screened dumpster located in a recessed area of the building. Therefore, staff has found this criterion has been met.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

The EPA's Emergency Planning and Community Right to Know Act (EPCRA) was passed in 1986 in response to concerns regarding the environmental and safety hazards posed by the storage and handling of toxic chemicals. The EPCRA should increase the public's knowledge and access to information on chemical and individual facilities, their uses, and releases into the environment. Communities can use this information to improve chemical safety and protect public health and the environment. Under Occupational Safety and Health Administration (OSHA) regulations, employers must maintain a material safety data sheet (MSDS) for any hazardous chemicals stored or used in the workplace. Facilities that have MSDSs for chemicals held above certain threshold quantities to submit either copies of their MSDSs or a list of these chemicals to the local fire department (amongst other entities). If the facility owner or operator chooses to submit a list of chemicals, the list must include the chemical or common name of each substance and must identify the applicable hazard categories.

The regulation allows facilities to file trade secrets in their reports while only the specific chemical identity may be claimed as a trade secret, though a generic class for the chemical must be provided pursuant to federal regulations.

Prior to Certificate of Occupancy approval, the Grand Junction Fire Department requires a fire and building code compliance design analysis. The analysis shall identify/list all hazardous materials, including but not limited to, flammable liquids, combustible liquids, combustible dust and fibers, corrosives, compressed gases, material quantities, storage, container types, dispensing, use and handling locations and operations. The analysis shall detail how the facility complies with IFC/IBC requirements. Staff recommends a condition that the Applicant shall be responsible for meeting all conditions as required by the Grand Junction Fire Department and Mesa County Building Department as applicable from the International Fire Code and International Building Code for the storage and use of hazardous materials. With the recommended condition, staff has finds this criterion will be met.

(iii) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

No outdoor display or storage is proposed in the front yard. Minimal outdoor storage is proposed along the north side of the building adjacent to the new addition. The building will provide screening of all storage so it's not visible from the street.

Therefore, staff has found this criterion has been met.

(2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

The use falls under the industrial manufacturing and production portion of the code. There are no use-specific standards for this use, therefore, staff has found this criterion has been met.

(3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities;

The site is surrounded by several complementary light industrial businesses and uses. Parks and schools, which are generally not perceived as complementary to industrial uses, are over a mile away. The site is proximate to Horizon Drive and I-70, both of which are classified as Primary Arterials within the Grand Junction Circulation Plan. Staff believes there are complementary uses proximate to this project and good transportation facilities are in place. Staff therefore finds this criterion has been met.

(4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

The property is surrounded by I-O (Industrial Office) and PAD (Planned Airport Development) zoning and other light industrial uses. There are no residential uses near the subject property. A majority of the operations on the property occur interior to the building with minimal transport of materials to the storage building behind the principal structure. The applicant does not propose any outdoor storage at this time. Staff believes this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The subject property is zoned I-O (Industrial Office) as are all the properties adjacent to the north, west and south. The airport is located to the east. Uses with this proposal include indoor storage and manufacturing. The surrounding area allows for similar industrial uses and as such, staff believes that negative impacts and the enjoyment of adjoining properties will not be compromised. Staff has found this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The submitted site plan indicates the building addition is designed to be compatible with the architecture of the existing building which is brick and multi-color stucco. The site plans also show that additional landscaping will be planted to address required landscaping improvements on the site and within the designated parking lot. With the proposed addition and landscaping improvements, the site will continue to be a compatible site in the surrounding neighborhood. Staff has found this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the MNL Investments LLC Conditional Use Permit request, CUP-2020-225, for the property located at 2790 H Road, the following findings of fact have been made:

1. The request conforms with Section 21.02.080(d) of the Zoning and Development Code.
2. The request conforms with Section 21.02.110 of the Zoning and Development Code

Therefore, Staff recommends conditional approval of the request with the following conditions.

Condition #1: The Applicant shall be responsible for meeting all conditions as required by the Grand Junction Fire Department and Mesa County Building Department as applicable from the International Fire Code and International Building Code for the

storage and use of hazardous materials prior to a Certificate of Occupancy being granted.

SUGGESTED MOTION:

Chairman, on the Conditional Use Permit for the property located at 2790 H Road, City file number CUP-2020-225, I move that the Planning Commission approve the request with the findings of fact and condition as listed in the staff report.

Attachments

1. Exhibit 1 - Application
2. Exhibit 2 - Maps

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

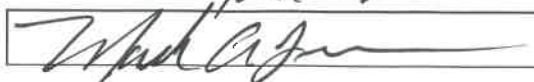
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner

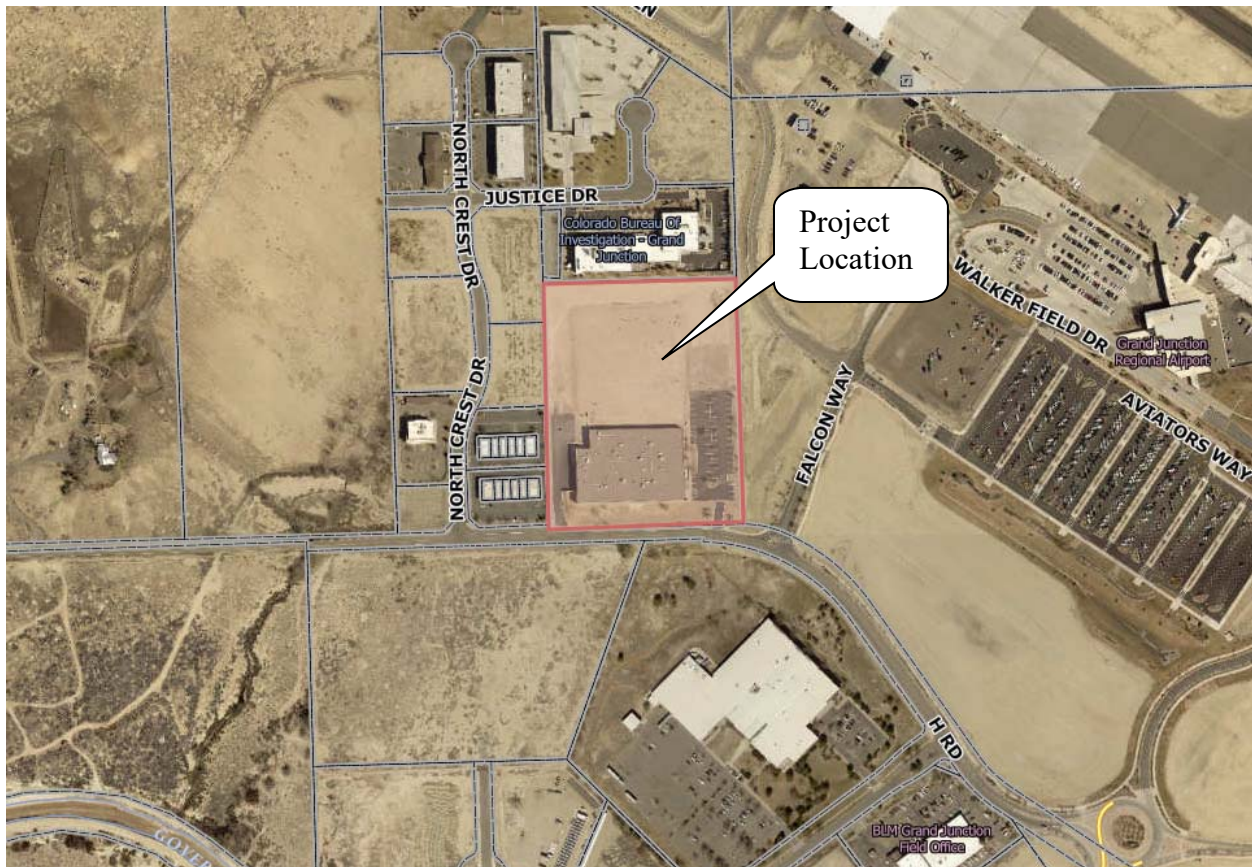


Date

General Project Report
For
Jabil Lewis Engineering Building Expansion
Conditional Use Permit
2790 H Road

Project Description (location, proposed use)

The purpose of this application is to obtain approval from the City of Grand Junction for a building expansion to be located at 2790 H Road in Grand Junction, Colorado. The general location of the project is depicted below:

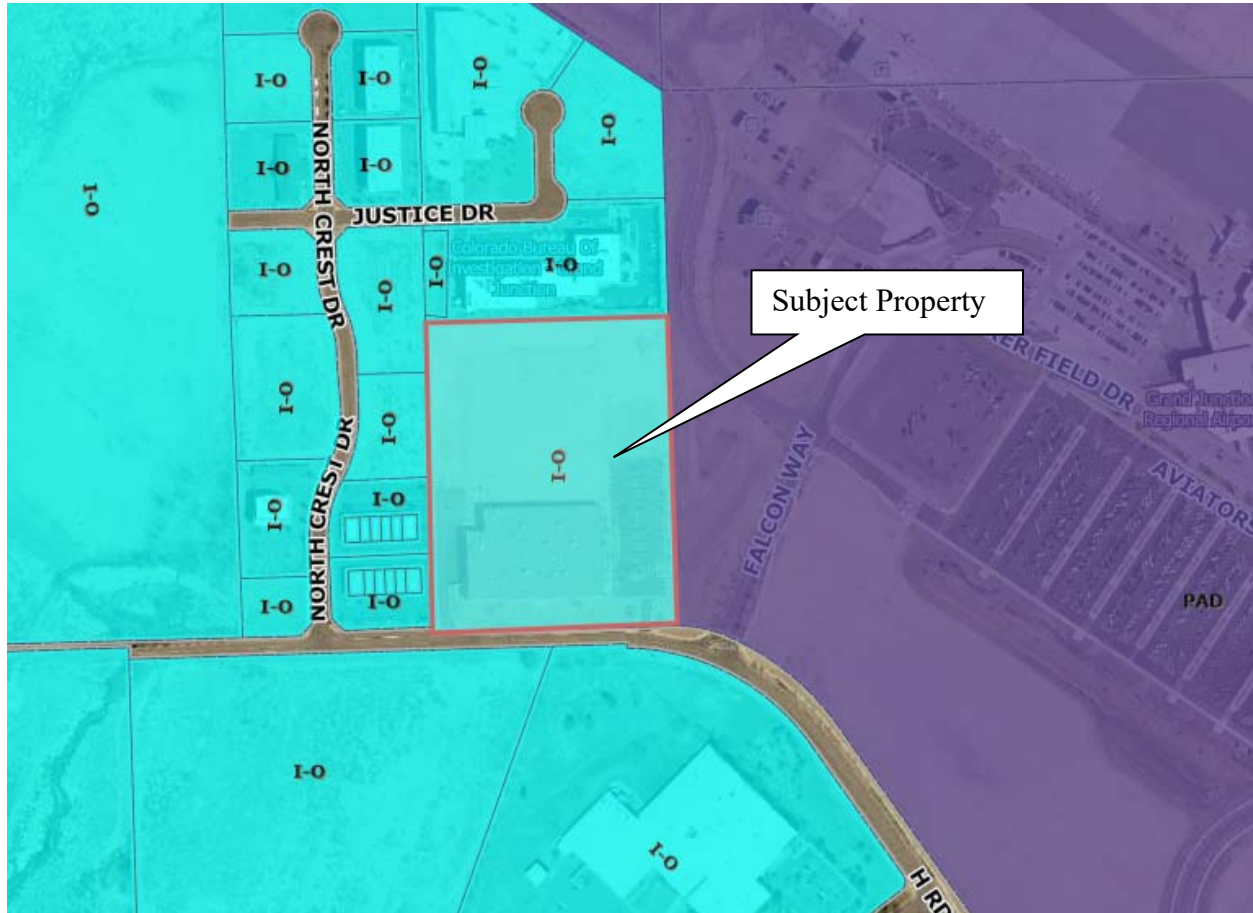


The ±9.95-acre site currently has a 66,000 square foot office/manufacturing facility that lies in the southern ±4.0-acres. The middle portion of the site (±2.7-acres) is proposed for development. The northern ±3.2-acres will not be developed.

The applicant is proposing to construct of a ±69,500 SF manufacturing/machining facility to the north of the existing building along with a 20'x20' storage building in the northwest corner of the site. The parking lot to the east of the building will both be expanded to the north, just past the Phase 2 addition and an access road will be installed along the north side of the building to reach the storage building and outdoor storage tanks.

Surrounding Land Uses and Zoning

The property is currently zoned I-O and is adjacent to I-O properties to the north, south and west with a PAD property to the east. See zoning map below:



The proposed additions as well as the existing structure meet all I-O setback requirements required in the Zoning District Standards, Chapter 21.03 of the Grand Junction Municipal Code.

The site is currently used as an office and manufacturing facility and its future land use designation is a business park – mixed use. The facility has a hazardous occupancy designation due to the materials that will be present on site. All industrial hazardous occupancy uses per the International Fire Code or International Building Code require a conditional use permit per Chapter 21.04 of the Grand Junction Municipal Code.

Surrounding land uses include manufacturing facilities to the west, an office to the north, an airport to the east and office/manufacturing to the south.

Site Access and Circulation

There are two site accesses to the property both from H-road to the south. The primary access is located on the southeast side of the site. From this access there is a two-way parking lot with

two rows of parking. The second access, which is primarily used for deliveries, is located to the southwest of the property.

Both accesses will remain the same. The east lot will be designed with a turn-around located just north of the existing lot to allow for site circulation. The west side will have a hammerhead fire department turn around located on the north side of the building.

Utilities

The existing building has all utilities in place including a fire sprinkler system and FDC connection. Water and Fire lines will both be routed through the existing building which was designed in Phase 1 with the lines stubbed to the north end of the building. An existing fire line on the exterior of the building will be extended north, then west to a new fire hydrant located near the northwest corner of the site. The sewer and storm sewer lines were extended just north of the Phase 1 parking lot on the east side of the building in Phase 1. These lines will be extended to the north to tie in sewer and storm sewer for Phase 2. Gas and electric will both be extended from existing lines that services Phase 1 on the west side of the building.

Hazardous Materials Overview

The following hazardous materials will be present on the site.

Classification = H-4 health hazard

The west side of the building contains a wet processing line that uses corrosives as seen in the attached floor plan. The process is an open process and quantities exceed the 200 gallons allowed by table 307.1(2), 2018 IFC.

Hazardous Materials: Sulfuric Acid, corrosive liquid, 100 gallon tank in open process
Deoxidizer 6/16, corrosive liquid, 100 gallon tank in open process
Oakite 160, corrosive solid, 50lb
MCRT5900, corrosive liquid, 100 gallon tank in open process

The storage shed on the exterior of the building will store used printer filters. These filters will be passivated to remove the water reactive and flammable hazards. The passivated filters present a health hazard only. Quantity may be under MAQ but shed is being designed as an H-4 occupancy.

Classification = H-3 deflagration hazard

Storage and printing areas are classified as H-3 due to quantities of flammable solid over the MAQ of 250 lbs for table 307.1(1), IBC 2018.

Classification = H-2 deflagration hazard

The east side of the building houses a 3-d printing operation that uses aluminum powder. Nearly 1,000 lbs of aluminum powder will be stored in individual containers approximately 40-50 pounds each. Containers will be stored 2-high under inert blankets. Storage exceeds MAQ. The printing process will employ a closed process, however, filling and cleaning the machines creates a fire hazard. This area is classified as an H-2 occupancy.

Hazardous Materials: Aluminum powder, storage up to 1000 lbs, closed process up to 250 lbs, open process up to 50 lbs

The prep area is classified as H-2 due to presence of combustible metal dust per Table 307.1(1), IBC 2018.

Hazardous Materials Management Plan:

The project fire protection engineer, Deborah Shaner, will be submitting a full hazardous materials management plan as part of the building permit submittal.

Development Schedule & Phasing

This project is anticipated to start construction in late May of 2020 and go through December 2020.

Project Approval Criteria

The application shall demonstrate that the proposed development will comply with the following:

- (1) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c);

Response: The proposed additions as well as the existing structure meet all district standards established in Chapter 21.03 of the Grand Junction Municipal Code including setbacks.

No perceptible vibration is anticipated on any surrounding lot due to the operations at this facility. Noise shall not exceed 65 decibels at any point on the property line. Light, spotlights, and high temperature processes from this site shall not be visible from any surrounding lot, parcel or right of way. All solid and liquid waste from this site shall be contained in a closed bin. Exterior dumpsters shall be screened from view by their placement within a recessed area adjacent to the building. The building will house hazardous materials as identified above. Hazardous materials storage is being reviewed for compliance as part of the building permit process.

Outdoor storage of N₂ and Argon, integral units for this property, will occur behind the new addition, adjacent to the argon boosters and HIP Chillers. Outdoor storage will be screened by the building addition as it will be located on the rear side of the building.

- (2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

Response: The facility's use is Industrial – Manufacturing and Production with a hazardous occupancy designation due to the materials that will be present on site. All industrial hazardous occupancy uses per the International Fire Code or International Building Code require a conditional use permit per Chapter 21.04 of the Grand Junction Municipal Code.

- (3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities;

Response: The subject property is in an area that provides complimentary services to both the manufacturing facility as well as to the employees of the facility. Surrounding industrial facilities as well as the airport provide complimentary uses for this development. A FedEx shipping Center is located less than half a mile to the north. Access to a hospital just 3.5 miles away. There is a nearby country club as well as several local parks within 2 miles of the site. All levels of K-12 public school can be found within 5 miles of this property. Grand Valley Transit has a route that passes this property with stops located at the airport and the Social Security Administration office.

- (4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

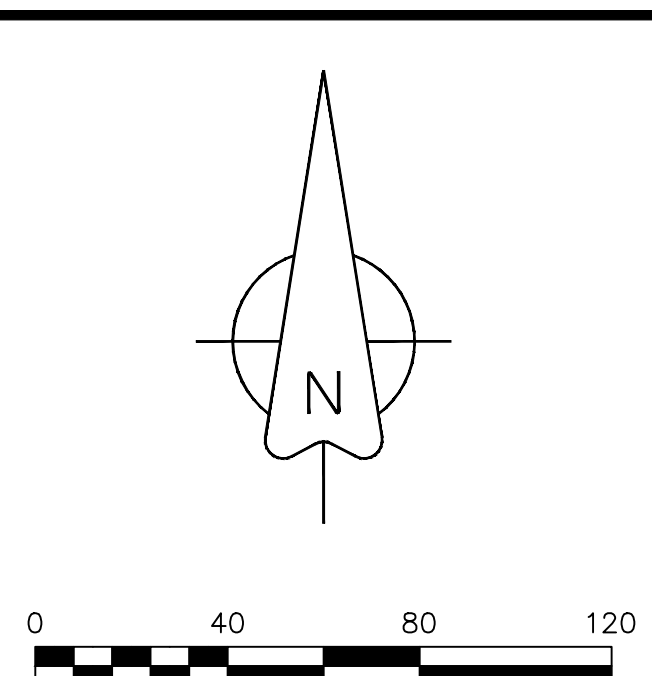
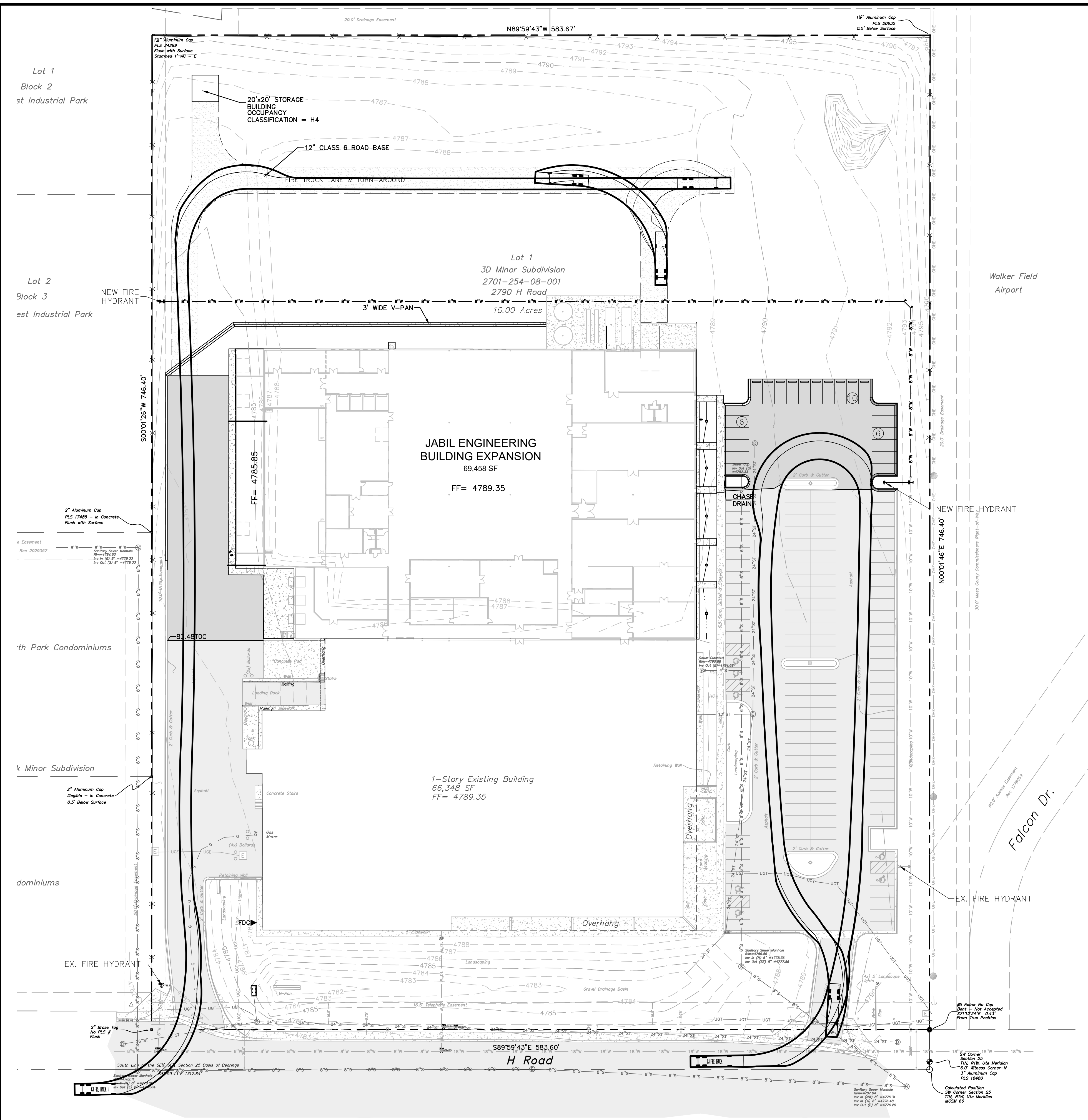
- (i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
- (ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;
- (iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Response: Jabil Lewis Engineering is a manufacturing/machining facility specializing in aerospace products, turbine engine components, rapid prototyping and industrial pumps. It is compatible with the surrounding Industrial/Office Park facilities including another aerospace manufacturing facility to the south, a weapons manufacturer to the west, and the Colorado Bureau of Investigation office to the north. The airport is located to the east with a detention pond located adjacent to the east property line and Falcon Way just beyond the detention pond.

All elements of the proposed plan have been designed and arranged to have minimal negative impacts on the use and enjoyment of adjacent properties. All manufacturing processes will take place within the building, protecting the privacy of neighboring properties. Outdoor storage will occur behind the building. Additional landscaping will be added to the north extending to the northern limits of the new addition.

Noxious emissions and conditions will be confined so as not to be injurious or detrimental to nearby properties.

M:\PROJECTS\1223.0012 - Lewis Engineering Building (dwg)\3d\Production Dwg\PROD SITE\JABIL.dwg, 5/3/2020 6:15:07 AM, DWG To PDF.pc3



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

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

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

Know what's below.
Call before you dig.

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

NO.	REVISIONS	DESCRIPTION	DATE	BY

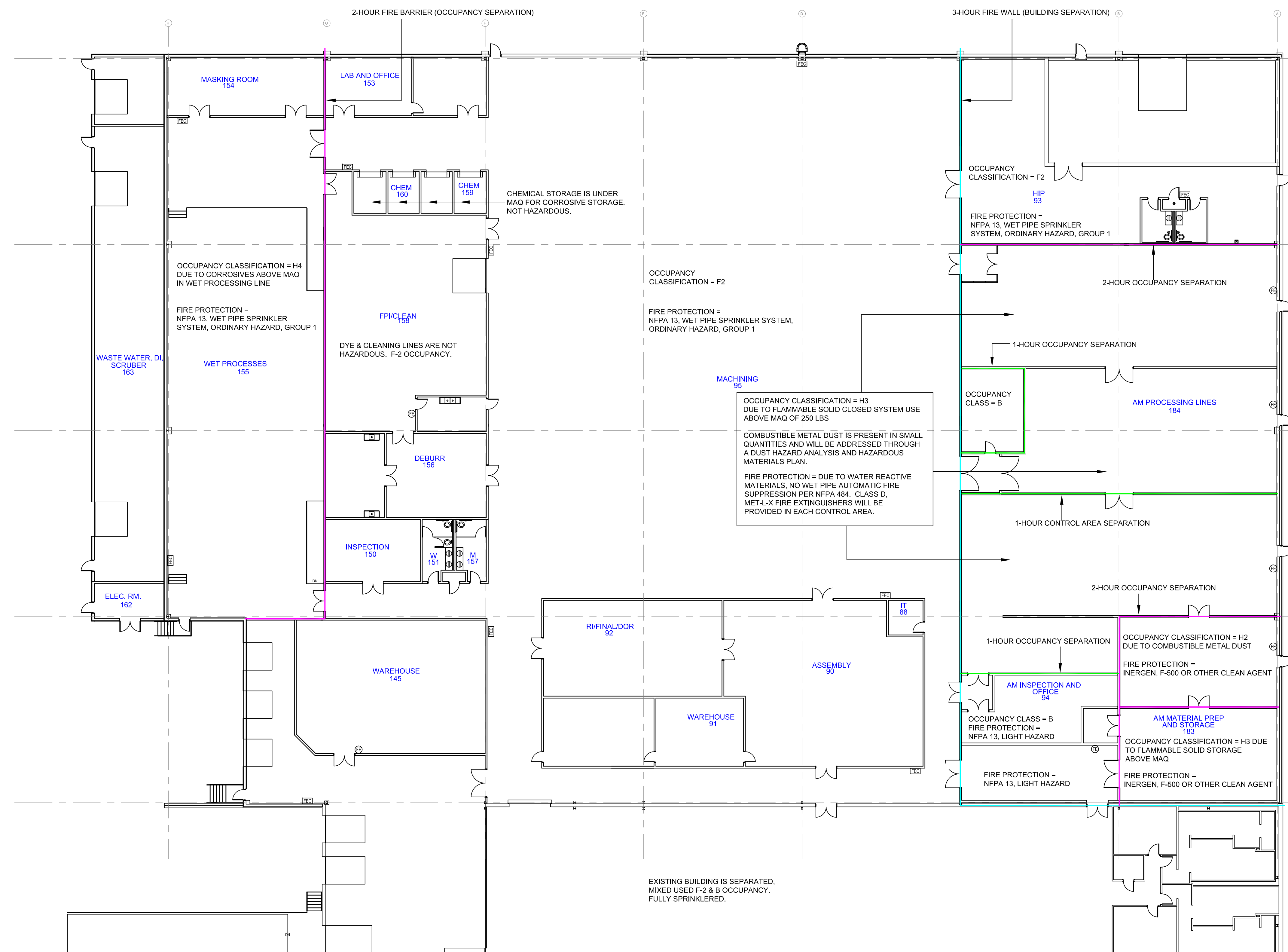
A · C · G

AUSTIN CIVIL GROUP, INC.

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

JABIL ENG. BLDG. EXPANSION	FIRE SITE PLAN
2790 H ROAD	
present for	
Merritt & Associates, G.C., Inc. Name	

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
lms	lms	lms	CIM
JOB NUMBER: 1223.0012			
DATE: 05-03-2020			
SCALE: 1"=20'			
SHEET NO: 1			



THIS DRAWING PROVIDES AN OVERVIEW OF THE FIRE PROTECTION AND LIFE SAFETY APPROACH. MORE DETAILS ON SYSTEM DESIGN AND HAZARDOUS MATERIALS MANAGEMENT WILL BE PRESENTED AT BUILDING PERMIT. THE INTENT IS TO ILLUSTRATE THE OVERALL APPROACH.

HAZARDOUS MATERIALS OVERVIEW
 THE WEST SIDE OF THE BUILDING CONTAINS A WET PROCESSING LINE THAT USES CORROSIVES. THE PROCESS IS AN OPEN PROCESS AND QUANTITIES EXCEED THE 200 GALLONS ALLOWED BY TABLE 307.1(2), 2018 IFC. CLASSIFICATION = H-4 HEALTH HAZARD.

THE EAST SIDE OF THE BUILDING HOUSES A 3-D PRINTING OPERATION THAT USES ALUMINUM POWDER. NEARLY 1000 LBS WILL BE STORED, IN INDIVIDUAL CONTAINERS APPROXIMATELY 40-50 POUNDS EACH, STORED 2-HIGH UNDER INERT BLANKETS. STORAGE EXCEEDS MAQS. THE PRINTING PROCESS WILL EMPLOY A CLOSED PROCESS. HOWEVER, FILLING AND CLEANING THE MACHINES CREATES A FIRE HAZARD.

STORAGE & PRINTING AREAS ARE CLASSIFIED AS H3 DUE TO QUANTITIES OF FLAMMABLE SOLID OVER MAQ OF 250 LBS PER TABLE 307.1(1), IBC 2018. THE PREP AREA IS CLASSIFIED AS AN H2 DUE TO PRESENCE OF COMBUSTIBLE METAL DUST PER TABLE 307.1(1). A DUST HAZARD ANALYSIS WILL BE PRESENTED AS REQUIRED BY 414.1.3, IBC 2018.

NFPA 484 WILL BE UTILIZED AS A GUIDELINE FOR MANAGEMENT OF ADDITIVE MANUFACTURING PROCESS. A DETAILED PLAN WILL BE PRESENTED AT BUILDING PERMIT SUBMITTAL.

FIRE SEPARATIONS
 REFER TO FLOORPLAN FOR PROPOSED FIRE RATED SEPARATIONS. IN GENERAL, SEPARATION IS PROVIDED BETWEEN H OCCUPANCIES AND F-2 OCCUPANCIES.

THE LARGE CENTER AREA OF THE BUILDING IS A F-2 OCCUPANCY CLASSIFICATION. THERE IS NO HIGH PILED STORAGE IN THIS SPACE.

FIRE PROTECTION
 FIRE SUPPRESSION WILL BE INSTALLED WHERE POSSIBLE. DUE TO REACTIONS WITH ALUMINUM POWDER, WET PIPE FIRE SUPPRESSION IS NOT RECOMMENDED IN ADDITIVE MANUFACTURING AREA. NFPA 484 IS BEING USED AS A GUIDE. REFER TO FLOORPLAN FOR PROPOSED SUPPRESSION SYSTEMS.
 FIRE EXTINGUISHERS WILL BE INSTALLED PER 2018 IFC.

- FIRE ALARM**
 THE FIRE ALARM SYSTEM WILL CONSIST OF THE FOLLOWING:
- ADDRESSABLE FIRE ALARM CONTROL PANEL
 - OCCUPANT NOTIFICATION THROUGH HORNS AND STROBES
 - FIRE SUPPRESSION MONITORING
 - CONTROL OF DOOR HOLDERS, FIRE SMOKE DAMPERS AND FIRE SHUTTERS IN PLACE TO MAINTAIN REQUIRE FIRE SEPARATIONS
 - SMOKE AND HEAT DETECTION IN STRATEGIC AREAS TO PROVIDE EARLY WARNING OF SPECIFIC HAZARDS
 - FLAME DETECTION IN THE 3D PRINTING AREA

(FEC) FIRE EXTINGUISHER CABINET

(FE) FIRE EXTINGUISHER

FIRE EXTINGUISHER TYPES TO BE SPECIFIED AT BUILDING PERMIT.

JABIL ENGINEERING

2790 H Rd.
 Grand Junction, CO 81506

REVISION:

DESIGN DEVELOPMENT

PROJECT NO:
 19-262

SHEET NAME:
 OVERALL FIRE PROTECTION SCHEMATIC PLAN

DATE: 4/24/2020

SHEET NO:

FP-00

SCALE:

OVERALL FIRE PROTECTION PLAN
 1/16" = 1'-0"

NOT FOR CONSTRUCTION

APPROVED / /

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) MNL Investments LLC ("Entity") is the owner of the following property:

(b) 2790 H Road, Grand Junction, CO 81506

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

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

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

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

The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Site Plan Review - Major

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

(e) N/A

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: Mark A Lewis

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 10 day of January, 2020

by Mark A. Lewis

Witness my hand and seal.

My Notary Commission expires on Jan. 09, 2024

CATHERINE RUYBAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054014839
MY COMMISSION EXPIRES JAN 09, 2024


Notary Public Signature

2006 2 PAGE DOCUMENT

WARRANTY DEED

THIS DEED, Made this 19th day of **December, 2008**, between **3D Systems Corporation** 333 3D Systems Circle Rock Hill, SC 29730, grantor(s), and **MNL Investments, LLC, A Colorado Limited Liability Company** whose legal address is ~~711 Arrowroot Court, Grand Junction~~ *[Signature]* **CO 81505**, grantee(s): **823 23 Road, Grand Junction, CO, 81505**

WITNESSETH. That the grantor(s), for and in consideration of the sum of 5,500,000.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of **MESA** and State of Colorado, described as follows:

Parcel 1:

**Lot 1 of
3D MINOR SUBDIVISION**

also known as street and number as: **2790 H Road, Grand Junction, CO 81506**
assessor's schedule or parcel number: **2701-254-08-001, 2701-314-01-003**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, 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(s), heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee(s), their heirs and assigns, that at the time of the ensembling and delivery of these presents well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except taxes for 2008, payable in 2009 and all subsequent years, easements, rights of way, reservations and restrictions of record.

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

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date first written above.

3D Systems Corporation, a Delaware Corporation,

[Signature]
Robert M. Grace, Jr.
Vice President, General Counsel & Secretary

922500

STATE OF S.C.
County of YORK }

ss.

I, Rosalyn P. Sutton, a Notary Public in and for said York County, in the State aforesaid, do hereby certify that **Robert M. Grace, Jr. Vice President, General Counsel & Secretary of 3D Systems Corporation, a Delaware Corporation**, who is personally known to me to be the person(s) whose name has been subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed for the uses and purposes set forth.

Given under my hand and official seal, this 16th day of December, 2008.

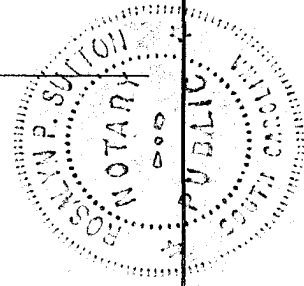
My commission expires:

April 28, 2016

Rosalyn P. Sutton
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



Vicinity Map (Close in)



Vicinity Map (Expanded)



Zoning Map



Future Land Use Map

