

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5201**

**AN ORDINANCE AMENDING ORDINANCE NO. 5061  
TO REZONE TO PLANNED DEVELOPMENT (PD) AND APPROVING AND OUTLINE  
DEVELOPMENT PLAN (ODP) FOR THE PROPERTY KNOWN AS RIVERFRONT AT  
DOS RIOS, LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER  
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The Riverfront at Dos Rios Planned Development (PD) zoning and Outline Development Plan (ODP) was adopted with Ordinance 4849. Ordinance 4849 was amended by Ordinance 4922. Ordinance 4928 was amended by Ordinance 4982. Ordinance 4982 was amended by Ordinance 5061.

This amendment of the Planned Development (PD) zoning and Outline Development Plan (ODP) will amend and restate the Planned Development (PD) zoning and Outline Development Plan established by Ordinance 5061 for the area known as The Riverfront at Dos Rios Development as set forth in Ordinance 5061, Ordinance No. 4982, Ordinance 4928 and Ordinance No. 4849.

In public hearings, the Planning Commission and City Council reviewed this amendment and determined that as proposed and as amended by and with the adoption of this Ordinance the 2024 PD and ODP satisfy the Grand Junction Zoning and Development Code and are consistent with the purposes and the intent of the Comprehensive Plan.

Furthermore, the Planning Commission found and recommended to the City Council that it find that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE LOTS AND ADDRESSED PARCELS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED TO PLANNED DEVELOPMENT (PD) AS PROVIDED AND ESTABLISHED IN THIS ORDINANCE, WITH AND FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 5061 EXCEPT AS SPECIFICALLY PROVIDED HEREIN:

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

Lot 1 and Lot 2 at Riverfront at Dos Rios Filing 5 located within Section 22 1S 1W recorded 6/9/22 at Reception Number 3034050 Mesa County Records Containing 4.44 acres;

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

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

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

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

- B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the *Findings of Fact and Conclusions* listed in the Staff Report dated February 21, 2024, including attachments and exhibits, all of which are incorporated by this reference as if fully set forth and all of which shall be admitted into the record of the adoption and approval of this Ordinance.

- C. The Phasing Development Schedule within the Riverfront at Dos Rios Planned Development is established as follows:

Pod	Portion of Site	Requirement	Expiration Date
1	MU/OR, MU-1, MU-2, MU-6A, MU-6B	First Planning Clearance or First Plat recorded within 3 years from date of approved PD ordinance.	December 2026
2	LI/C-1,	First Planning	December

	LI/C-2, MU-5	Clearance or First Plat recorded within 5 years from date of approved PD ordinance.	2028
3	MU-3, MU-4, MU- 7A, MU- 7B,	First Planning Clearance or First Plat 7 years from date of approved PD ordinance.	December 2030

1. Development and Phasing Schedule constitutes a deadline for which development of a portion within each Pod must commence. Once commenced the development of the pod shall be completed in accordance with the Phasing and Development Schedule. Should the Development and Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.
  2. The PD and ODP shall remain valid for any one pod so long as a portion of the pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any pod fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific pod shall be considered lapsed.
  3. Upon lapse of any pod's phasing and development schedule, the zoning of the lapsed pod will revert to the default standards of the BP Zoning District.
- D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District as provided in GJMC and as may be amended.
- E. The default zone shall be BP with the following deviations to the dimensional standards.



**Primary Uses**

Employment, Light Manufacturing, Multifamily, Retail, Commercial Services
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**Lot**

Area (min. acres)	No Minimum except .5 in LI/C
Width (min. ft.)	25**
Frontage (min. ft.)	n/a

**Setback****Principal****Accessory**

Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5

**Bulk**

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

\* Refer to the Architectural standards in Section 2.B and 2.C.

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

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

G. The amendments modify the authorized use table and allows the following additional land uses in accordance with the table in this ordinance.

- Office with Drive-Through in LI/C parcels only.
- All Indoor Recreation permitted in LI/C.
- Reclassify Bar/Nightclub to Alcohol Sales Retail permitted in MU, LI/C and MU-OR
- Drinking Establishments added to use, permitted in MU, LI/C and MU-OR
- Drive-Through Uses (Restaurants) in LI/C parcels only.
- Drive-Through Retail in LI/C parcels only.
- Greenhouse/Nursery Sales in LI/C parcels only.
- Mobile Food Vendor permitted in in MU and MU-OR
- Mobile Food Vendor Court permitted in in MU and MU-OR
- Rental Service, Indoor Display/Storage in MU and MU-OR parcels.
- Auto Mechanical Repair in the LI/C-2 parcel, east of Riverside Parkway only.
- Car Wash, Gasoline Service Station, Quick Lube in the LI/C-2 parcel, east of Riverside Parkway only.
- All Other Vehicle Service, Limited in the LI/C-2 parcel, east of Riverside Parkway only.

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

As used in the table below, the following shall mean and refer to: MU – Mixed Use; LI/C – Light Industrial/Commercial; MU-OR – Mixed Use Outdoor Recreation; PR – Parks and Recreation

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>RESIDENTIAL</b>					
<b>Household Living</b> – residential occupancy of a dwelling unit by a “household”	Business Residence	A	A	A	
	Two-Family Dwelling				
	Single-Family Attached	A			
	Multifamily	A			
	Accessory Dwelling Unit				
	Agricultural Labor Housing				
	Manufactured Housing Park				
	All Other Household Living				
<b>Home Occupation</b>	Home Occupation	A	A	A	
<b>Group Living</b> – residential occupancy of a structure by a group of people who do not meet the definition of “Household Living”	Small Group Living Facility	A			
	Large Group Living Facility	A			
	Unlimited Group Living Facility	A			
	Fraternities/Sororities				
	Rooming/Boarding House	A			
	Other Group Living (e.g., dormitory style living)				

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INSTITUTIONAL AND CIVIC</b>					
<b>Colleges and Vocational Schools</b> – colleges and institutions of higher learning	Colleges and Universities	A	A		
	Vocational, Technical, and Trade Schools	A	A		
<b>Community Service</b> – uses providing a local service to the community	Community Activity Building	A	A	A	A
	All Other Community Service	A	A	A	A
<b>Cultural</b> – establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries	A	A		
<b>Day Care</b> – care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 – 12)				
	General Day Care	A	A		
<b>Detention Facilities</b> – facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories				
	Community Corrections Facility				
	Law Enforcement Rehabilitation Centers				

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INSTITUTIONAL AND CIVIC</b>					
<b>Hospital/Clinic</b> – uses providing medical treatment or surgical care to patients	Medical and Dental Clinics	A	A		
	Counseling Centers (Nonresident)	A	A		
	Hospital/Mental Hospital	C	A		
	Physical and Mental Rehabilitation (Resident)	C			
	All Other	C	A		
<b>Parks and Open Space</b> – natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery				
	Golf Course				
	Golf Driving Ranges				
	Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
<b>Religious Assembly</b> – meeting area for religious activities	All	A	A	A	
<b>Funeral Home/Mortuary</b>	All				
<b>Crematory</b>	All				
<b>Safety Services</b> – public safety and emergency response services	All				
<b>Schools</b> – schools at the primary, elementary, middle, junior high or high school level	Boarding Schools	A			
	Elementary Schools	A			
	Secondary Schools	A			



USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INSTITUTIONAL AND CIVIC</b>					
<b>Utility, Basic</b> – Infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A
	All Other Utility, Basic	A	A	A	A
<b>Utility, Corridors</b> – passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	A	A	A	A
	Transmission Lines (Underground)	A	A	A	A
	Utility Treatment, Production or Service Facility	C	C	C	C
	All Other				
<b>COMMERCIAL</b>					
<b>Entertainment Event, Major</b> – activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities	A	C		
	Outdoor Facilities	C	C	C	C
<b>Lodging</b> – hotels, motels, short-term rentals and similar establishments	Hotels and Motels	A	A	A	
	Short-Term Rentals	A	A	A	
<b>Office</b> – activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices	A	A		
	Office with Drive-Through		A <sub>1</sub>		

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>COMMERCIAL</b>					
<b>Parking, Commercial</b> – parking that is not necessary to serve a specific use and for which fees may be charged	All				
<b>Recreation and Entertainment, Outdoor</b> – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds	A		A	A
	Resort Cabins and Lodges	A		A	
	Swimming Pools, Community		A	A	
	Shooting Ranges, Outdoor				
	Amusement Park, Miniature Golf			A	
	Riding Academy, Roping or Equestrian				
	Zoo				
	All Other Outdoor Recreation			A	A
<b>Recreation and Entertainment, Indoor</b> – large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club	A	A	A	
	Movie Theater, Skating Rink, Arcade	A	A		
	Shooting Ranges, Indoor				
	All Other Indoor Recreation	A	A		

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>COMMERCIAL</b>					
<b>Retail Sales and Service*</b> – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Bar/Nightclub <b>Alcohol Sales Retail</b>	A	A	A	
	Alcohol Beverage Production				
	Animal Care/Boarding/Sales, Indoor	A	A		
	Animal Care/Boarding/Sales, Outdoor				
	Delivery and Dispatch Services (Vehicles On-Site)				
	<u>Drinking Establishment</u>	A	A	A	
	<u>Drive-Through Uses (Restaurants)</u>		A		
	<u>Drive-Through Retail</u>		A		
	Food Service, Catering	A	A	A	
	Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
	Farm Implement/Equipment Sales/Service				
	Farmers' Market	A	A	A	
	Flea Market				
	Feed Store				
	Fuel Sales, Automotive/Appliance				
	Fuel Sales, Heavy Vehicle				
	General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
	General Retail Sales, Outdoor Operations, Display or Storage				
	<u>Greenhouse/Nursery Sales</u>		A		
	Manufactured Building Sales and Service				
	<u>Mobile Food Vendor</u>	A		A	
	<u>Mobile Food Vendor Court</u>	A		A	

	Produce Stands	A	A	A	
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USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INDUSTRIAL</b>					
<b>Manufacturing and Production</b> – firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	<i>Indoor Operations and Storage</i>				
	Assembly		A		
	Food Products		A		
	Manufacturing/Processing		A		
	Marijuana Related Business				
	<i>Indoor Operations with Outdoor Storage</i>				
	Assembly		A		
	Food Products		A		
	Manufacturing/Processing		A		
	Marijuana Related Business				
	<i>Outdoor Operations and Storage</i>				
	Assembly				
	Food Products				
	Manufacturing/Processing				
	Marijuana Related Business				
	All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code				
<b>Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without hazardous materials</b>	Indoor Operations and Storage				
	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)				
	Outdoor Storage And Operations				
	Research, Testing and Laboratory Facilities – Indoors (Includes Marijuana Testing Facilities)		A <sub>2</sub>		



<b>Junk Yard</b>	Junk Yard				
<b>Impound Lot</b>	Impound Lot				
<b>Heavy Equipment Storage/Pipe Storage</b>	All				

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INDUSTRIAL</b>					
<b>Warehouse and Freight Movement</b> – firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading				
	Indoor Storage with Outdoor Loading Docks				
	Outdoor Storage or Loading				
	Gas or Petroleum Storage				
	Sand or Gravel Storage				
	All Other				
<b>Waste-Related Use</b> – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station				
	Medical/Hazardous Waste Transfer Station				
	Solid Waste Disposal Sites				
	Recycling Collection Point				
	All Other Waste-Related				
<b>Wholesale Sales</b> – firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or	Wholesale Business (No Highly Flammable Materials/Liquids)				

commercial businesses					
	Agricultural Products				
	All Other Wholesale Uses				

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>INDUSTRIAL</b>					
<b>Agricultural</b>	Animal Confinement				
	Dairy				
	Confined Animal Feeding Operation, Feedlot				
	Forestry, Commercial				
	Marijuana Related Business		/		
	Pasture, Commercial				
	Winery				
	All Other Agriculture				
<b>Aviation or Surface Passenger Terminal</b> – facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports				
	Bus/Commuter Stops	A	A	A	A
	Bus/Railroad Depot				
	Helipads				
	All Other Aviation or Surface Passenger Terminal				
<b>Mining</b> – mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling				
	Sand or Gravel Extraction or Processing				
	All Other Mining				

USE CATEGORY	PRINCIPAL USE	MU	LI/C	MU-OR	PR
<b>Telecommunications Facilities</b> – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
	Temporary PWSF (e.g., COW)	A	A	A	A
	Co-Location	A	A	A	A
	Tower Replacement	A	A	A	A
	Dual Purpose Facility	A	A	A	A
	DAS and Small Cell Facilities	A	A	A	A
	Base Station with Concealed Attached Antennas	A	A	A	A
	Base Station with Non-Concealed Attached Antennas	C	C	C	C
	Tower, Concealed	C	C	C	C
	Tower, Non-Concealed				
	Broadcast Tower				

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

A<sub>1</sub> Only allowed in LI-C-1 and LI-C2.

A<sub>2</sub> Only allowed in parcel LI-C2, east of Riverside Parkway.

## H. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

### 1. SITE DEVELOPMENT

#### A. Access

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

#### B. Parking

Streets within Riverfront at Dos Rios have been constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. As constructed, there are no fewer than 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

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

#### Mixed Use Parcels 3 and 4: No Parking Requirement

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

2. Off-street parking for development in Mixed Use parcels shall not be located in the front yard and along the street frontage. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail except as follows:
  - a. Parking will be allowed in the front yard and along the street frontage with no limitations if the street frontage abuts Riverside Parkway; or where a frontage abuts traffic circles or;
  - b. For lots that contain more than one front yard, parking will be allowed in the front yard(s) and along multiple street frontages if one of the following conditions are met.
    - i. Parking in the front yard shall be limited to only one frontage.  
Or:
    - ii. Parking shall be permitted on multiple frontages:
      - A. Limited on each individual street frontage to not more than 150 feet or 50% (whichever is greater)
      - B. Limited to 50% of the cumulative frontage



- iii. Parking lot islands, end islands, and entrance drive-aisles shall not count against the allowed parking in the front yard and along the street frontage as permitted by 2.b.ii.
- iv. To exceed standards in 2.b.ii, a public amenity shall be provided to allow more linear feet of frontage for parking. For every 9 feet of usable public space or usable landscape buffer, one additional parking space can be provided along the front yard. Parking space shall be buffered as provided by GJMC 21.07. Public amenity shall be in front of parking space. Usable public space or usable landscape buffer is defined as a place that is open and accessible to the public. Public amenities shall be geared towards pedestrian and transit and shall include both hardscape features and landscaping. It shall include different features, which distinguish it from sidewalk. Hardscape features and materials for usable public space or usable landscape buffer include, but are not limited to the following:
  - Benches, Tables, or Chairs
  - Transit pullouts
  - Planters
  - Bike Racks
  - Trash Cans
  - Pedestrian Lighting
  - Newsstands
  - Mailboxes
  - Water
  - Calisthenics Parks (Outdoor gym)
  - Pocket Park
  - Shade structures
  - Transit shelters
  - Water features
  - Arts/sculptures
  - Banners, hanging basket.
- v. Landowner/developer may select among these, and other appropriate (as approved by Director) hardscape features to install in the public space.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

### **C. Landscaping**

On-site landscaping shall be per B-P requirements of GJMC 21.06.040, as may be amended unless otherwise provided herein. The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas.

Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is less than 10 feet.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c), as may be amended.
3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.
4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.
5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(c)(5), as may be amended.

### **D. Service Entrances, Loading and Dumpster Areas**

1. Service entrances, loading areas and dumpster areas shall be oriented to the side or rear of principal structures so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.
2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.
3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.



## **E. Outdoor Storage and Display**

4. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.
5. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h), as may be amended. Acceptable screening consists of any combination of fences, walls, berms, and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.
6. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3), as may be amended.
7. Location of permanent outdoor display areas shall be established with site plan approval.

## **F. Fencing**

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

## **H. Signs**

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation parcels.
2. Monument signs shall be located no closer than 2 feet from the front property line.
3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed-Use Parcels 1, 2 and 3 all Parks and Recreation parcels. The maximum size for any sign

in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Parcel 4.

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

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

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

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

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

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

## **2. ARCHITECTURAL STANDARDS**

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

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

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Facade articulation/modulation such as recessed and projecting elements or defined, smaller bays.

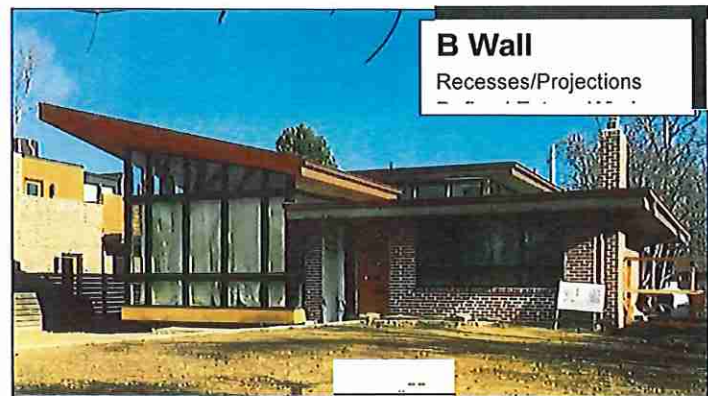
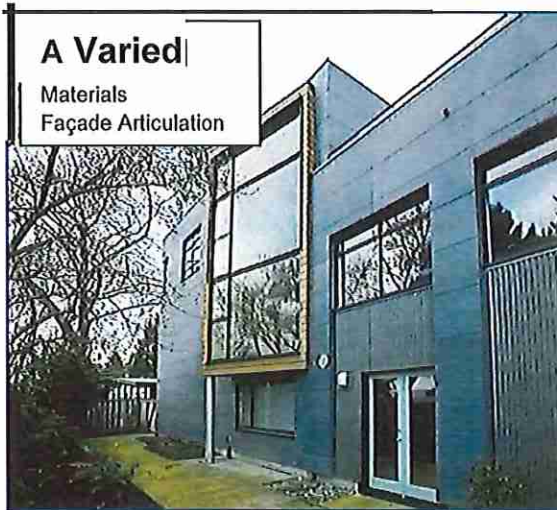
3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

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

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



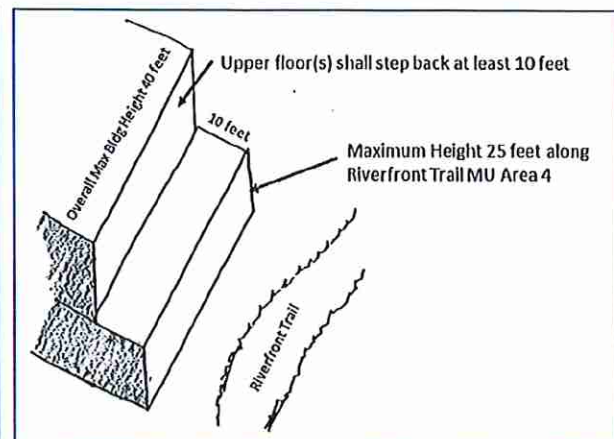
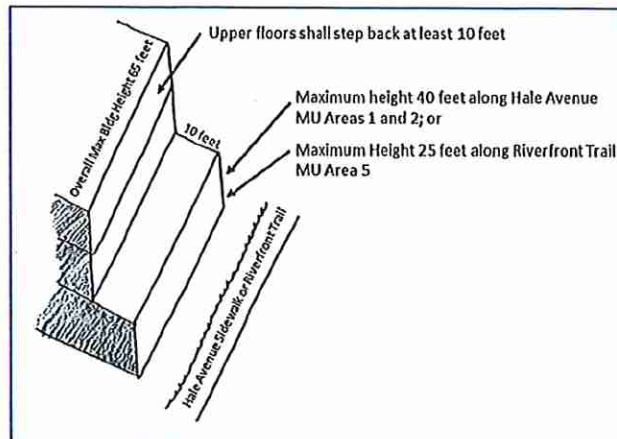
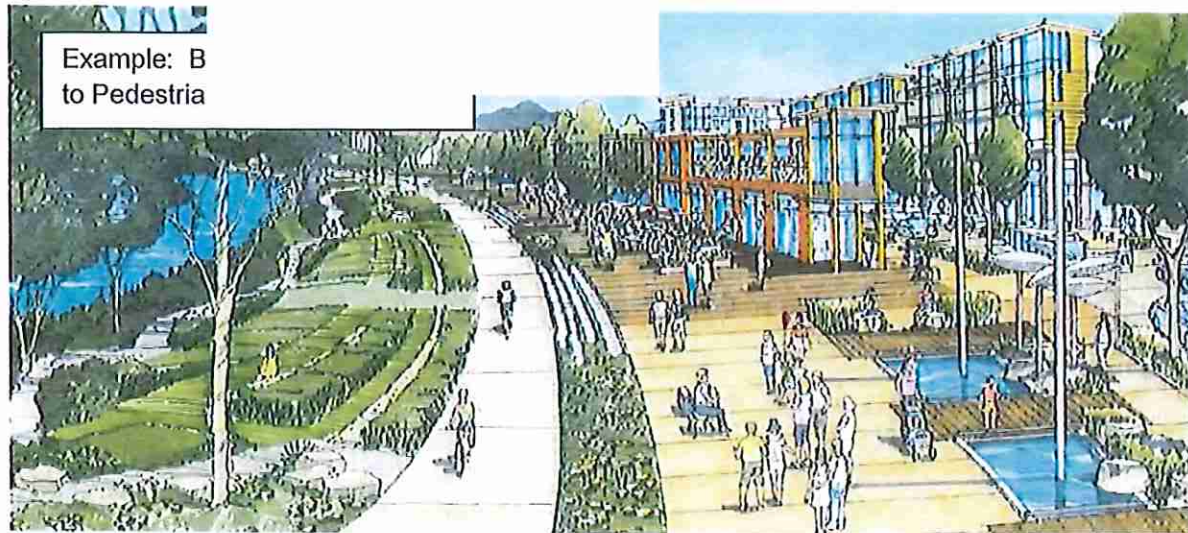
6. Window sizes and shapes which break up the facade and provide visual variety and a pedestrian character
7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.
8. Other architectural details that provide visual interest such as:
  - use of accent colors
  - awnings or porticoes
  - other variations in materials, details, surface relief and texture.
9. Building(s) on the site utilize renewable energy sources or passive solar.



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

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

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



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

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

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

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



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


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

**INTRODUCED** on first reading this 7th day of February 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 21st day of February 2024 and ordered published in pamphlet form.

  
\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:

  
\_\_\_\_\_  
Amy Phillips  
City Clerk



## EXHIBIT A

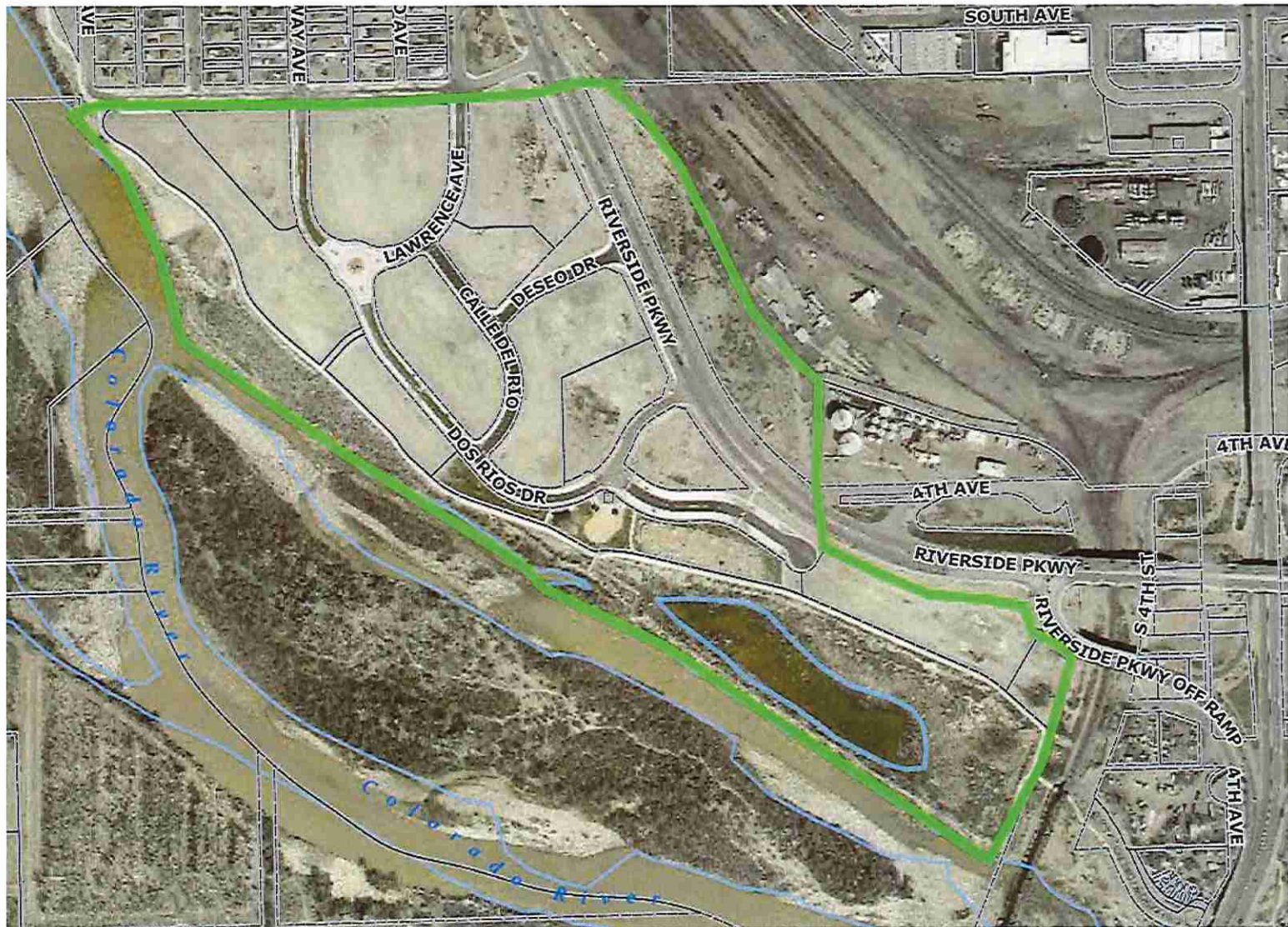


Figure 1. Existing boundaries outlined in green.



## EXHIBIT B

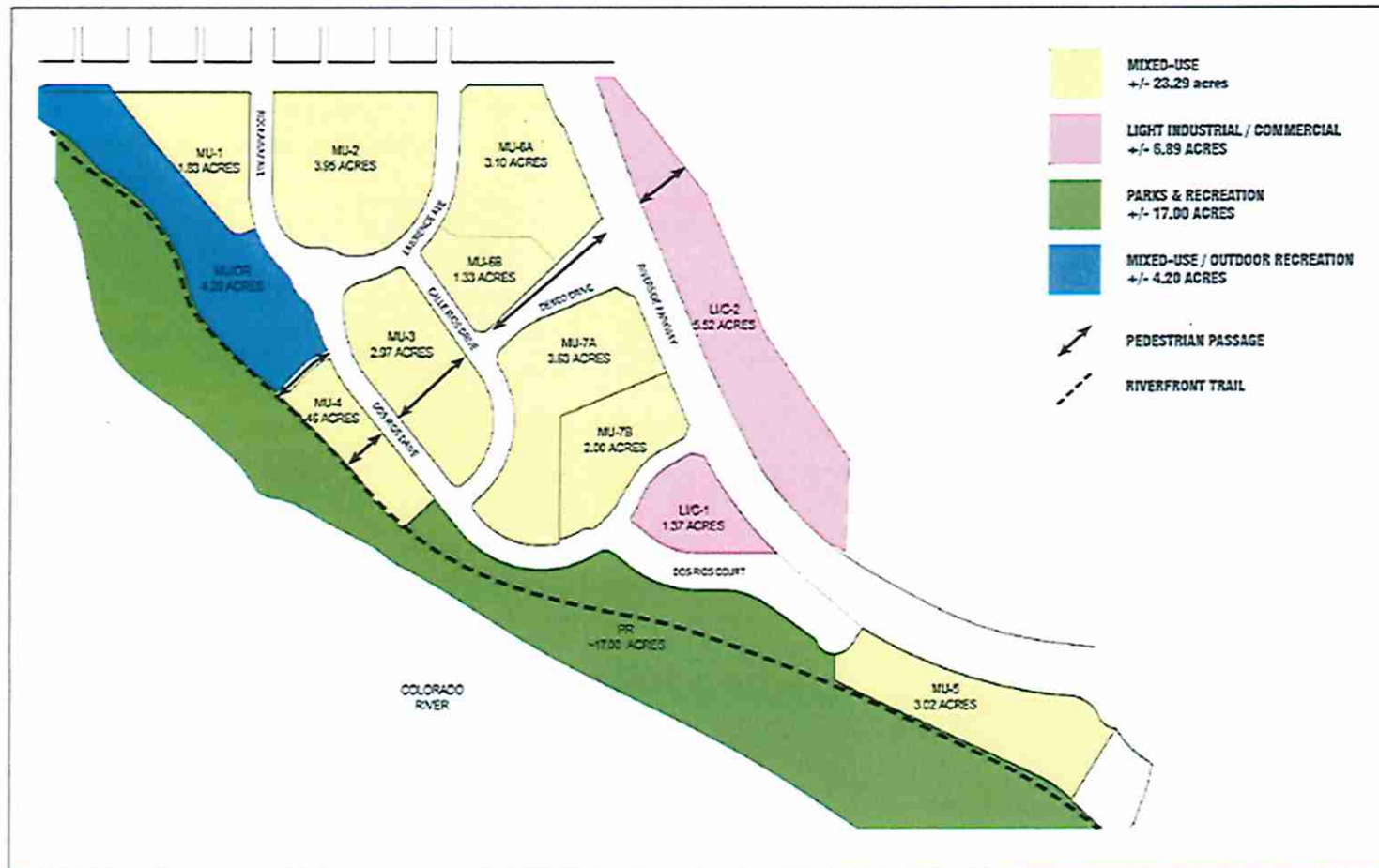



Figure 2. PD land use designations.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5201 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of February 2024 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21<sup>st</sup> day of February 2024, at which Ordinance No. 5201 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 27<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
Deputy City Clerk

Published: February 9, 2024  
Published: February 23, 2024  
Effective: March 24, 2024

