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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, FEBRUARY 11, 2025 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-2-11-25](http://bit.ly/GJ-PC-2-11-25)***

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**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a request for a Conditional Use Permit (CUP) for a proposed 58,275 sf Recycling Collection Facility on a 10.745-acre portion of the property located at 3199 D Road in an I-1 (Light Industrial) zone district.
2. An Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings In Mixed-Use Zone Districts, Residential Attached And Multifamily Design Standards, And Definitions Related To Residential Uses

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**January 14, 2025, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Quintero.

Those present were Planning Commissioners; Shanon Secrest, Ian Moore, and Ian Thomas.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

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

*As Chair Teske and Vice Chair Scissors were absent, a motion was held to select a member of the Commission to act as Chair for this hearing.*

Commissioner Moore made a motion to appoint Commissioner Quintero as the temporary Chair.

*Commissioner Thomas seconded; motion passed 4-0.*

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from December 10, 2024.

**2. Amaretto Creek Easement Vacation**

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**VAC-2024-148**

Consider a request by Amaretto Creek Communities LLC to vacate a 15-foot public utility easement on 1.89 acres in a MU-2 (Mixed Use - Corridor) zone district at 1530 North Avenue.

**3. Goose Downs Subdivision Plat Extension**

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**SUB-2020-662**

Consider a request by River City Consultants on behalf of Terry DeHerrera (owner) – to extend for 1 year, the plat recording deadline for the first phase of Goose Downs Subdivision, 14 of 53 lots on 14.7 acres in an R-4 (Residential -4) zone district.

Commissioner Secrest moved to approve the consent agenda.

*Commissioner Thomas seconded; motion passed 4-0.*

**REGULAR AGENDA**

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**OTHER BUSINESS**

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Niki Galehouse noted that the January 28 hearing was cancelled as there were no items to be considered.

**ADJOURNMENT**

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Commissioner Moore moved to adjourn the meeting.  
*The vote to adjourn was 4-0.*

The meeting adjourned at 5:37 p.m.

DRAFT



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** February 11, 2025  
**Presented By:** Thomas Lloyd, Senior Planner  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Senior Planner

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### Information

#### **SUBJECT:**

Consider a request for a Conditional Use Permit (CUP) for a proposed 58,275 sf Recycling Collection Facility on a 10.745-acre portion of the property located at 3199 D Road in an I-1 (Light Industrial) zone district.

#### **RECOMMENDATION:**

Staff recommends approval of the request with the completion of the listed conditions identified in the staff report.

#### **EXECUTIVE SUMMARY:**

The Applicant, GJ Partners, LLC, is proposing to develop a 58,275-sf building for sale or lease to another company to locate a Recycling Collection Facility on site. An existing building on site (building B) will house an automated Recycling Collection Facility. A Recycling Collection Facility use is defined in the Grand Junction Zoning and Development Code (GJZDC) as a structure or facility in which materials such as papers, glassware, plastics, and metal cans are separated, recycled, and processed prior to shipment to others that will use those materials to manufacture new products. A Recycling Collection Facility is a conditional use in the I-1 (Light Industrial) zone district and requires a Conditional Use Permit (CUP). The facility will consist of a 57,775-sf warehouse/shop and 500 sf office located in the existing building. Recyclables from delivery trucks will be sorted and baled. Bales are intended to be stored inside the facility with no outside accumulation of materials. There will be 2-5 trailers kept on site that will be transported to buyers several times a week. If any outdoor storage of material is proposed in the future, the application will need to come back to the Planning Commission for an amendment to the CUP approval. Any future outdoor storage of materials would need to be adequately stored in compliance with the screening requirements found in Section 21.04.030(e)(4).

#### **BACKGROUND OR DETAILED INFORMATION:**



## **BACKGROUND**

The 10.745-acre industrial property is located at 3199 D Road within the Pear Park planning area, near the corner of D Road and 32 Rd. The property is already developed and zoned I-1, which requires a Conditional Use Permit (CUP) for the Recycling Collection Facility. Previously, this property was developed and operated by Haliburton Energy Services. There was a previous CUP for the site approved in 2006 for the storage of hazardous materials. The applicant has indicated that that site ceased operation of that use in January 2021. According to the GJZDC, a conditional use permit approval runs with the land and remains valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months. The previous CUP has been abandoned for 48 consecutive months, therefore is no longer valid. The applicant is interested in repurposing the site into a Recycling Collection Facility. A Change of Use application for the site will be required if the Conditional Use is approved. The land surrounding the proposed site to the north, south, and west have existing industrial uses on them. The land east of the property is industrial and houses the Clifton Sewer Treatment Facility. The property abuts and has access to 32 Road and D Road. 32 Road is classified as a Principal Arterial, while D Road is classified as a Minor Arterial.

## **Description of Proposed Operations**

The proposed commercial recycling collection facility will operate within an existing building (Building B) on 10.745-acre portion of the existing industrial park. The proposed facility consists of a 57,775-sf warehouse/shop and a 500 sf office, all enclosed in the existing building. The facility will operate from 7 am to 4 pm Monday through Friday with 6 to 8 employees. The facility will operate with a reduced staff due to the highly automated system that does not rely heavily on manual labor. It is a combination of robotic and mechanical equipment, operated by trained human operators. The purpose of this facility is to further sort recyclable materials that have already been separated for re-use and are not intended for disposal. Specifically, it will receive, sort, and bale the materials and then take them to market. The facility will not be a dispatch location for trucks. Third party trucks that collect recyclables will come into the facility to deliver single-stream recycling volume. The heaviest traffic from these trucks is anticipated to be from 10 am to 12 pm and 2 pm to 4 pm. Once recyclables are sorted and baled, there will be 2-5 trailers on site that will take the baled load and transport to buyers of the baled products several times per week. The intent is to keep bales indoors. If outdoor storage becomes necessary, the application will need to come back to the Planning Commission for an amendment to the CUP approval and outdoor storage of materials will need to be adequately stored in compliance with the screening requirements found in Section 21.04.030(e)(4).

Proposed facility hours of operation will follow normal business hours will be between 7 am and 4 pm.

The following list will be the recyclable commodity materials accepted by the facility:

- Cardboard
- Paperboard
- Mixed Paper
- PET

- HDPE
- PP
- #3/4/6/7
- Aluminum
- Steel
- Glass-Clear and Glass-Colored

### **Site Characteristics**

The property was annexed into the city limits on October 8, 2006, and received an I-1 (Industrial Light) zoning designation. The subject property where the CUP is proposed is 10.745-acres. The site has relatively flat topology and slopes towards the south. There are no known man-made or naturally occurring geological hazards on the site. The proposed CUP area is not within a SFHA but does have a portion of the of the area designated as Zone X (.2% Annual Chance Flood). There are not any wetlands present onsite. The historical use of the property was Industrial Warehousing by Haliburton Energy Services. The site has an existing building, parking, and access drives on site. The structure is not currently occupied.

The site has the following additional characteristics.

- An existing 20-foot Sanitary Sewer Easement to the State of Colorado crossing the southern part of the proposed lot.
- A 20-foot sanitary sewer easement on the east side of the proposed lot that crosses the southern portion and runs to the west.
- 2 existing 10-foot utility easements with overhead utilities to the benefit of Xcel Energy.
- 1 existing 10-foot utility easement to the benefit of Xcel and Century Link.

The property abuts and has access to 32 Road and D Road. 32 Road is classified as a Principal Arterial, while D Road is classified as a Minor Arterial.

### **NOTIFICATION REQUIREMENTS**

#### **Neighborhood Meeting**

A neighborhood meeting was held virtually over Zoom on July 30, 2024. There were 4 attendees consisting of the city project manager and applicants. No members of the public attended.

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on February 1, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between February 4 and February 10, 2025 through the GJSpeaks platform.

### **ANALYSIS**

Pursuant to Section 21.02.050(f) of the GJZDC, to obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

**(A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.**

The Land Use Plan designates this property as Industrial. The purpose of Industrial designated property is to provide opportunities for industrial uses that typically have greater impacts on the surrounding areas. These areas are generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential uses. This property is surrounded by industrial uses to the north, south, east, and west. However, there are residential uses across D Road to the north. Land uses that would be appropriate in industrially designated areas include light and heavy industrial, manufacturing and process assembly, warehousing, and distribution facilities. This type of facility is similar in intensity to these types of uses. Implementing zone districts of the industrial designation include Commercial General (CG), Industrial Light (I-1), and Industrial General (I-2).

The zone district of this property is consistent with the Land Use Plan. The zone district of the property is I-1. The purpose of the Industrial Light zone district is to provide for areas of light fabrication, manufacturing, technology, and industrial uses with limited, accessory commercial uses, all of which are compatible with existing adjacent land uses, access to transportation, and the availability of public services and facilities. The Recycling Collection Facility is identified as a Conditional Use because the circumstances around its operation can vary greatly and require an evaluation on a case-by-case basis. The use as proposed on this site, contained indoors, is compatible with the uses in the surrounding area and has already had industrial uses on the property in the past with previous property owners. Public services and facilities are already available at this location, making it a better option than developing something like this on an undeveloped greenfield site. This type of development is supported by Plan Principle 3: Responsible and Managed Growth. Plan Principle 3: Responsible and Managed Growth Policy 2 encourages infill and redevelopment on existing sites to leverage existing infrastructure. More specifically this policy encourages the redevelopment of underutilized properties. The building in question is currently vacant and thus has been underutilized. Repurposing this facility into a recycling collection facility reactivates the site. There is already existing infrastructure serving the property, making it a logical location for this type of facility. Staff finds this criterion has been met.

**(B) The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04**

The proposed use is classified as a Recycling Collection Facility use. There are no use-specific standards for Recycling Collection Facility uses. However, uses in Industrial zoned districts shall meet the following performance standards:

Performance Standards.

*(1) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards, and Hazardous Materials. No person shall occupy, maintain, or allow any use in an Industrial 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.*

The Applicant has indicated that the use will not cause any type of perceptible vibration of the earth to another person or parcel with the machinery being used and that the operations will be conducted internally to the site, inside the building. Recyclables will be loaded on bales outside between the building and the truck. The noise of loading and unloading the trucks would be comparable in intensity to what would be expected in other uses in the I-1 zoning district.

*(2) 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.*

Applicant has assured indicated that the use will not cause any type of perceptible vibration of the earth to another person or parcel with the machinery used during operations.

*(3) 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.*

The Applicant stated in their General Project Report that noise will not exceed 65 decibels at any point on the property line.

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

The Applicant will have no lights, spotlights, or high temperature processes that would cause ambient light or glare visible from the property line.

*(5) 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.*

All solid waste present on site will be internal to the building and will be sorted, baled inside, and then transported or removed from the facility. There are currently no plans for outdoor storage, but if it is necessary in the future it will need to be screened to the conditions of Section 21.040(e)(3)(ii) of the GJZDC and the CUP amended accordingly.

*(6) 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.*

Hazardous materials are not part of the operations of this facility.

Staff finds this criterion has been met.

**(C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.**

The proposed use will occupy an existing building on site within a developed industrial park. This use is compatible with the surrounding uses because it is surrounded by industrial and higher intensity commercial uses. The proposed Recycling Collection Facility is located in an easily accessible location with existing roadways and access that were designed and constructed for heavy use by larger trucks. No residential uses are directly adjacent to the property. Since the operations of the use will be enclosed in the building, potential adverse effects would be mitigated. Staff finds this criterion has been met.

**(D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.**

The proposed use will not substantially diminish the availability of land for principal uses within the applicable zone district. This criterion is designed to ensure that conditional uses do not diminish the availability of land intended for the district's primary or principal uses. In other words, the purpose of this criterion is to protect land within each zone for the types of development that the zone is primarily intended to support. A Recycling Collection Facility is a conditional use in any zone district where it is contemplated. In total, there are 1,603 acres of Light Industrial (I-1) zoned property within the City. 639 of these acres are undeveloped, while 964 of the I-1 zoned acres are developed. This means that 40% of the I-1 zoned acreage is available to be developed. The site where the use is proposed is an existing industrial site, so allowing a conditional use for a Recycling Collection Facility on 10.745 acres of already developed industrial land does not substantially diminish the availability of land for the principal uses allowed in the I-1 zone district. Staff finds this criterion has been met.

**(E) The City's existing infrastructure and public improvement, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.**

Since this site is an existing industrial park, there is already existing infrastructure and public improvements serving the property. In terms of transportation systems, the property is served by a Minor Arterial in D Road and a Principal Arterial in 32 Road. City utilities already serve the property with sewer and Clifton water provides existing water services. Staff finds this criterion has been met.

**STAFF RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the GJ Partners LLC request, file number CUP-2024-569, for a Conditional Use Permit for a Recycling Collection Facility, and with the completion of the listed conditions, the following finding of fact have been made:

In accordance with Section 21.02.050(f) of the Grand Junction Zoning and Development Code, the criteria have been met.

Therefore, staff recommends approval of GJ Partners, LLC request for a Conditional Use Permit for a Recycling Collection Facility with the following conditions:

1. There shall be no accumulation/storage of materials outdoors. The site shall be cleared at the end of each day.
2. The Conditional Use Permit is only applicable to a portion of the site, as described in Exhibit 7 - CUP Legal Description.

**SUGGESTED MOTION:**

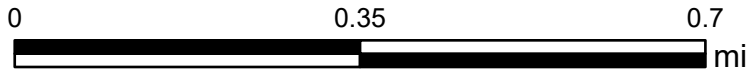
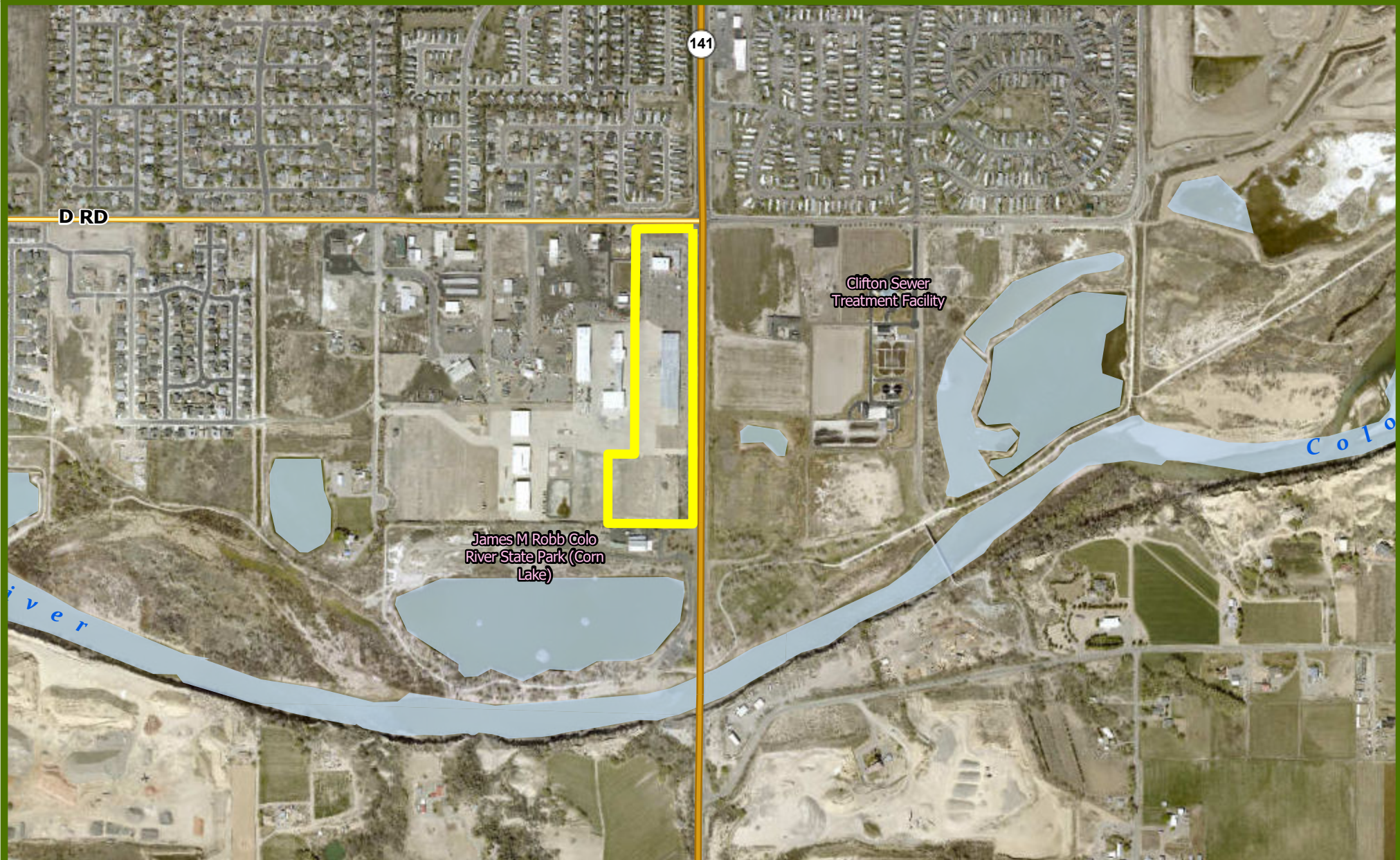
Mr. Chairman, on the GJ Partners, LLC request for a Conditional Use Permit, file number CUP-2024-569, I move that the Planning Commission approve the Conditional Use Permit for GJ Partners, LLC with the Conditions of Approval and Findings of Fact listed in the staff report.

**Attachments**

1. Exhibit 1 - Maps
2. Exhibit 2 - Development Application
3. Exhibit 3 - General Project Report
4. Exhibit 4 - Neighborhood Meeting Notes
5. Exhibit 5 - Site Sketch Plan
6. Exhibit 6 - Traffic Impact Study
7. Exhibit 7 - CUP Legal Description
8. Exhibit 8 - Letter from Property Owner Regarding CUP-2005-311



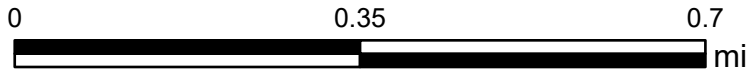
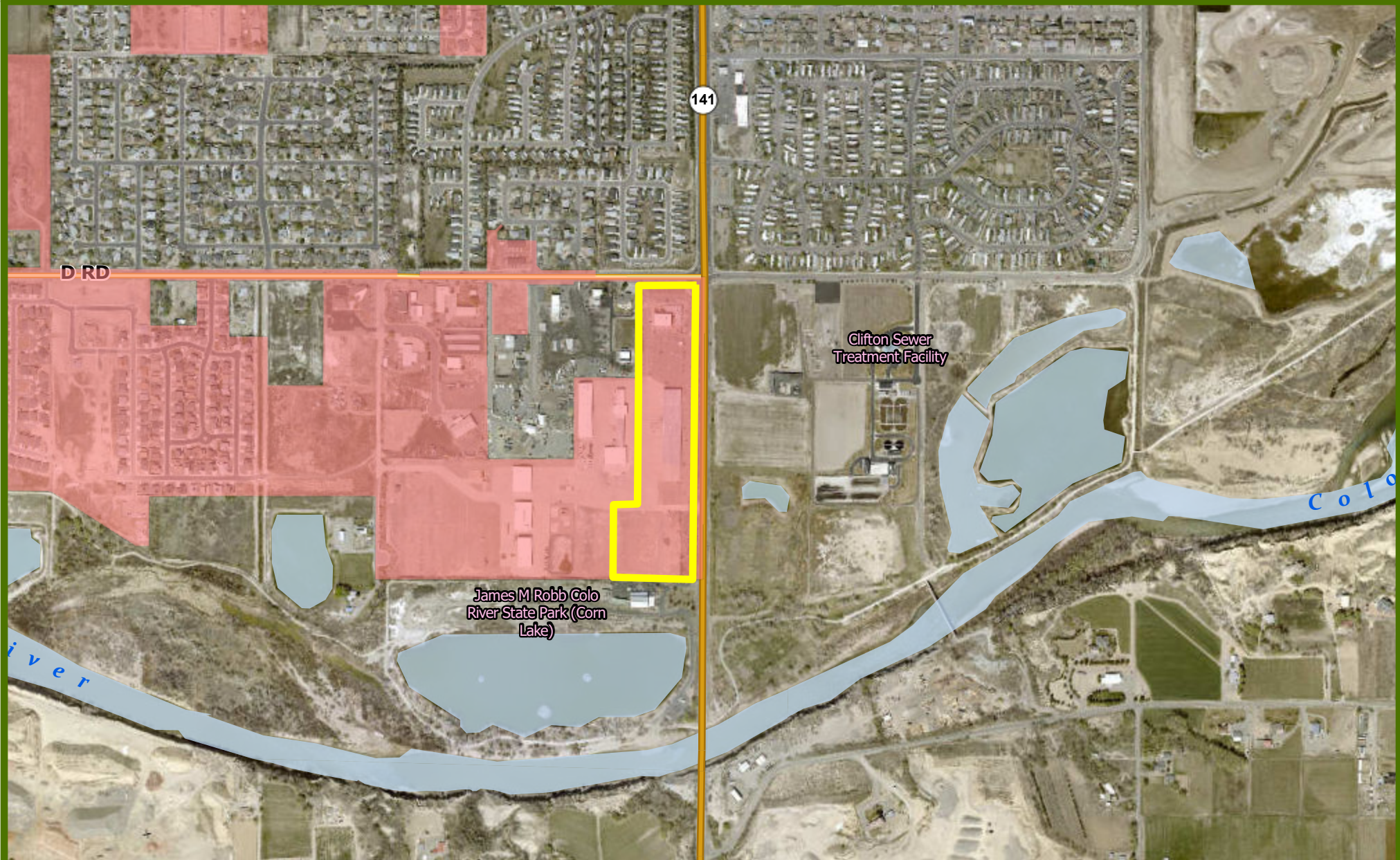
# Aerial Photography



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Packet Page 11



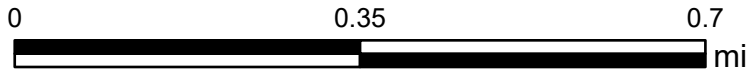
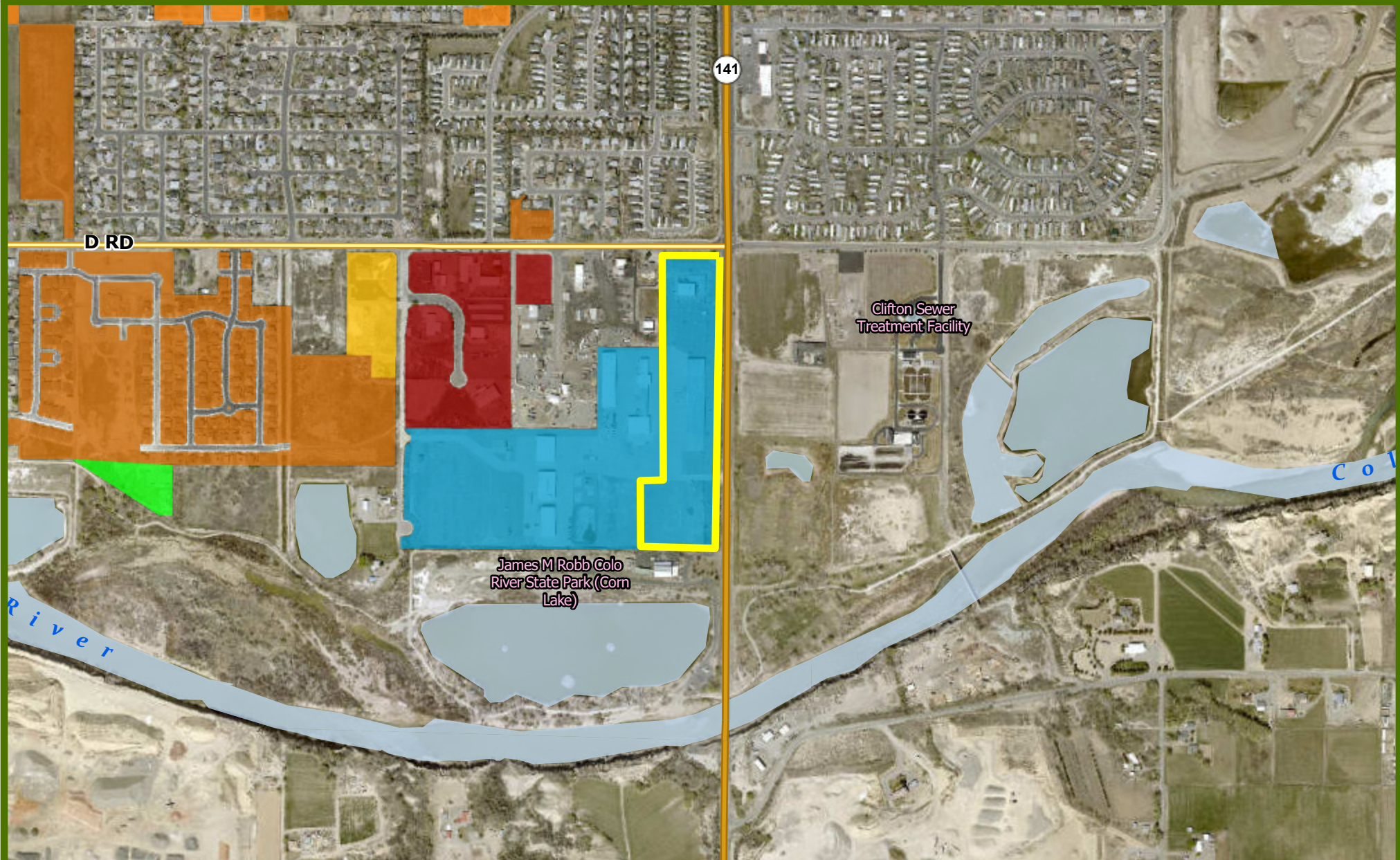
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Packet Page 12



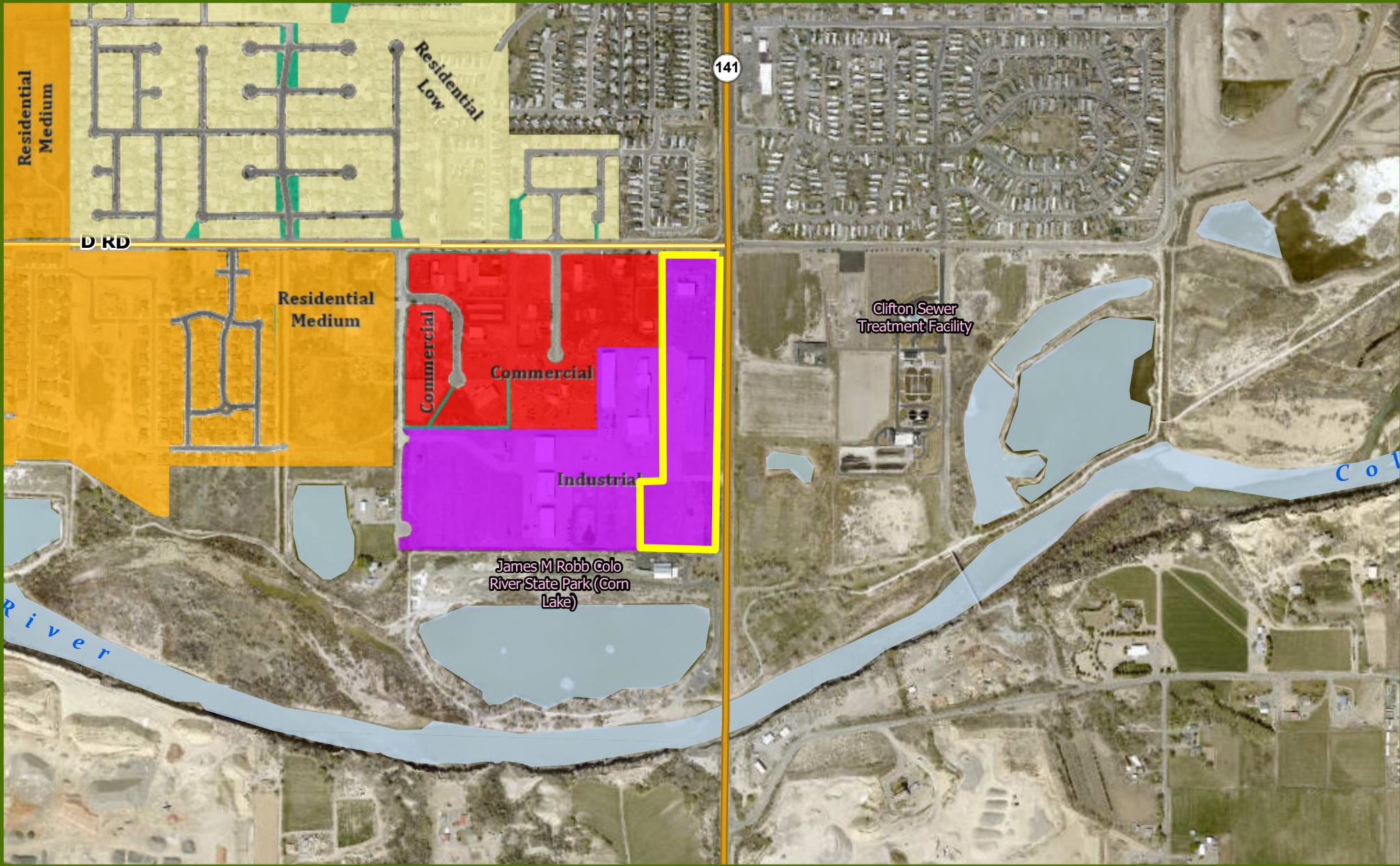
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Packet Page 13



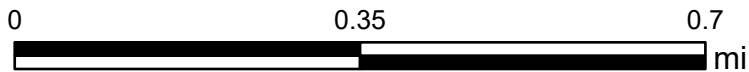
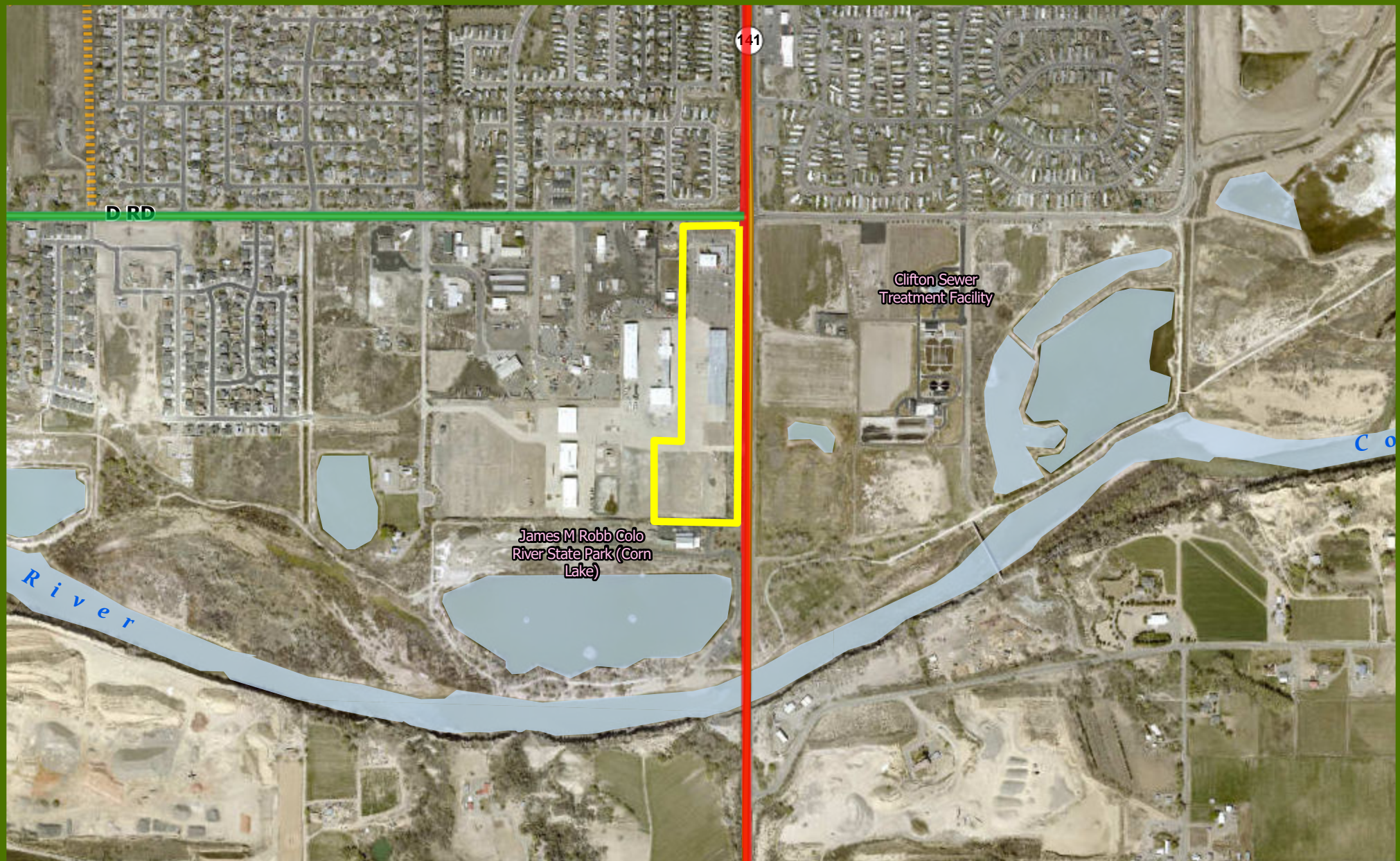
# Land Use Designation



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Packet Page 14



# Grand Junction Circulation Plan



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Packet Page 15



## 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: Grand Mesa Industrial Park: Conditional Use Permit

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: 352 32 Road, Grand Junction CO 81504

Site Acreage: 44.03 acres

Site Tax No(s): 2943-221-15-001

Site Zoning: I-1

Project Description:

This application is for approval of a Conditional Use Permit to allow a recycling collection facility to operate within an existing structure on a Development zoning I-1 (Light Industrial)

### Property Owner Information

Name: GJ Partners LLC

Street Address: 1660 17th St. STE 300

City/State/Zip: Denver, CO 80202

Business Phone #: 303-606-7842

E-Mail: \_\_\_\_\_

Fax #: \_\_\_\_\_

Contact Person: Jillian Dinsdale

Contact Phone #: \_\_\_\_\_

### Property Owner Information

Name: GJ Partners LLC

Street Address: 1660 17th St. STE 300

City/State/Zip: Denver, CO 80202

Business Phone #: 720-883-5338

E-Mail: jbenallo@svrre.com

Fax #: \_\_\_\_\_

Contact Person: Jon Benallo

Contact Phone #: 720-883-5338

### Applicant Information

Name: LAI Design Group

Street Address: 116 Inverness Drive East #340

City/State/Zip: Englewood, CO 80112

Business Phone #: 303-734-1777

E-Mail: jcarpenter@laidesigngroup.co

Fax #: \_\_\_\_\_

Contact Person: Jennifer Carpenter

Contact Phone #: 303-734-1777

**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: Jennifer Carpenter  
Please print and sign

Date: August 13, 2024

Signature of Legal Property Owner: Jillian Dinsdale  
Please print and sign

Date: 08-13-2024



August 23, 2024

City of Grand Junction - Community Development  
Attn. Thomas Lloyd  
250 N. 5<sup>th</sup> Street Grand Junction, CO 81501

**Re: Grand Mesa Industrial Park**  
**Submittal #1: Conditional Use Permit**  
**Statement of Authority**

This letter authorizes LAI Design Group to submit applications regarding Grand Mesa Industrial Park located at 352 32 Road, Grand Junction, Colorado.

By: Jillian Dinsdale Date: 8-22-2024  
Property Owner or Authorized Agent (Printed Name)

Jillian Dinsdale  
Property Owner or Authorized Agent (Signature)

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) GW Partners LLC ("Entity") is the owner of the following property:

(b) Grand Mesa Industrial Park

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) \_\_\_\_\_

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

(e) \_\_\_\_\_

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: \_\_\_\_\_

State of Colorado )

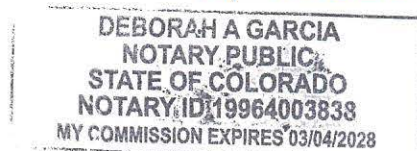
County of Denver ) ss.

Subscribed and sworn to before me on this 22<sup>nd</sup> day of August, 2024

by Jillian Dinsdale

Witness my hand and seal.

My Notary Commission expires on 3/4/2028



\_\_\_\_\_  
Notary Public Signature



**SCHEDULE A**

**Title Report No.:** 200-F09263-24

1. **Effective Date:** July 17, 2024 at 12:00 AM
2. The estate or interest in the land described or referred to in this Title Report is:  
    Fee Simple
3. Title to the estate or interest in the land is at the Effective Date vested in:  
    [GJ Partners, LLC, a Colorado limited liability company](#)
4. The land referred to in this Title Report is described as follows:  
    SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
    (for informational purposes only) 365 32 Rd, Grand Junction, CO 81504

**EXHIBIT "A"**  
Legal Description

Lot 1(A) in Block 1(A) of Corn Industrial Park Two, except that portion described in the Warranty Deed to The City of Grand Junction recorded October 5, 2007 at Reception No. [2405998](#), County of Mesa, State of Colorado.



## SCHEDULE B Exceptions

1. All taxes and assessments now due or payable.
2. Reservations as contained in the Patent recorded December 16, 1891 in [Book 11 at Page 132](#) as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom , should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
3. Utility Easement to Public Service Company of Colorado recorded March 19, 1979 at Reception No. [1186527](#).
4. Utility Easement to Public Service Company of Colorado recorded February 16, 1979 at Reception No. [1184083](#).
5. Terms, conditions, provisions and obligations of Easement Agreement recorded June 9, 2006 at Reception No. [2321951](#).
6. All matters as shown on the Plat of Corn Industrial Park recorded October 3, 1979 at Reception No. [1204612](#).
7. All matters as shown on the Final Development Plan recorded October 3, 1979 at Reception No. [1204613](#).
8. Easement to Public Service Company of Colorado recorded June 12, 1987 at Reception No. [1457708](#).
9. Reservation by Lonnie V. Dyess and Bertha Dyess of an easement 10 feet in width along the west boundary of herein described property as set forth in instrument recorded July 13, 1979 in Book 1209 at Page 403 at Reception No. [1197007](#).
10. Easement and/or Right of Way granted to Public Service Company of Colorado and The Mountain States Telephone and Telegraph Company recorded February 26, 1991 in Book 1825at Page 479 at Reception No. [1563982](#).
11. Sewer Easement recorded April 9, 1993 in Book 1967 at Page 538 at Reception No. [1634973](#).
12. Water Line Easement recorded August 6, 1993 in Book 1997 at Page 468 at Reception No. [1648520](#).
13. All matters as shown on the Plat of subject property recorded June 26, 2006 at Reception No. [2324520](#).
14. Grant of Multi-Purpose Easement to The City of Grand Junction recorded October 5, 2007 at Reception No. [2405999](#).
15. Public Service Company of Colorado Easement recorded March 31, 2009 at Reception No. [2482383](#).
16. The following as shown in the Special Warranty Deed recorded February 1, 2021 at Reception No. [2964068](#):

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Project No.: 20-135  
Dated: November 2020

**SCHEDULE B**  
**Exceptions**  
(continued)

Prepared by: Jeffrey C. Fletcher, PLS 24953 for and on behalf of High Desert Surveying, LLC  
Matters shown: All right, title and interest based on the fact fence lines as shown are not coincident with property lines.

17. Terms, conditions, provisions, agreements and obligations contained in the Lease Agreement as set forth below:

Recording Date: February 01, 2021  
Recording No.: [2964068](#).

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with terms, agreements, provisions, conditions and obligations contained therein, as granted in a document:

Granted to: Grand Junction Drainage District  
Purpose: ingress and egress and purposes more particularly defined therein  
Recording Date: June 9, 2006  
Recording No: Reception No. [2321951](#)

19. Deed of Trust from GJ Partners, LLC to the Public Trustee of Mesa County for the benefit of Bank of Colorado dba Pinnacle Bank in the amount of \$4,271,035.00 recorded February 11, 2022 at Reception No. [3019563](#).

Assignment of Rents recorded February 11, 2022 at Reception No. [3019564](#).

20. UCC Financing Statement from GJ Partners, LLC to Bank of Colorado dba Pinnacle Bank recorded February 16, 2022 at Reception No. [3020185](#).

**END OF EXCEPTIONS**

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

The information set forth herein is based on information supplied to Fidelity National Title Company by sources believed to be reliable and is provided for accommodation purposes only. Fidelity National Title Company assumes no liability hereunder unless a policy or policies of title insurance are issued by Fidelity National Title Company and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Fidelity National Title Company within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

## **LIMITATIONS OF LIABILITY**

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

APPLICANT AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE APPLICANT IS PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE APPLICANT WITHOUT SAID TERM. APPLICANT RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT, BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO APPLICANT, DOES NOT INTEND FOR APPLICANT TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF APPLICANT DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND APPLICANT DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, APPLICANT MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

## **LIMITATIONS OF LIABILITY**

(continued)

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

**STATEMENT OF AUTHORITY**

(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named: GJ Partners, LLC
2. The type of entity is:  

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government/governmental subdivision/agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> joint venture
<input type="checkbox"/> Other	
3. The entity is formed under the laws of **COLORADO**.
4. The mailing address for the entity is: 1660 17<sup>th</sup> Street, Suite 300, Denver, CO 80202
5. The name and/or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jillian Dinsdale, Manager
6. The authority of the foregoing person to bind the entity is  
☒ not limited ☐ limited as follows
7. Other matters concerning the manner in which the entity deals with interests in real property: **None**.
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of 38-30-172, C.R.S.

Executed this 27 day of January, 2021.

**GJ PARTNERS, LLC, a  
Colorado limited liability company**

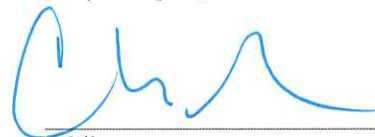
By:   
Jillian Dinsdale, Manager

STATE OF COLORADO                     )  
  ) ss.  
CITY AND COUNTY OF DENVER        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2021 by Jillian Dinsdale as Manager of GJ Partners, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 12/11/2023  
(SEAL)

  
Notary Public

**CHRISTINA JIRON  
NOTARY PUBLIC  
STATE OF COLORADO**  
NOTARY ID 20154047731  
My Commission Expires December 11, 2023

## STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity<sup>1</sup> named GJ Partners LLC  
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- |   |   |
|---|---|
| <input type="checkbox"/> trust                                | <input type="checkbox"/> registered limited liability partnership         |
| <input type="checkbox"/> nonprofit corporation                | <input type="checkbox"/> registered limited liability limited partnership |
| <input checked="" type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association                  |
| <input type="checkbox"/> general partnership                  | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership                  | <input type="checkbox"/> corporation                                      |
| <input type="checkbox"/>                                      |   |
3. The entity is formed under the laws of COLORADO
4. The mailing address for the entity is 1660 17<sup>th</sup> Street, Suite 300, Denver, CO 80202
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is  
JILLIAN DINSDALE, MANAGER
- 6.<sup>2</sup> The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited  
as follows: \_\_\_\_\_
7. Other matters concerning the manner in which the entity deals with interests in real property:  
None

Executed this October 29, 2024

Jillian Dinsdale  
Signature

\_\_\_\_\_  
Signature

STATE OF COLORADO  
COUNTY OF DENVER } SS:

The foregoing instrument was acknowledged before me this 29 day of October 2024  
by Jillian Dinsdale, Manager of GJ Partners, LLC

Witness my hand and official seal.

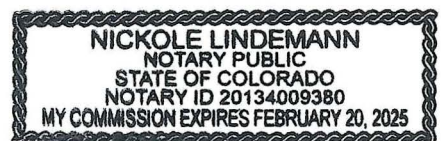
Nickole Lindemann  
Notary Public

My commission expires: 2/20/2025

<sup>1</sup>This form should not be used unless the entity is capable of holding title to real property.

<sup>2</sup>The absence of any limitation shall be prima facie evidence that no such limitation exists.

<sup>3</sup>The statement of authority must be recorded to obtain the benefits of the statute.







January 31, 2024

City of Grand Junction - Community Development  
Attn. Thomas Lloyd  
250 N. 5<sup>th</sup> Street Grand Junction, CO 81501

**Re: Grand Mesa Industrial Park @365 32 Road, Grand Junction - CO**  
**Submittal #2: Simple Subdivision Plan SSU-2024-570 & Conditional Use Permit CUP 2024-569**  
**General Project Report for Parcel 2943-221-15-001**

This General Project Report addresses the requirements for both SSU and CUP.

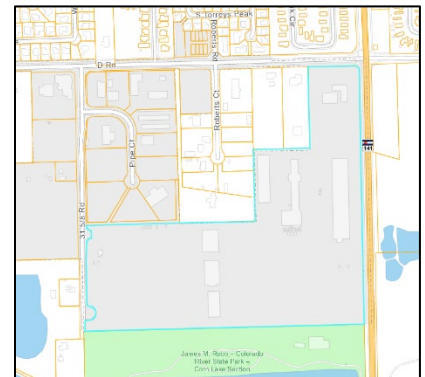
**\*Revisions in Red**

**Project Overview:**

The Owner(s) of the subject property is 'GJ Partners, LLC'. GJ Partners took ownership from Halliburton Energy Services, Inc in +/-2021. GJ Partners, LLC are located at 1660 17<sup>th</sup> Street Suite 300, Denver, Colorado 80202.

The project is currently recorded on the assessor's website as: Corn Industrial Park.  
The project moving forward will be known as Grand Mesa Industrial Park with this Simple Subdivision Plan and Conditional Use Permit application.

The Owner has engaged LAI Design Group and R&R Engineers-Surveyors, Inc. to process the approval of the Simple Subdivision Plan and the Conditional Use Permit.



The **Simple Subdivision Plan** will create 4 lots from the existing 1 lot and therefore allow the Owner to sell individual lots to end-users at a future time. The most recent subdivision plat (Corn Industrial Park) located online was recorded back on June 2006 with Haliburton Energy Services.

The **Conditional Use Permit** will allow the use of a "Recycling Sortation Facility" to operate within an existing building (Building B) within the existing industrial park on a proposed Lot 2 (created by the Simple Subdivision Plan). The Grand Mesa Industrial Park is designated as I1 (light industrial) zone district. Bruin Waste Recycling ("Bruin Waste Management, LLC") is currently under a letter of intent (LOI) with GJ Partners, LLC, to purchase existing Building B **with adjacent weigh station** on proposed Lot 2 to locate a new facility at Grand Mesa Industrial Park. Building B is approximately 58,275 SF and will be categorized into Office Space (500 SF) and Warehouse/Shop (57,775 SF). Building B accounts for 30% of the total square footage in the industrial park. The facility will operate from 7am to 4pm Monday through Friday with 6-8 employees. The facility can operate with a reduced staff based on the design provided by the equipment engineers and facility operations team. "Recycling Sortation Facility" depends highly on an automated system and does not rely heavily on manual labor. It is a combination of robotic and mechanical equipment operated by trained human operators. The primary use of the facility is to further sort recyclable materials that have already been separated for re-use and are not intended for disposal. It is specifically: receive, sort, bail and market. The operation of the facility is not to be a dispatch location for trucks. The workflow will be that of 3<sup>rd</sup> party trucks that collect recyclables that come into the facility to drop single



steam recycling volume. Trucks will be rear load, front load, roll-off and walking floor trailers. These trucks will operate throughout the hours of operation with the heaviest traffic from 10-12am and 2-4pm. Recyclables from trucks **will be weighed**, sorted and bailed. **Weight-based analytics optimize resource allocation, enhance inventory management, reduce downtown, improve pricing strategies and optimize energy consumption.** There will be 2-5 trailers kept on site that will take the bailed load and transported to the buyer of the bailed products several times per week. During the week, bails could be stored outside of the facility, but the design intent is to keep indoors. If outdoor storage is needed, it will be in an enclosed area meeting the standards of Grand Junction. The proposed enclosure would eliminate stored items from view and eliminate any potential wind windblown debris.

### A. Project Description

- Location:** The project site is located at: 365 32 Road, Grand Junction, Colorado 81505 (Address per Mesa County Assessor)
- Acreage:** 1,917,760 SF or 44.026 Acres *\*Less than 1% or 8,749 SF / 0.201 Ac – ROW*
  - Total Project Site:
    - Lot 1: 190,195 SF or 4.366 Ac (10%)
    - Lot 2: 468,054 SF or 10.745 Ac (24%)
    - Lot 3: 413,146 SF or 9.484 Ac (22%)
    - Lot 4: 671,043 SF or 15.405 Ac (35%)
    - Tract A: 124,212 SF or 2.852 Ac (6%)
    - Tract B: 42,360 SF or 0.972 Ac (2%)
- Existing and Proposed Uses:** The project site is currently zoned I1, Light Industrial, and the current uses are categorized as Light Industrial. LI zone districts is for areas of light fabrication, manufacturing, technology and industrial uses with limited, accessory commercial uses. The CUP application seeks approval of a “Recycling Sortation Facility” use specific to Building B located on Lot 2 with details outlined above in the General Overview. Buildings on site date back to 1979 and 2007.

#### Current Tenant Roster (Uses and Bldg SF)

GRAND MESA INDUSTRIAL PARK 3199 D ROAD, GRAND JUNCTION, CO 81505									DATE: 12/02/2024	
FILE: CUP 2024 - 569 / SSU-2024-570										
EXISTING ZONE DISTRICT: INDUSTRIAL LIGHT (I-1)										
EXISTING COMP PLAN DESIGNATION: INDUSTRIAL										
BUILDING	STATUS	TENANT	USE	OCCUPIED OR AVAILABLE	SQUARE FOOTAGE	% of RSF (BUILDING)	% of RSF (PROJECT)			
Lot 1: 190,195 SF or 4.366 Ac (10%)										
BUILDING A										
A1	EX	State Of Colorado (Grand Junction Regional Center Administration Offices)	Office	Occupied	6336	31.16%	3.35%			
A2	EX	Laramie Energy	Office	Occupied	14000	68.84%	7.40%			
TOTAL SF					20336	100.00%				
Lot 2: 411,561 SF or 9.448 Ac (22%)										
BUILDING B - CONDITIONAL USE PERMIT (CUP)										
B1	PRO	Bruin Waste	Warehouse/Shop	Occupied	17039	29.24%	9.01%			
			Office	Occupied	250	0.43%	0.13%			
B2	PRO	Bruin Waste	Warehouse/Shop	Occupied	15442	26.50%	8.16%			
B3	PRO	Bruin Waste	Warehouse/Shop	Occupied	25294	43.40%	13.37%			
			Office	Occupied	250	0.43%	0.13%			
TOTAL SF					58275	100.00%				
Lot 3: 469,639 SF or 10.781 Ac (25%)										
BUILDING C										
C1	EX	Grand Mesa Packaging	Warehouse/Shop	Occupied	15000	43.10%	7.93%			
C2	EX	No Tenant	Warehouse/Shop	Available	15000	43.10%	7.93%			
C3	EX	No Tenant	Lab Space	Available	4800	13.79%	2.54%			
TOTAL SF					34800	100.00%				
BUILDING D										
D1	EX	Alpha Logistics	Warehouse/Shop	Occupied	7310	24.17%	3.86%			
			Office	Occupied	500	1.65%	0.26%			
D2	EX	Stove Depot	Warehouse/Shop	Occupied	14620	48.35%	7.73%			
D3	EX	No Tenant	Warehouse/Shop	Available	7310	24.17%	3.86%			
			Office	Available	500	1.65%	0.26%			
TOTAL SF					30240	98.35%				
Lot 4: 671,043 SF or 15.405 Ac (35%)										
BUILDING E										
E	EX	No Tenant	Truck Wash	Available	16500	100.00%	8.72%			
BUILDING F										
F	EX	No Tenant	Warehouse/Shop	Available	11144	100.00%	5.89%			
BUILDING G										
G	EX	Phoenix Mining	Office	Occupied	7000	41.18%	3.70%			
			Warehouse/Shop	Occupied	10000	58.82%	5.29%			
TOTAL SF					17000	100.00%				
BUILDING H										
H	EX	No Tenant	Shed	Available	900	0.48%	0.48%			
SUB TOTAL					189,195.00		100.00%			
				USE	SF by USE					
				Warehouse/Shop/Lab Space	75.56%	142959				
				Office	15.24%	28836				
				Non Occupied Space	9.20%	17400				
					100.00%	189,195.00				



## B. Public Benefit

- There are no additional public improvements required.
- All Buildings, Parking Lots, Utilities, Fences and other site elements currently exist
- There will be no major construction required.
- (CUP) Bruin Waste Recycling, proposed for Building B on Lot 2, will serve a growing community and the first of its kind in southeast Grand Junction.
- Recycling facilities provide several benefits:
  - Reducing the amount of waste sent to the landfills and combustion facilities
  - Conserving natural resources
  - Preventing pollution by reducing the need to collect new raw materials
  - Saving money in the form of lower taxes, lower waste disposal fees and reduced consumption of natural resources
  - Reducing the energy required to produce new materials
  - Cutting climate-changing carbon emissions
  - Provide employment opportunities
  - Accepts materials from commercial/retail and residential uses
- Recyclables include Cardboard, paperboard, mixed paper, PET, HDPE, PP, #3/4/6/7, Aluminum, Steel, Glass-Clear and Glass-Colored

## C. Neighborhood Meeting

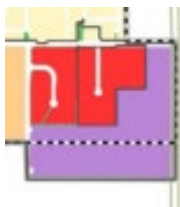
- A Neighborhood Meeting was noticed per Code Requirements and held via Zoom on July 30, 2024. Thomas Lloyd – Senior Planner, Jennifer Carpenter - LAI Design Group, Jon Benallo – Owner, Jeff Kendall – Owner of Bruin Waste and Kevin Kucharczyk – Surveyor of R&R were in attendance. No one from the public attended. Staff have been supportive of the application during and following the pre-application meeting (May/June 2023 & May 2024).

## D. Project Compliance, Compatibility and Impact

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code).

- Existing Land Use: Industrial
- Current Zoning: I-1 (Light Industrial)
- Neighborhood Planning Area: Clifton
- 2020 One Grand Junction Comprehensive Plan – See below under Section E
- Zoning and Development Code Approval Criteria – See below under Section E

2. Land Use in the surrounding area



The project site is the area in purple on the adjacent map (industrial). The land (zone districts and uses) surrounding the project site are all well established.

- North: D Road – across D Road is Residential
- North: Commercial (Jurisdiction includes Grand Junction and unincorporated Mesa County)
- East: 32 Road – across 32 Road is unincorporated Mesa County and owned by Clifton Sanitation District

- West: 31 5/8 Road – across 31 5/8 Road is vacant land with a Residential use designation as well as Res/Ag land in unincorporated Mesa County
- South: James M Robb Colorado River State Park is located to the south in unincorporated Mesa County.

### 3. Site access and traffic patterns

- Site access to Grand Mesa Industrial Park will remain as is – the current operations of Grand Mesa Industrial Park use the following locations: North on D Road (Minor Arterial), East on 32 Road (Principal Arterial) and West on 31 5/8 Road (Local). The Comprehensive Plan designates 32 Road as a primary truck route and D Road as a Secondary Truck route. Traffic patterns within the site will be outlined and agreed to within CC & Rs and preliminary state: *The Parties each grant and convey to the other, a perpetual, non-exclusive easement appurtenant to the Parcels, for the use and benefit of the Parties hereto, their licensees, invitees, successors and assigns, for vehicular and pedestrian ingress and egress, to and from, over, upon and across the following portions of the Parcels: those areas designated on Exhibit A, the "Easement Map", as Ingress Egress Easements the ("Ingress/Egress Easements"). Neither GJ or Bruin shall prevent or materially interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, from and between the Parcels.* A traffic memo has been submitted as part of the application. Please see the attached CCRs and traffic memo.

### 4. Availability of utilities, including proximity of fire hydrants

- Existing utilities that serve the site are water, sanitary sewer, gas, electric, and storm sewer. All existing utilities are currently serving the existing buildings and there are no known concerns that the utilities will not have sufficient capacity for the existing uses and the proposed use.
  - Water: Clifton Water District
  - Sanitary Sewer: City of Grand Junction
  - Gas: Xcel Energy
  - Electric: Xcel Energy
  - Storm Sewer: Grand Valley Drainage District
  - Fire: City of Grand Junction (Station 8) - Fire hydrants are located along the surrounding roads as well as onsite to serve the site. There are 3 hydrants on the site perimeter and 3 hydrants adjacent to the site.
  - Police: City of Grand Junction Area East and there have been no reports of crimes in the last year.

Utilities within the site will be outlined and agreed to within CC & Rs and preliminary state: *Utilities (water, gas, and sanitary sewer) to the improvements on the Parcels are to a certain extent shared. Other utility lines (or portions of them) benefit only one Parcel. Shared utility lines and improvements shall be maintained by GJ. Utility lines and improvements serving only one Parcel shall be maintained by the Owner of the Parcel served. The Parties each grant and convey to the other, a perpetual non-exclusive easement for utility line and improvements maintenance. Any area disturbed for maintenance or replacement shall be restored upon completion.*

### 5. Special or unusual demands on utilities (high water or sewage quantities, grease or sediment contribution, pre-treatment needs, etc)

- There are no known special or unusual demands on utilities, the existing utilities have capacity to serve the existing and proposed uses onsite.

**6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc)**

- There are no effects or anticipated impacts to public facilities with the existing or proposed uses.

**7. Hours of Operation**

- Grand Mesa Industrial Park Users hours of operation will follow typical business hours (between 7am and 5pm).
- Bruin Waste Recycling hours of operation are from 7am and 4pm.

**8. Number of Employees**

- Grand Mesa Industrial Park will continue to operate as it has in the past with the number of employees on site.
- Bruin Waste Recycling will have 6 full-time employees and 2 part-time employees when operating at capacity.

**9. Signage Plans (required with Conditional Use Permits and Planned Development)**

- Grand Mesa Industrial Park does not have plans to modify any of the existing signage on site.
- Bruin Waste Recycling does not have any plans to have signage on the site or building.

**10. Site Soils and Geology (such as Soils Conservation Service (SCS) soils mapping)**

- The existing and proposed uses on the project site do not impact site soils or geology and the soils on site do not hinder uses / nothing has been encountered since opening the operations. Per the Comp Plan soils are not rated or designated as slight potential erosion hazard.



**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Massadona silty clay loam, 0 to 2 percent slopes	13.5	17.3%
Bc	Sagers silty clay loam, 0 to 2 percent slopes	30.1	38.5%
BcS	Sagers silty clay loam, saline, 0 to 2 percent slopes	6.6	8.5%
Gm	Green River clay loam, 0 to 2 percent slopes	9.2	11.7%
Gl	Glenton very fine sandy loam, 0 to 2 percent slopes	12.2	15.7%
Tr	Turley clay loam, 0 to 2 percent slopes	6.5	8.4%
Totals for Area of Interest		78.1	100.0%

**11. Impact of project on site geology and geological hazards, if any**

- The existing site and proposed uses do not and have not impacted site geology or created any hazards as nothing has been encountered since opening the operations. The site is in an area without significant trees or brush that would be a risk to wildfire.

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

- **Simple Subdivision Plan SSU-2024-570**

The Director shall review the application against the following criteria:

- A. Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);  
**RE: Correct – ROW has been dedicated per Staff Comments (see resubmittal)**
- B. The right-of-way shown on the Grand Junction Circulation Plan is not changed; **RE: Correct**
- C. If any part of the original parcel has an ISDS, the requirements of GJMC 21.02.040(j)(3)(i) are met; and **RE: Correct**
- D. If a new lot(s) is being created, the total number of new lots on the property created through Simple Subdivision within the preceding 10 years does not exceed four. **RE: Correct**

- **Conditional Use Permit CUP 2024-569**

Review Criteria for Conditional Use Permits

- A. The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.  
**Re:** The proposed use “recycling sortation facility” is consistent with the intent of the Comprehensive Plan and purpose of the applicable zone district of I1 (Light Industrials) and those allowed uses. In reviewing the Comprehensive Plan Chapter 3: Land Use and Growth, the existing project site is in Tier 3: Outward Growth where large parcels like Grand Mesa Industrial Park provides development potential and can be served by an extension of utilities and urban infrastructure – which in this case is existing. The Land Use Plan (p.59) categorizes the project site as Industrial. This category implements “I1” or Industrial Light as an approved zone district and what is currently applied to the site. The proposed use will not adversely impact City services or increase demands on infrastructure. Those services include water, wastewater, flood control and storm drainage, transportation, transit, police protection, fire protection and other utilities (electric, gas, telecom, broadband). The use will not affect schools, libraries, parks and open space. The project site is not included in the Comp Plans industrial sub-area policies.
- B. The proposed use complies with the requirements of this Code, including any specific standards for the use in GJMC Chapter 21.04.  
**Re:** The proposed use will occupy an existing building and not impact on the site more than the approved uses already operating on the site. As with any site or building improvement on the project site or specific to Lot 2 all will comply with the requirements of this Code, including any specific standards for use in GJMC Chapter 21.04. Chapter 21.04 outlines use-specific standards including vibration, noise, glare, solid & liquid waste and hazardous materials; as well as standards specific to industrial uses (e). Bruin Waste is not proposing any modifications and understands any substantial changes could require Site Plan approval. Bruin Waste will not cause any type of perceptible vibration of the earth to another person or parcel and the operations will be conducted internally while the loading will occur between building and truck and therefore outside. According to the Code, any noise will not exceed 65 decibels at any point on the property line. Bruin Waste will not have lights, spotlights, or high temperature processes causing ambient light or glare visible from the property line. Solid Waste by definition of discarded material to be recycled will be delivered, sorted then bailed inside and then transported or removed from the facility. If there is a need for storage outside of the building it would be on the west or rear part of the building and lot – screened from the east or front setbacks and views. Liquid or Hazardous materials are not part of the operations. Refer back to page 1 for operations.
- C. The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.



**Re:** The proposed use will occupy an existing building (Building B on Lot 2) within an existing industrial park and therefore the scale and design remain compatible with surrounding uses and will not cause any adverse effects.

- D. The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.

**Re:** Approval of the conditional use will not substantially lessen the availability of land for principal uses within the applicable zone district as this use will occupy a vacancy in an existing industrial park in a light industrial zone district.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

**Re:** Existing utilities that serve the industrial park site are water, sanitary sewer, gas, electric, and storm sewer. All existing utilities are currently serving the existing buildings and there are no known concerns with them having sufficient capacity for the existing uses and the proposed use. Please see the attached traffic memo.

**F. Development Schedule and Phasing**

- Simple Subdivision Plan SSU-2024-570

**Owners are looking to have approvals completed and recorded by end of February.**

- Conditional Use Permit CUP 2024-569

**Owners are looking to have approvals completed and recorded by the end of February which correlates to an already amended closing date on the purchase agreement between Owner and future owner / tenant.**

If you require additional information or have any or have any questions about our project, please do not hesitate to call or e-mail me (303) 734-1777 or [jcarpenter@laidesigngroup.com](mailto:jcarpenter@laidesigngroup.com).

Sincerely,

Jennifer Carpenter  
Principal



July 30, 2024

City of Grand Junction - Community Development  
Attn. Thomas Lloyd  
250 N. 5<sup>th</sup> Street Grand Junction, CO 81501

**Re: Grand Mesa Industrial Park**  
**Submittal #1: Conditional Use Permit**  
**Neighborhood Meeting**

A virtual neighborhood meeting was held July 30, 2024. Members of Staff, Client, Applicant and Civil Engineer were in attendance. No members of the public attended.

If you require additional information or have any or have any questions about our project, please do not hesitate to call or e-mail me (303) 734-1777 or [jcarpenter@laidesigngroup.com](mailto:jcarpenter@laidesigngroup.com).

Sincerely,

Jennifer Carpenter  
Principal



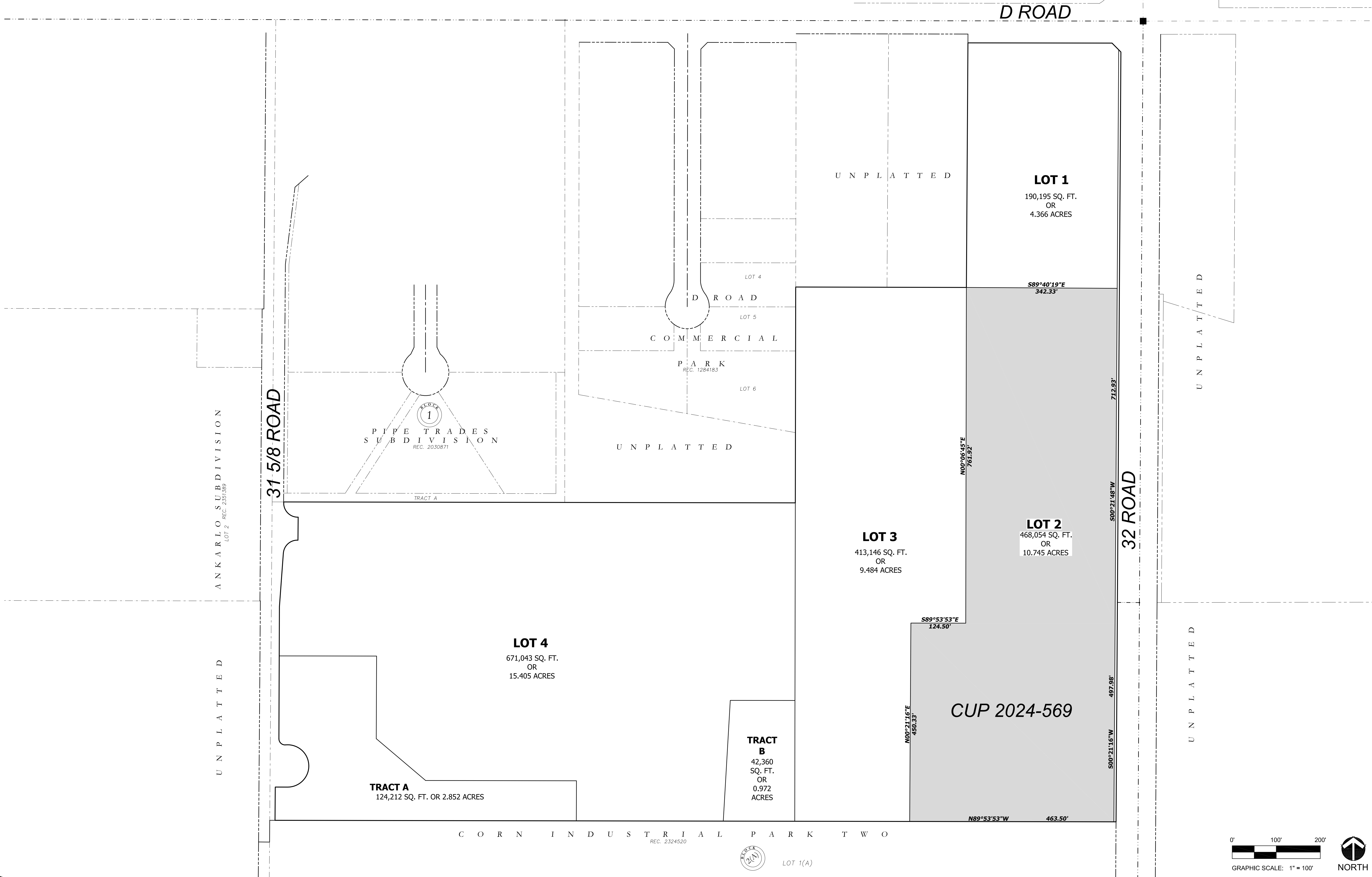
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# GRAND MESA INDUSTRIAL PARK SKETCH PLAN

BEING A REPLAT OF LOT 1(A), BLOCK 1(A), CORN INDUSTRIAL PARK TWO  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CASE # SSU 2024-570 & CUP 2024-569

M I D L A N D S V I L L A G E  
F I L I N G 4  
REC. 2825436



ARCHITECT / PLANNER



116 Inverness Drive East,  
Suite 340  
Englewood, Colorado 80112  
T 303.734.1777

Planning & Entitlements  
Landscape Architecture  
Architecture | Visual Media  
Real Estate Advisory  
www.LAIdesigngroup.com

OWNER/CLIENT

GJ Partners, LLC  
1660 17th Street  
Ste 300  
Denver, Colorado  
80202

GRAND MESA INDUSTRIAL PARK  
365 32 ROAD - GRAND JUNCTION, CO  
GRAND MESA SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 231040  
DRAWN BY: LAI  
CHECKED BY: LAI

ISSUE RECORD

Submittal #1	08/27/2024
Submittal #2	12/02/2024
Submittal #3	01/28/2025
Submittal #4	01/30/2025

SHEET NUMBER

1

1 OF 3



GRAND MESA INDUSTRIAL PARK  
SKETCH PLAN

BEING A REPLAT OF LOT 1(A), BLOCK 1(A), CORN INDUSTRIAL PARK TWO  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CASE # SSU 2024-570 & CUP 2024-569



**A** BUILDING 'B': EAST ELEVATION  
SCALE: NOT TO SCALE



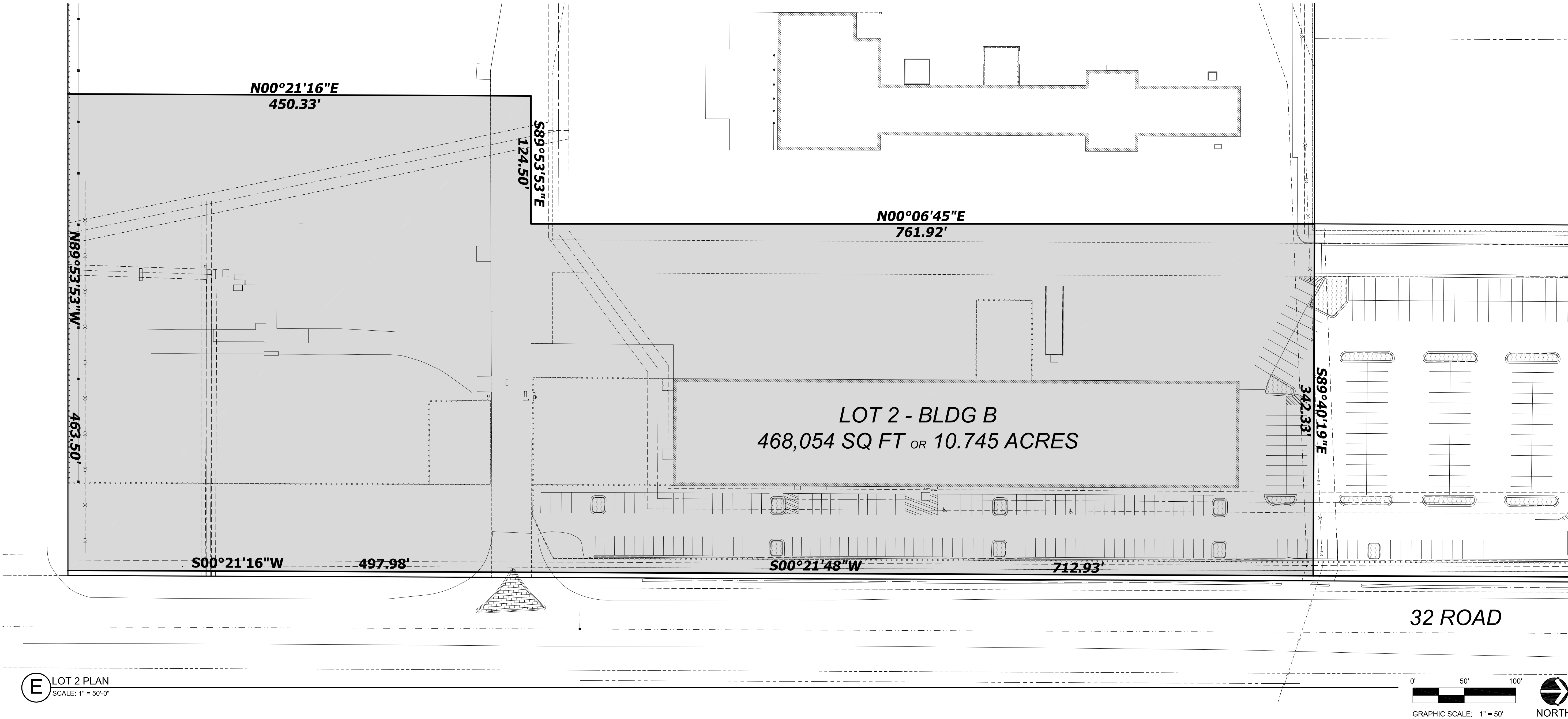
**B** BUILDING 'B': NORTH ELEVATION  
SCALE: NOT TO SCALE



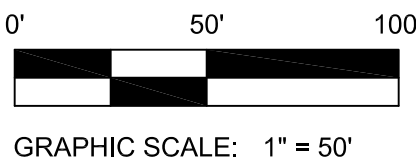
**C** BUILDING 'B': WEST ELEVATION  
SCALE: NOT TO SCALE



**D** BUILDING 'B': SOUTH ELEVATION  
SCALE: NOT TO SCALE



**E** LOT 2 PLAN  
SCALE: 1" = 50'-0"



ARCHITECT / PLANNER



116 Inverness Drive East,  
Suite 340  
Englewood, Colorado 80112  
T 303.734.1777

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1660 17th Street  
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80202

GRAND MESA INDUSTRIAL PARK  
365 32 ROAD - GRAND JUNCTION, CO  
LOT 2 - SITE PLAN AND ELEVATIONS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 231040  
DRAWN BY: LAI  
CHECKED BY: LAI

ISSUE RECORD

Submittal #1 08/27/2024  
Submittal #2 12/02/2024  
Submittal #3 01/28/2025  
Submittal #4 01/30/2025

SHEET NUMBER

2

2 OF 3

NOT FOR CONSTRUCTION

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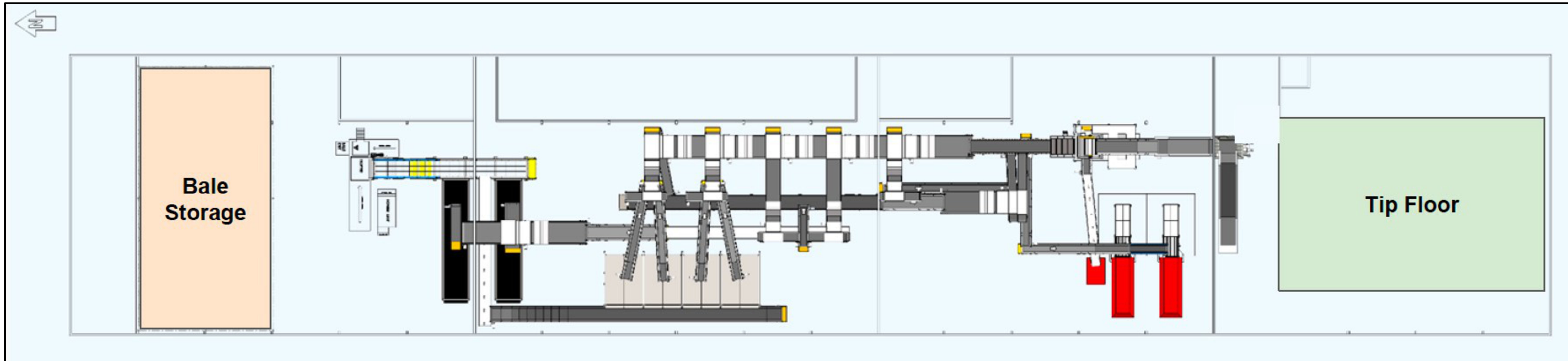


# GRAND MESA INDUSTRIAL PARK

## SKETCH PLAN

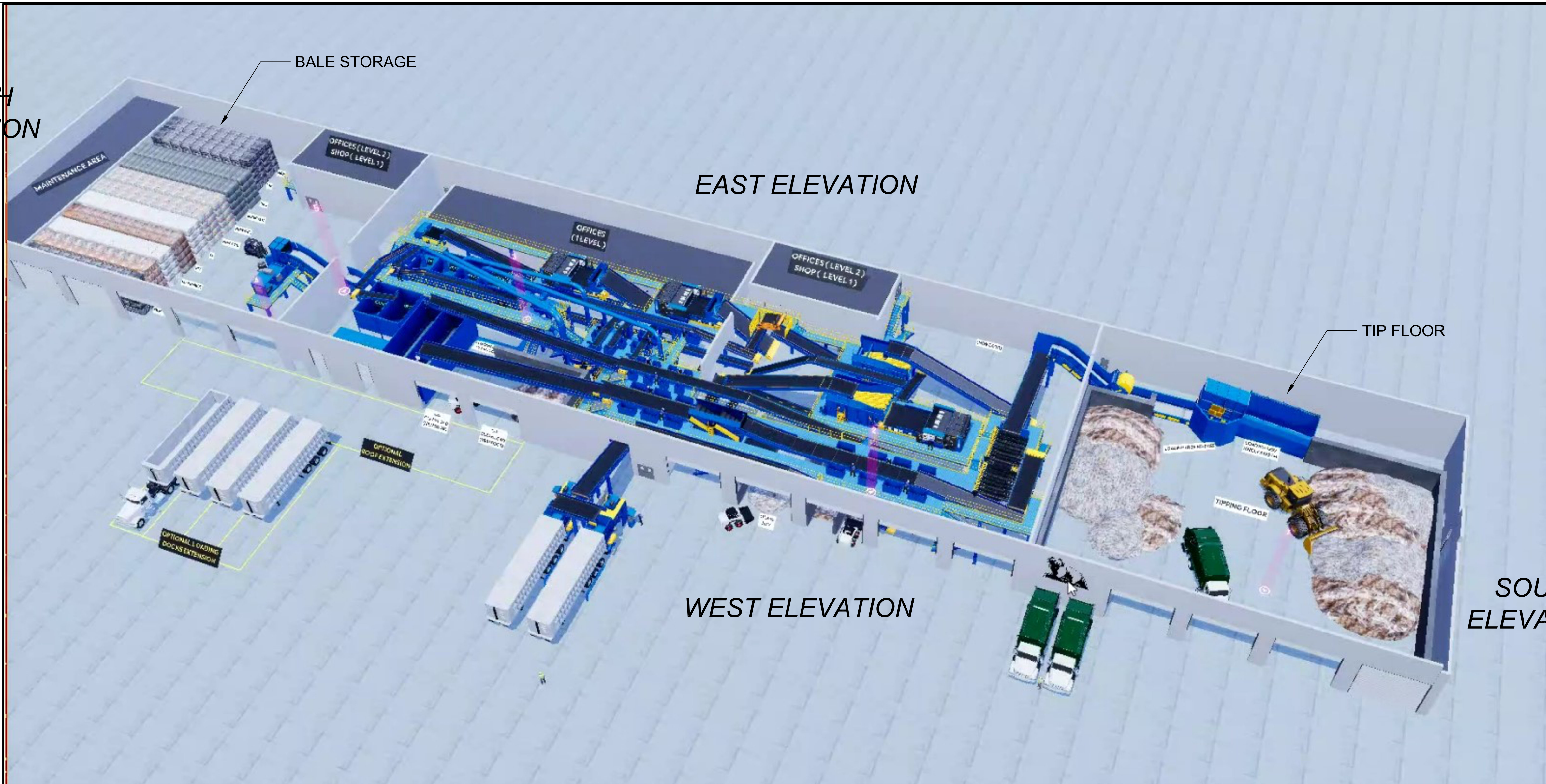
BEING A REPLAT OF LOT 1(A), BLOCK 1(A), CORN INDUSTRIAL PARK TWO  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CASE # SSU 2024-570 & CUP 2024-569



**A** CONCEPT EQUIPMENT PLAN  
SCALE: NOT TO SCALE

**NORTH  
ELEVATION**



**B** CONCEPT BUILDING FLOOR PLAN  
SCALE: NOT TO SCALE

ARCHITECT / PLANNER



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80202

GRAND MESA INDUSTRIAL PARK  
365 32 ROAD - GRAND JUNCTION, CO

LOT 2 - CONCEPT BUILDING PLANS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 231040  
DRAWN BY: LAI  
CHECKED BY: LAI

ISSUE RECORD

Submittal #1	08/27/2024
Submittal #2	12/02/2024
Submittal #3	01/28/2025
Submittal #4	01/30/2025

SHEET NUMBER

3

3 OF 3

NOT FOR CONSTRUCTION



December 2, 2024

Jon Benallo, Principal  
GJ Partners LLC  
1660 17th Street, Ste. 300  
Denver, CO 80022

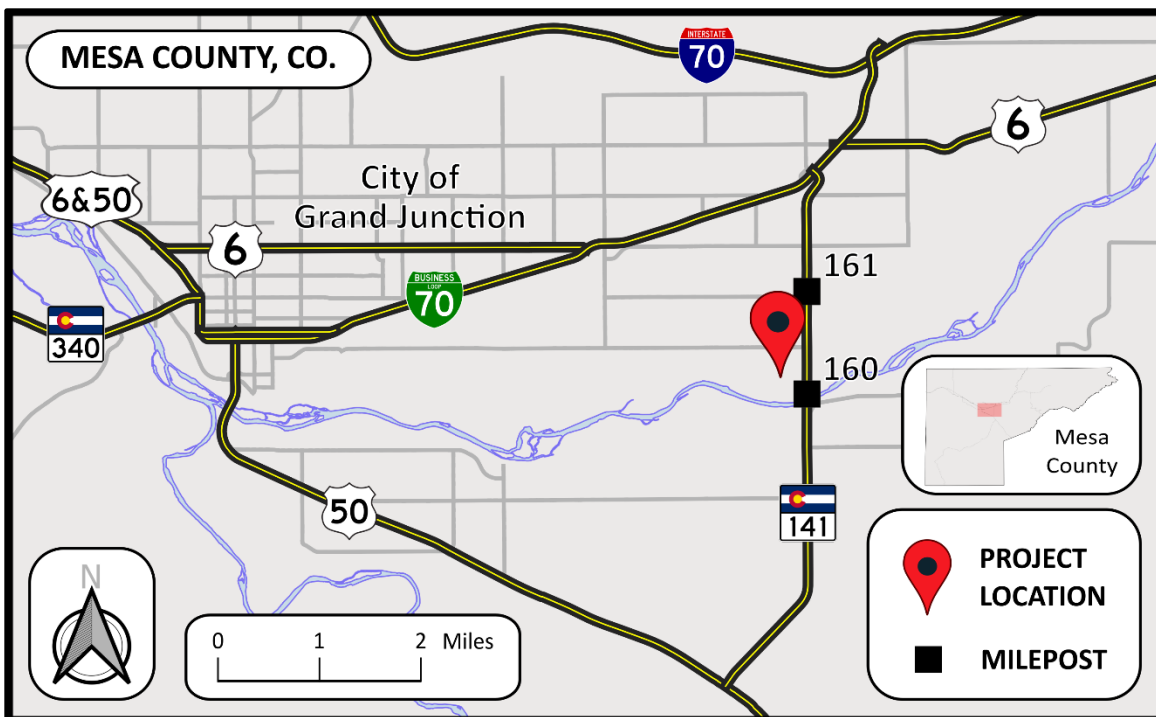
Re: Modified CDOT Level 1 Trip Generation Assessment for  
365 32 Road Grand Junction, CO 81504

Dear Mr. Benallo,

This letter presents the results of the Level 1 Trip Generation Assessment prepared by APEX Consulting Engineers LLC (APEX) for the change in use of the property located at 365 32 Road, Grand Junction, CO. Figures 1 and 2 show the project location. The following sections describe the Project, trip generation, and a brief analysis of project traffic.

The site contains an existing access to State Highway (SH) 141B, also known as 32 Road. Access to SH 141B is managed by CDOT.

**Figure 1 – General Project Location**



The 44-acre property contains multiple buildings with a total gross floor area of 189 ksf. The site was previously occupied by a single-use industrial company that provided services to the oil and gas

industry. The property has been sold and individual building portions are being marketed for lease for industrial and warehouse uses. The site is currently 40% occupied.

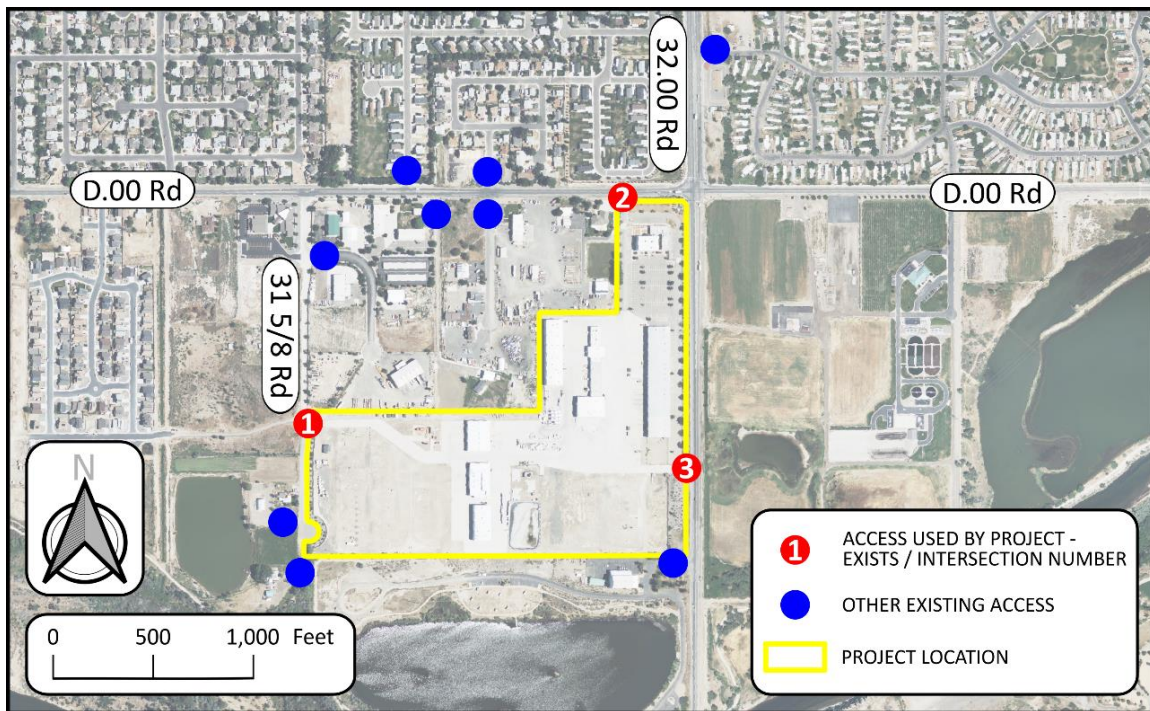
This Trip Generation Assessment is a direct result of one proposed use for collecting, sorting and recycling non-hazardous waste. The recycling business will be leasing approximately 30% of the site, leaving 30% of the site as unoccupied leasable space.

### Project Location, Access, and Description

The 44-acre site is located at the southwest corner of SH 141 and D Road. The site has three access points as shown in Figure 2 and as described below:

1. 31 5/8 Road access is a full movement, T-intersection access.
2. D Road access is a full movement, T-intersection access.
3. SH 141B (32 Road) is a restricted T-intersection with only right-in and right-out movements. A southbound right turn deceleration lane is provided on SH 141B and an eastbound to southbound right turn acceleration lane is also provided on SH 141B.

**Figure 2 – Project Location and Adjacent Access Locations**



### Existing CDOT Access Permit

A CDOT access permit has been issued for Intersection 3 with a permit volume of 21 trips in the peak hour (DHV). A copy is included as an attachment.

## Site Trip Generation Rate Calculations

### Method 1 – ITE Trip Generation Rates

The ITE Trip Generation Manual 11th Edition provides trip generation rates and equations for Land Use Code (LUC) 130 – Industrial Park. Trip generation is determined by gross floor area of buildings.

Table 1 provides the Project Peak hour trips for the entire site using the ITE Trip Generation rates. ITE Trip generation reports are provided as an attachment.

**Table 1 – ITE Trip Generation for Entire Site**

ITE Land Use/Area	Period	AM	PM
<b>LUC 130 – Industrial Park 189 ksf</b>	Ins	67	16
	Outs	10	60
<b>LUC 130 – Industrial Park Trips</b>		<b>77</b>	<b>76</b>

### Method 2 – Existing Traffic Adjusted for Full Occupancy

Turning movement counts were performed at the access locations on October 29, 2024. A summary of these counts is presented in Table 2. Traffic count data summaries are included as an attachment.

**Table 2 – Existing Trips from 10/29/24 Counts at 40% Occupied**

Access Location	Period	AM	PM
<b>Access 1 – 31 5/8 Road</b>	Ins	2	0
	Outs	1	1
<b>Access 2 – D Road</b>	Ins	22	1
	Outs	0	29
<b>Access 3 – SH 141B</b>	Ins	1	1
	Outs	0	3
<b>COMBINED TOTAL TRIPS</b>	Ins	<b>25</b>	<b>2</b>
	Outs	<b>1</b>	<b>33</b>
	<b>TOTAL</b>	<b>26</b>	<b>35</b>

Total site trips can be estimated from Table 2 and adjusting the counts by a factor of 2.5 to estimate 100% occupancy at the site. Estimated trips at 100% occupancy are presented in Table 3.

**Table 3 – Estimated from Counts at 100% Occupied**

Access Location	Period	AM	PM
Access 1 – 31 5/8 Road	Ins	5	0
	Outs	3	3
Access 2 – D Road	Ins	55	3
	Outs	0	73
Access 3 – SH 141B	Ins	3	3
	Outs	0	8
<b>COMBINED TOTAL TRIPS</b>	Ins	<b>63</b>	<b>6</b>
	Outs	<b>3</b>	<b>84</b>
	<b>TOTAL</b>	<b>66</b>	<b>90</b>

Method 3

Total site trips can also be estimated from a combination of existing trips, estimated trips from the recycling business, and using ITE trip generation rates to estimate the balance of the unoccupied site. The operator has completed a trip generation work sheet prepared by APEX. Trips generated from the recycling business are summarized in Table 4. The trip generation worksheet and summary calculations are included as an attachment. Note that as the hours of operation for the recycling business are 7:00 am - 4:00 pm, no trips are generated from vehicles providing materials to be sorted. It should be noted that other users in the industrial park have typical hours of operation from 8:00 am to 5:00 pm.

**Table 4 – Recycling Business Trip Generation Summary**

ITE Land Use/Area	Period	AM	PM
LUC 130 – Industrial Park 56 ksf	Ins	18	1
	Outs	12	7
<b>LUC 130 – Industrial Park Trips</b>		<b>30</b>	<b>8</b>

Table 5 presents estimated trips from the combined counts, estimated recycling trips and ITE rates for the unoccupied leasable space.



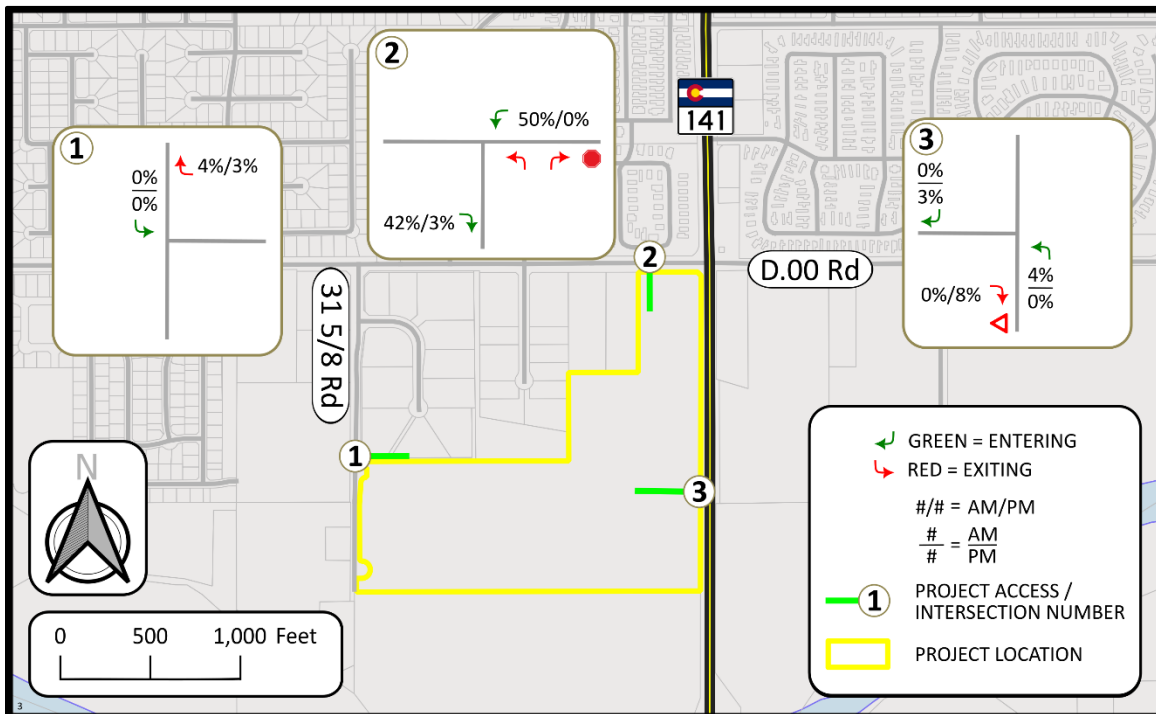
**Table 5 – Combination Trip Generation from Counts, Recycling Business & ITE Rates**

Access Location	Period	AM	PM
Existing Occupancy	Ins	23	2
	Outs	1	33
ITE Trip Gen 56 ksf	Ins	20	5
	Outs	3	17
Recycling Business	Ins	22	1
	Outs	12	11
COMBINED TOTAL TRIPS	Ins	65	8
	Outs	16	61
	TOTAL	81	69

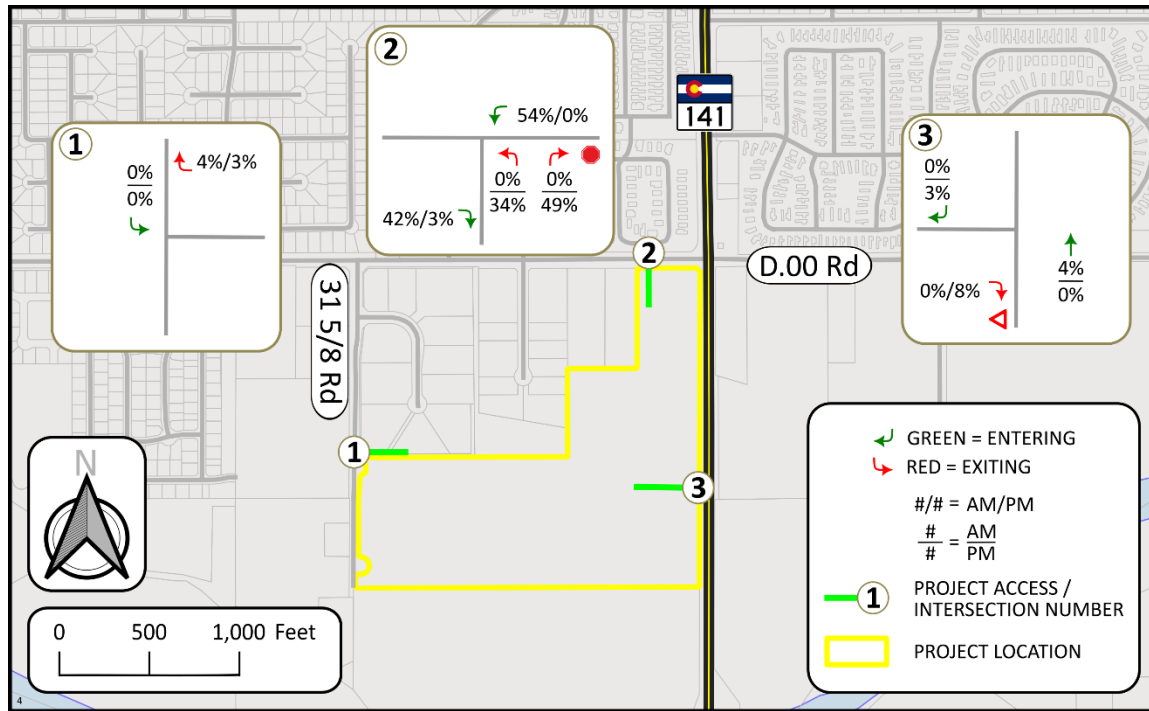
### Existing Trip Distributions

Turning movement counts show the majority of traffic use the D Road access. Trip distribution from the counts is shown in Figure 3. Note that a northbound vehicle used the SH 141B access to enter the site, disregarding the restricted left turn. This assessment has assigned that illegal movement to the D Road access in the final calculations. The distribution used in the evaluation is presented in Figure 4.

**Figure 3 – Current Trip Distribution from Counts**



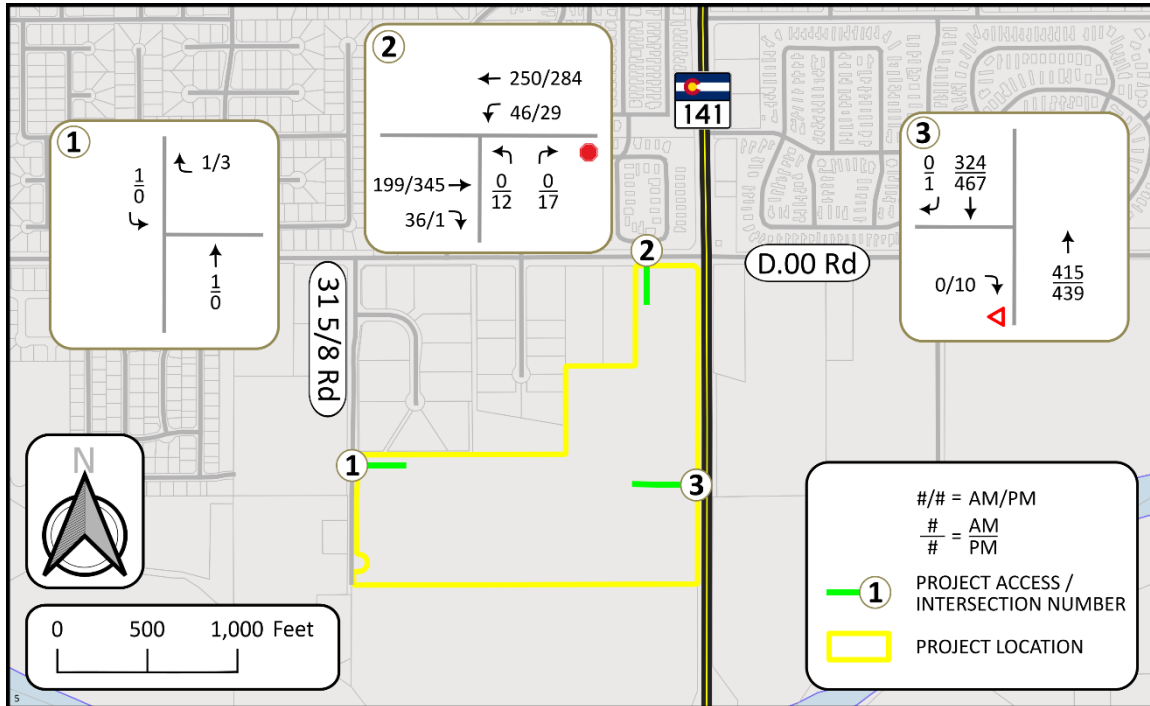
**Figure 4 –Trip Distribution Used in Analysis**



### Assignment

Taking the most conservative trip generation, Method 2, and applying it to the trip distribution in Figure 4 shows that the site, when fully leased will not exceed the currently permitted traffic volumes. Trip assignment is presented in Figure 5.

**Figure 5 –Trip Assignment**



### Conclusion

Redevelopment of the site will not exceed the existing access permit volume.

Respectfully,  
APEX CONSULTING ENGINEERS, LLC

Eric C. Marquez, P.E.  
Managing Member



### Attached:

- Existing CDOT Access Permit
- ITE Trip Generation Reports
- Turning Movement Count Summaries
- Waste Recycling Trip Generation Worksheet & Summary Calculations

cc: file

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b> <b>STATE HIGHWAY ACCESS PERMIT</b> <div style="text-align: center; font-size: 1.2em; color: blue;">146 10-04-06 KS</div>			CDOT Permit No. 306190
Permit fee 300.00	Date of transmittal 10/01/2006	Region/Section/Patrol 03/02/02	State Highway No/Mp/Side 141B/160.180/L  Local Jurisdiction Grand Junction

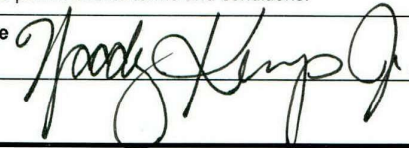

<b>The Permittee(s);</b>  Woody Kemp Halliburton Energy Services 2601 E. Beltline Carrolton, TX 75006 972-418-4023	<b>Applicant;</b>  Wayne Brookshire Halliburton 3199 D Road Grand Junction, CO 81504 970-523-3618	<b>Ref No. 06-187</b>
--	---	-----------------------

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

**Location:**  
1400 feet south of D Road on State Highway 141B.

**Access to Provide Service to:**  
**General Heavy Industrial - Right-in/ Right-out only..... 21 DHV 100.00 %**

**Other terms and conditions:**  
 \* See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.

<b>MUNICIPALITY OR COUNTY APPROVAL</b> Required only when the appropriate local authority retains issuing authority.		
By (x)	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.  <b>The permittee shall notify John David with the Colorado Department of Transportation in Grand Junction at 970-248-7389 at least 48 hours prior to commencing construction within the State Highway right-of-way.</b>  The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.		
Permittee (x) 	Woody Kemp, Jr. Real Estate Services Attorney-In-Fact	Date 10-3-2006
This permit is not valid until signed by a duly authorized representative of the Department. <b>COLORADO DEPARTMENT OF TRANSPORTATION</b>		
By (x)	Date (of issue)	Title
	10-4-06	Permit Unit Manager

<b>Copy Distribution:</b> Required: 1.Region 2.Applicant 3.Staff Access Section	Make copies as necessary for: Local Authority MTCE Patrol Inspector Traffic Engineer	Previous editions are obsolete and may not be used <b>CDOT Form #101 8/98</b>
---	--	--

## Land Use: 130 Industrial Park

---

### Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

### Additional Data

The sites were surveyed in the 1980s, the 2000s, 2010s, and the 2020s in California, Georgia, New Jersey, Massachusetts, New York, Ontario (CAN), and Pennsylvania.

### Source Numbers

106, 162, 184, 251, 277, 422, 706, 747, 753, 937, 1032, 1070



## Industrial Park (130)

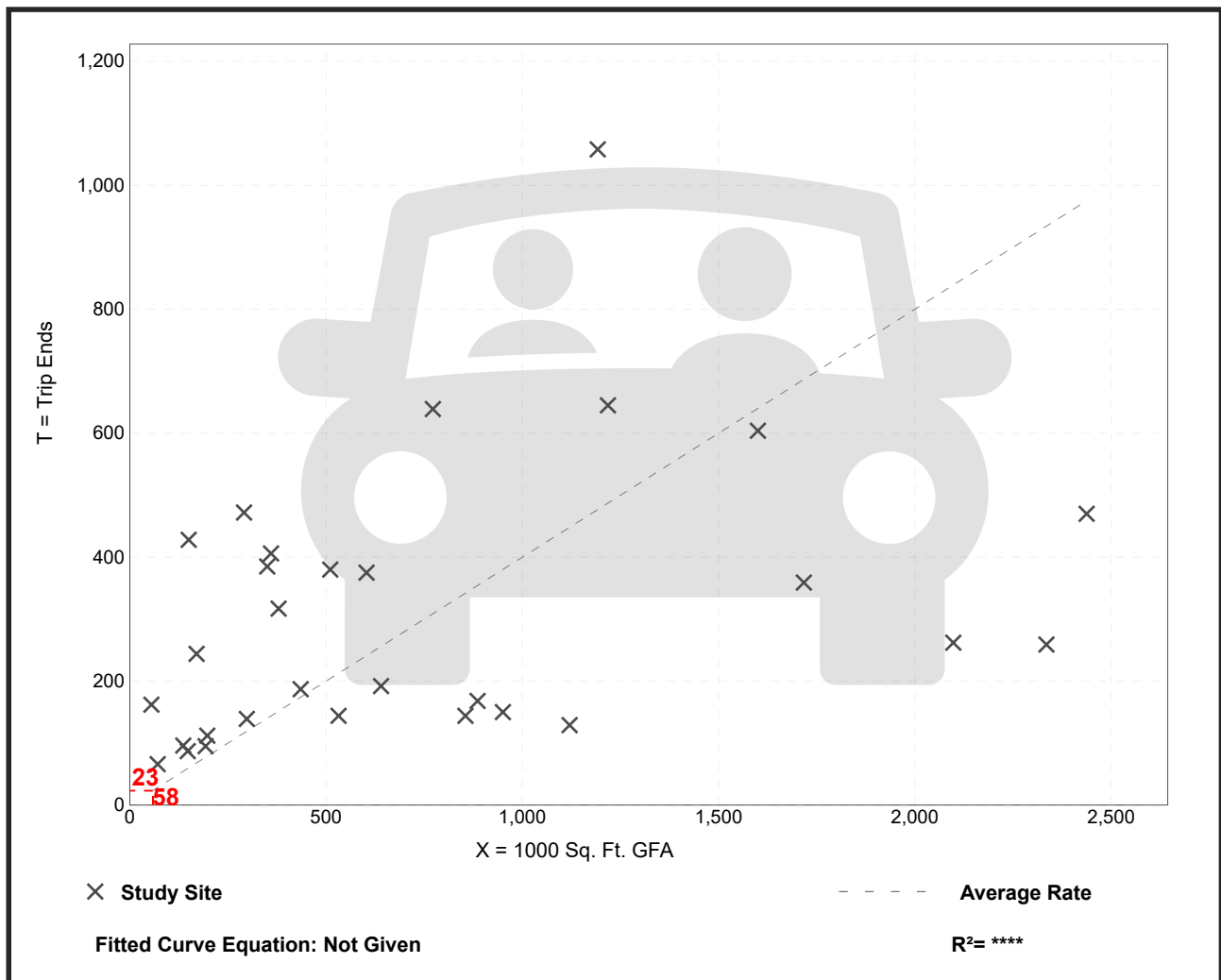
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 30  
 Avg. 1000 Sq. Ft. GFA: 757  
 Directional Distribution: 21% entering, 79% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.11 - 2.95	0.41

### Data Plot and Equation



## Industrial Park (130)

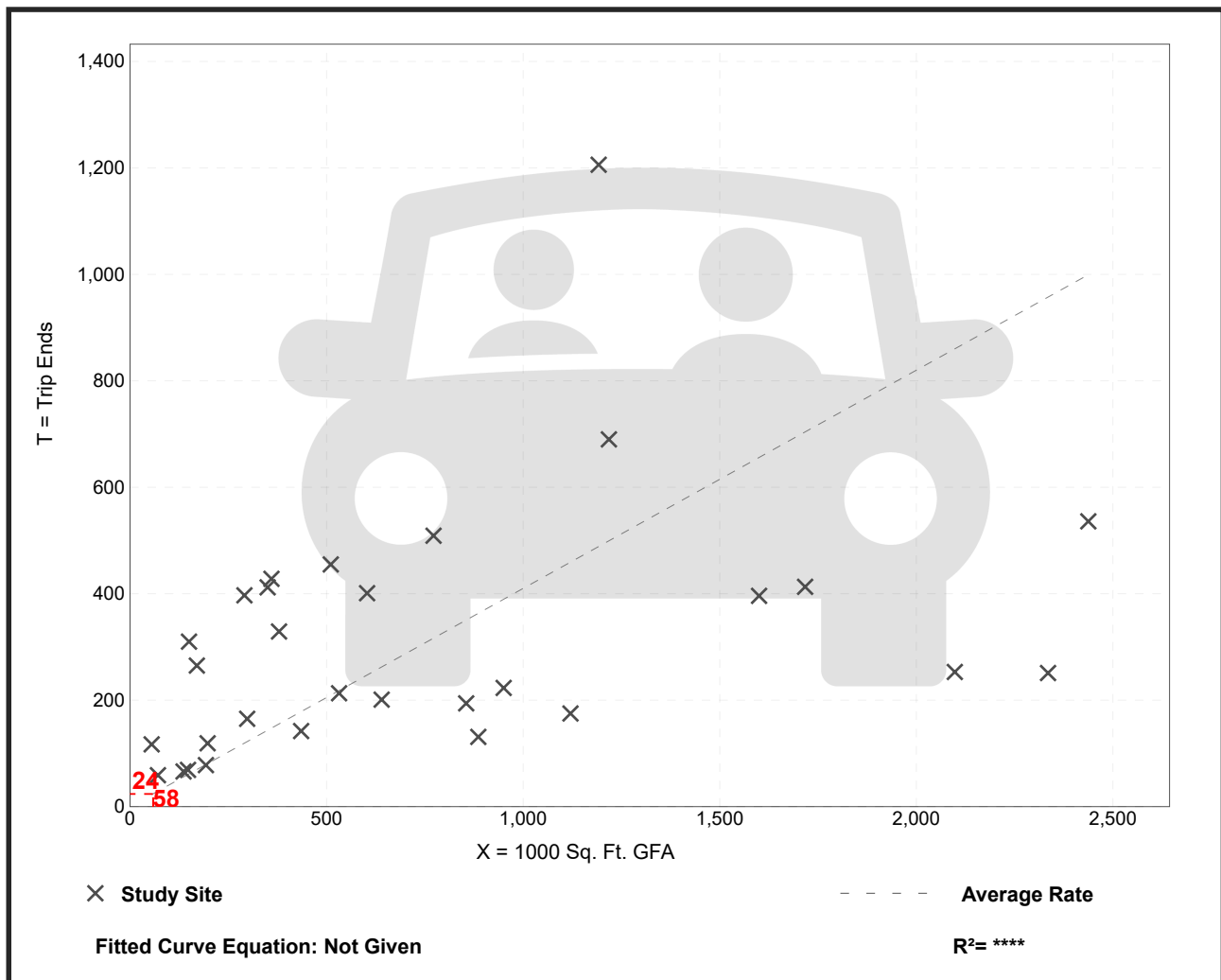
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 30  
Avg. 1000 Sq. Ft. GFA: 757  
Directional Distribution: 87% entering, 13% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.41	0.11 - 2.13	0.37

### Data Plot and Equation



# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

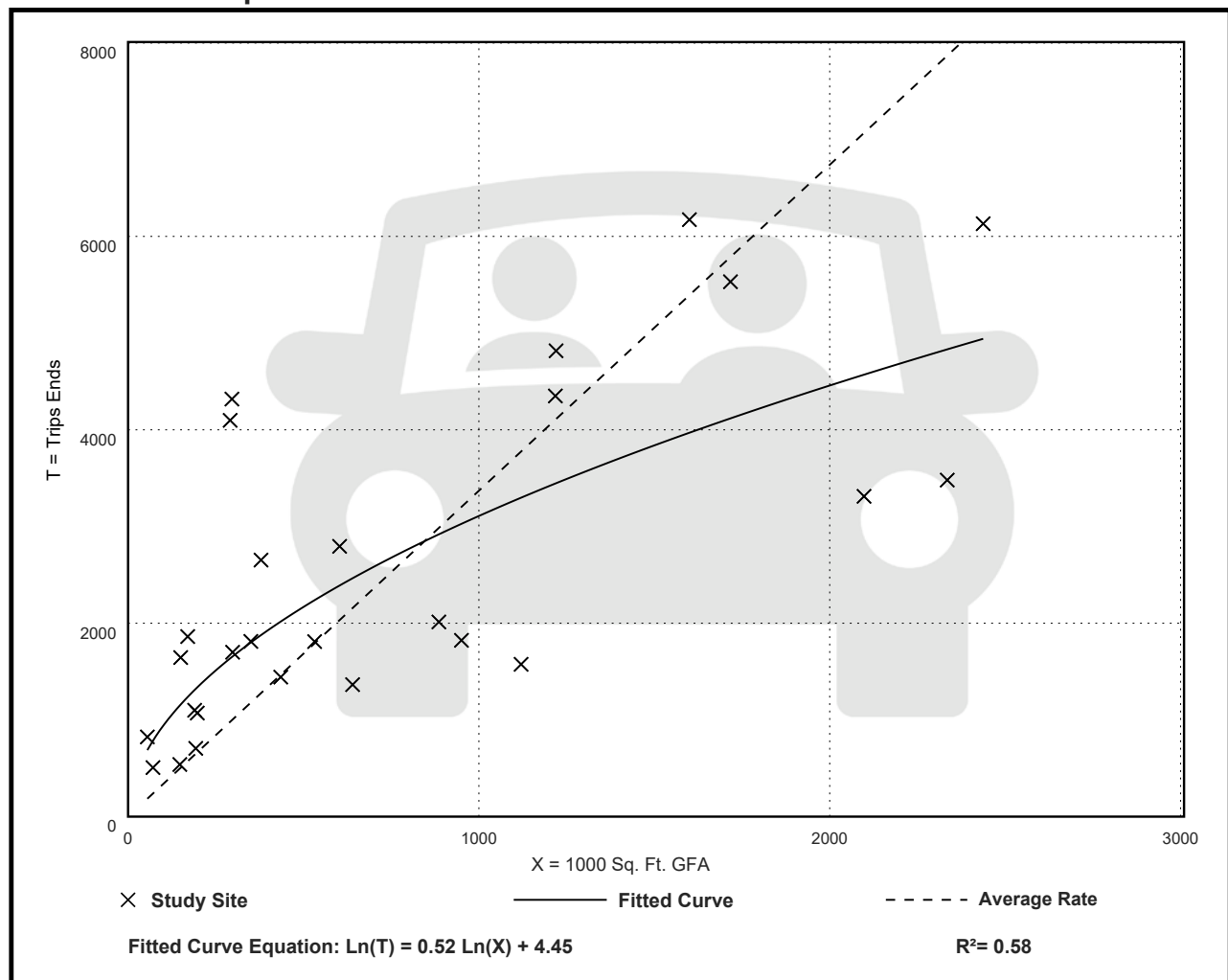
Avg. 1000 Sq. Ft. GFA: 762

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

## Data Plot and Equation



# Industrial Park (130)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 34

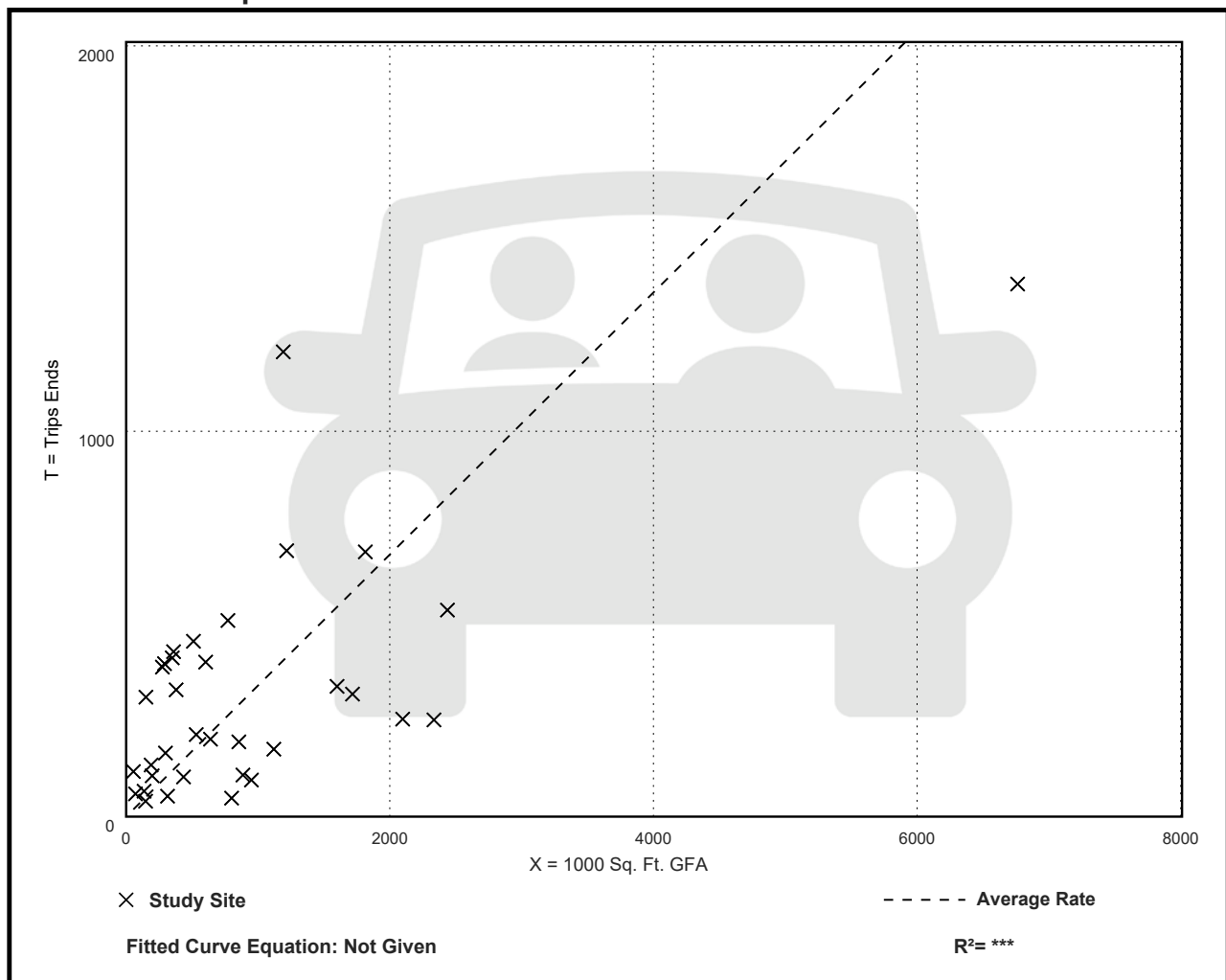
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

## Data Plot and Equation





# Industrial Park (130)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 35

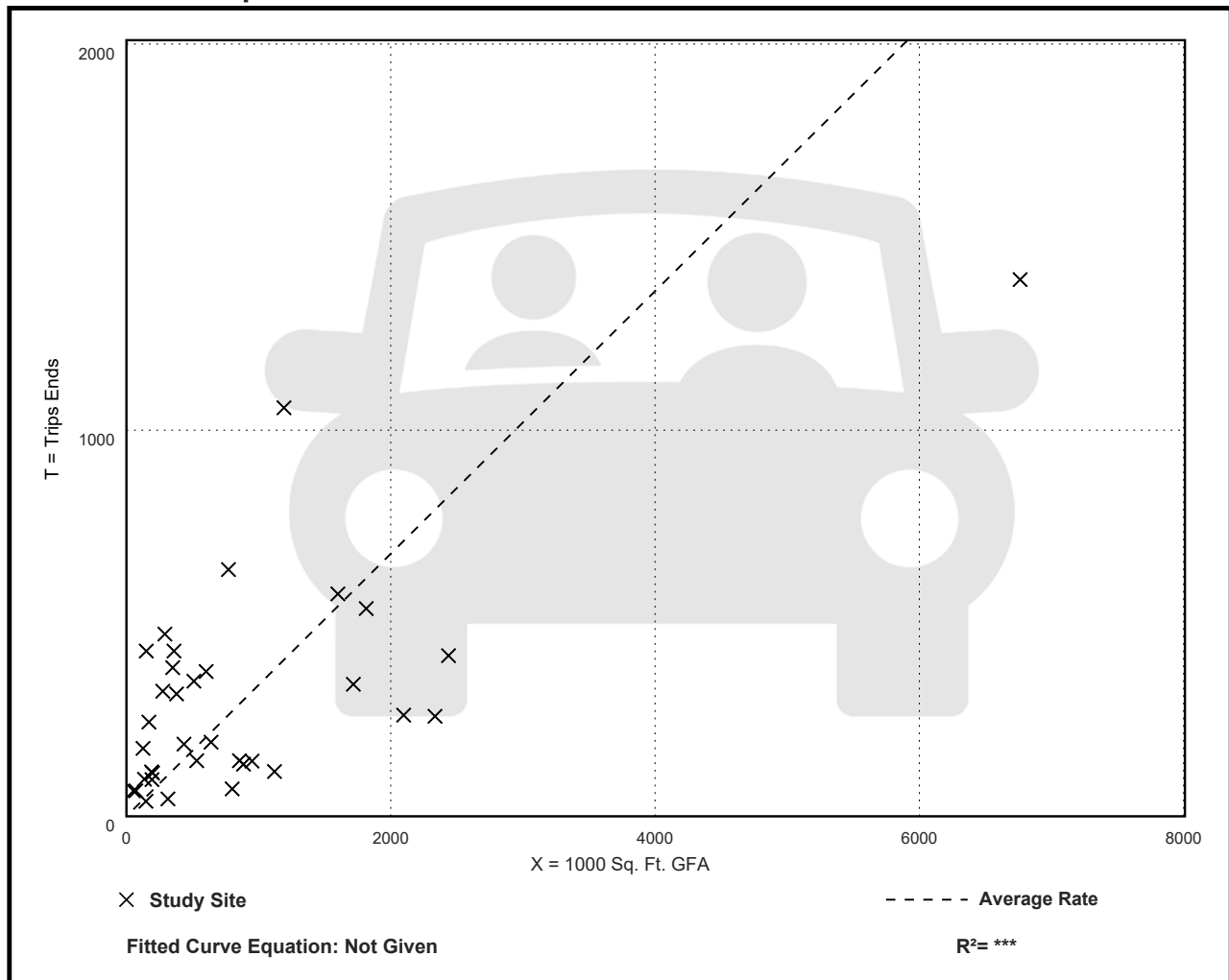
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

## Data Plot and Equation



# Industrial Park (130)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 30

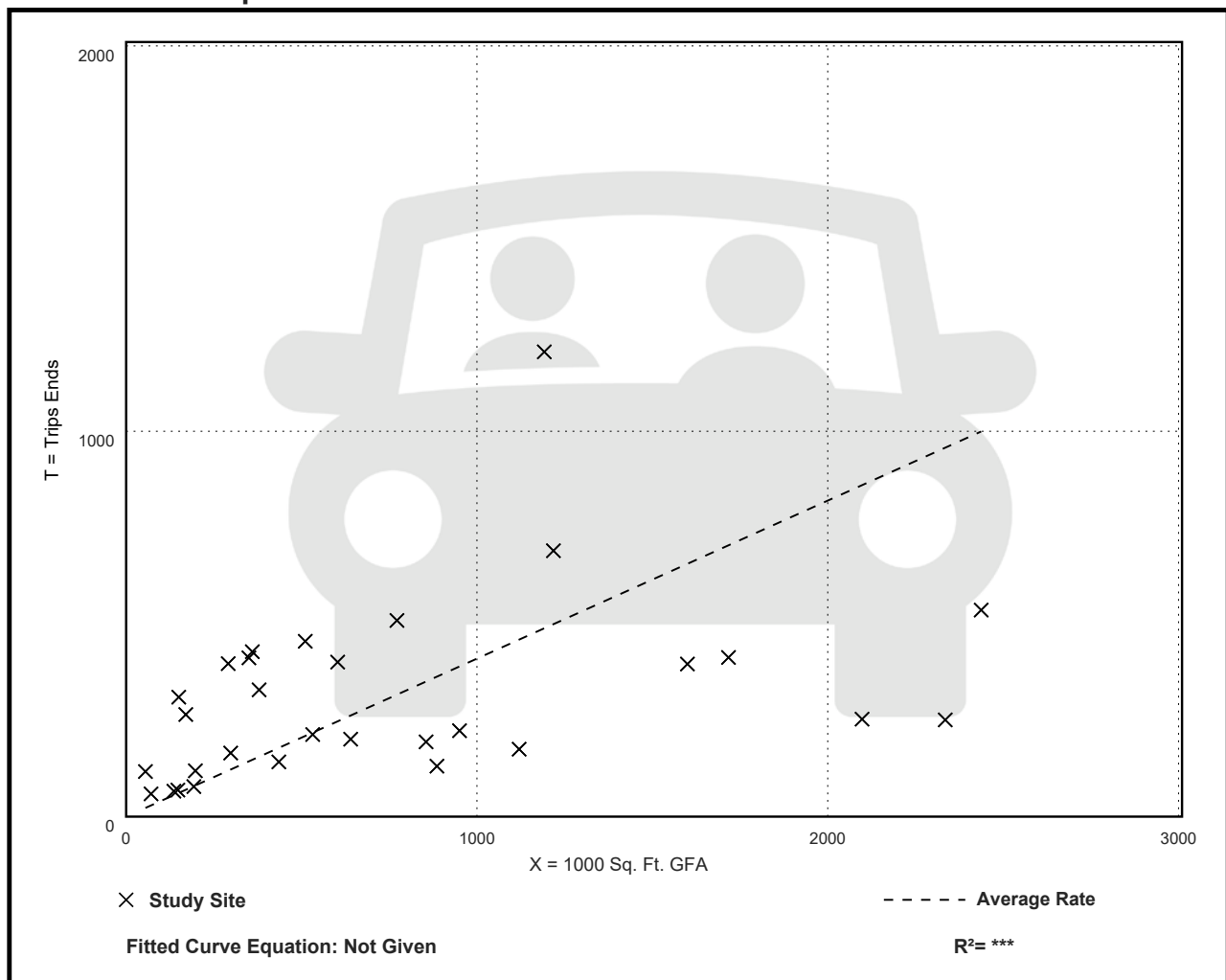
Avg. 1000 Sq. Ft. GFA: 757

Directional Distribution: 87% entering, 13% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.41	0.11 - 2.13	0.37

## Data Plot and Equation



# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 30

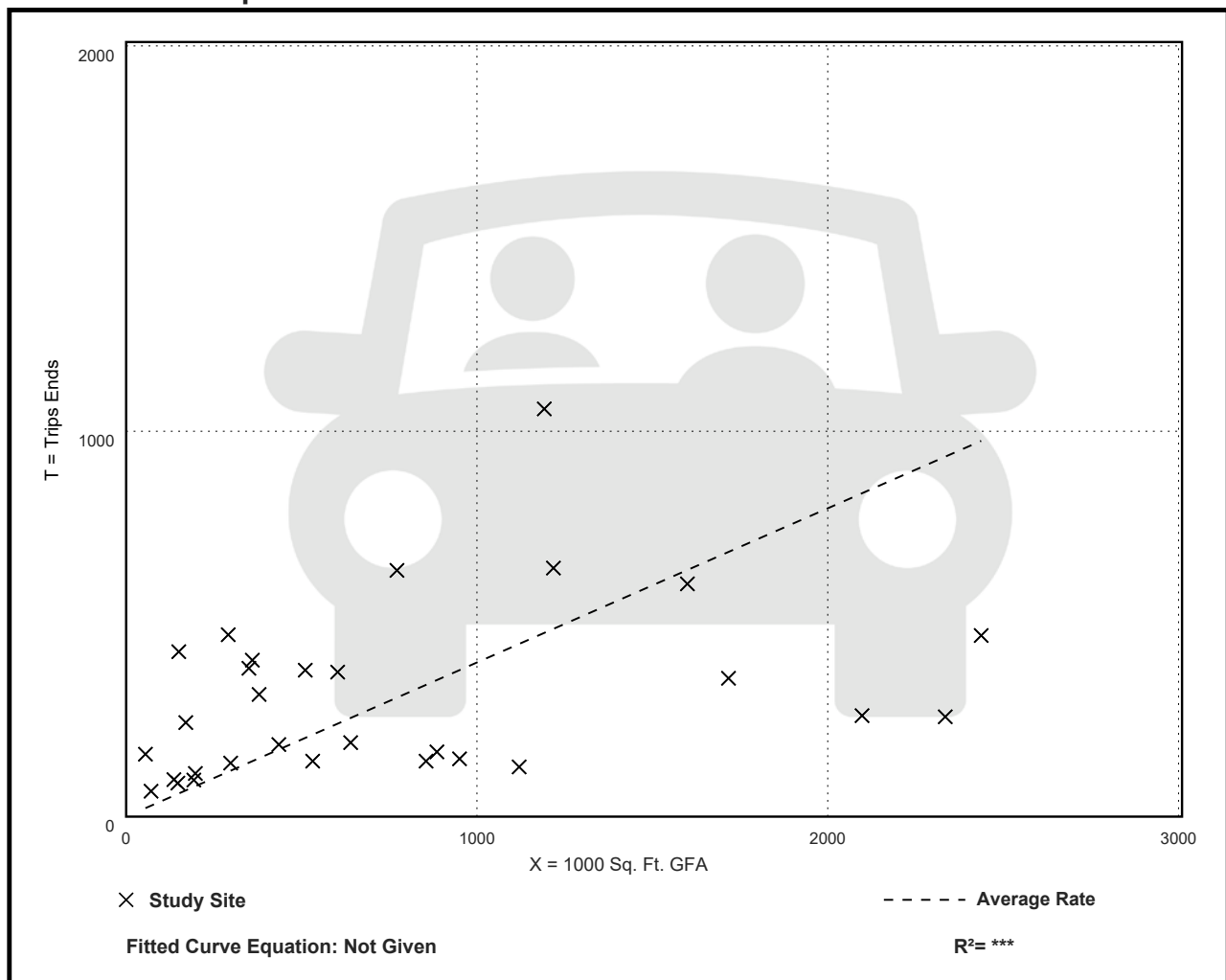
Avg. 1000 Sq. Ft. GFA: 757

Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.11 - 2.95	0.41

## Data Plot and Equation



# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

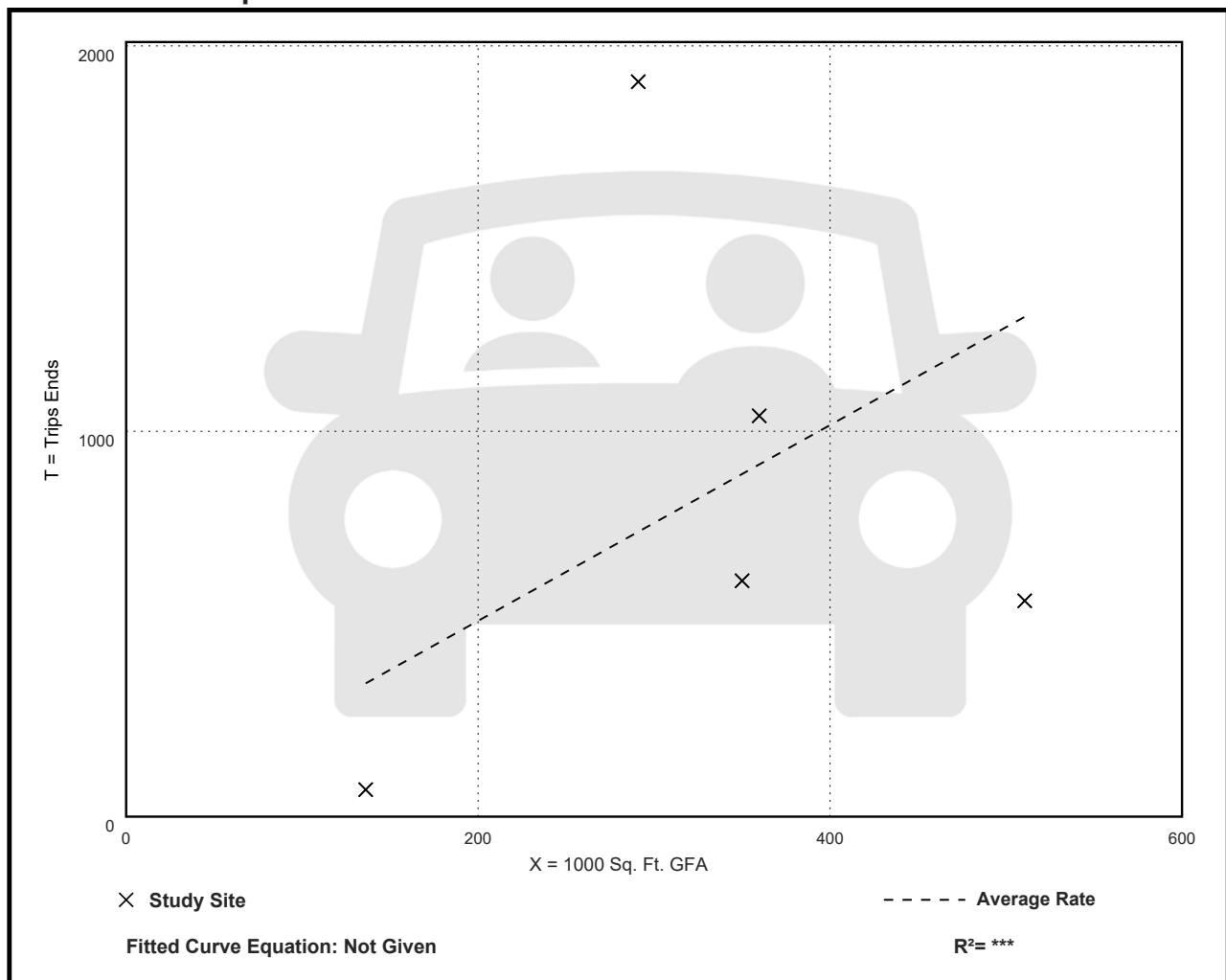
Avg. 1000 Sq. Ft. GFA: 329

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.54	0.51 - 6.55	2.23

## Data Plot and Equation





# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 321

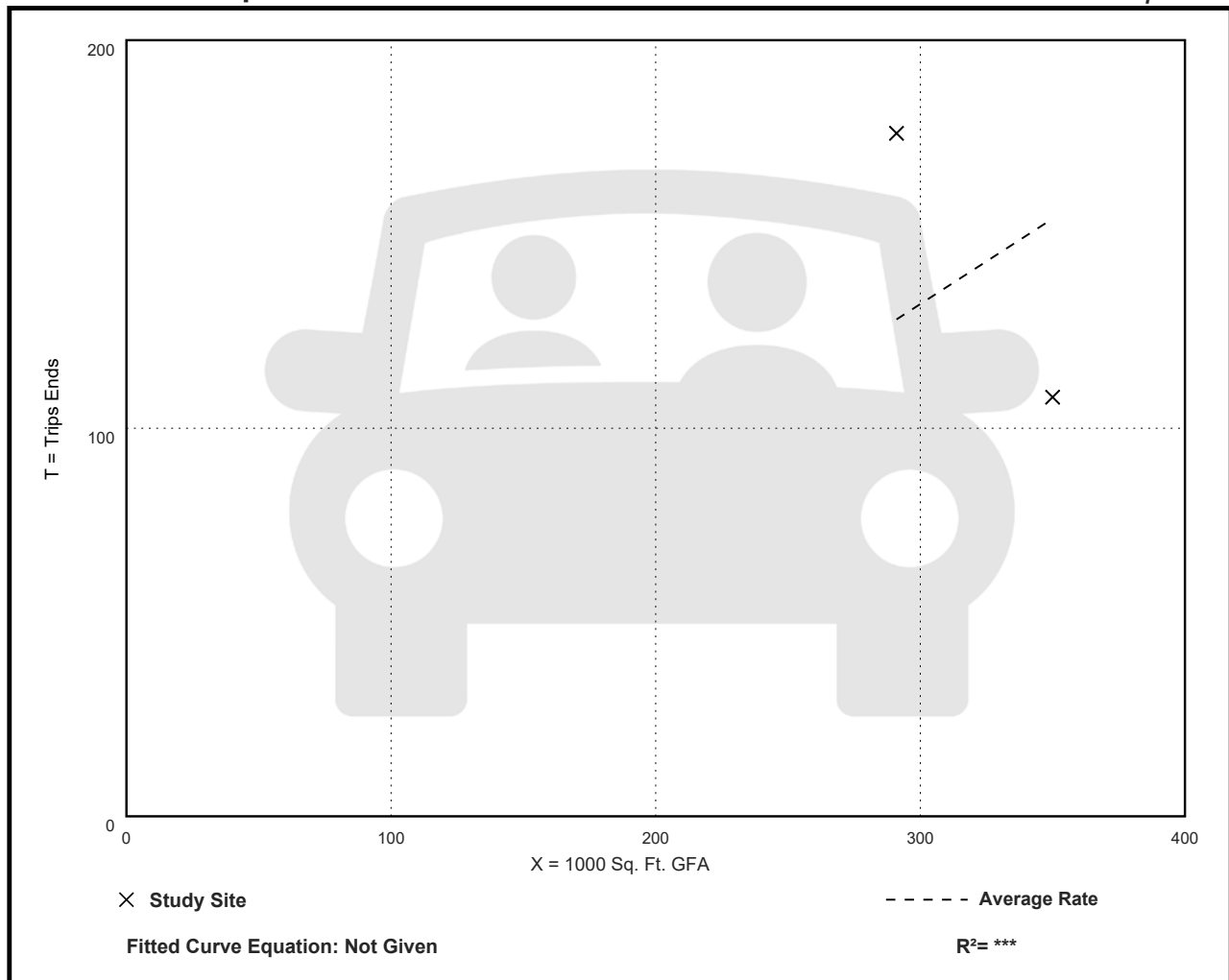
Directional Distribution: 32% entering, 68% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.44	0.31 - 0.60	***

## Data Plot and Equation

Caution – Small Sample Size



# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 5

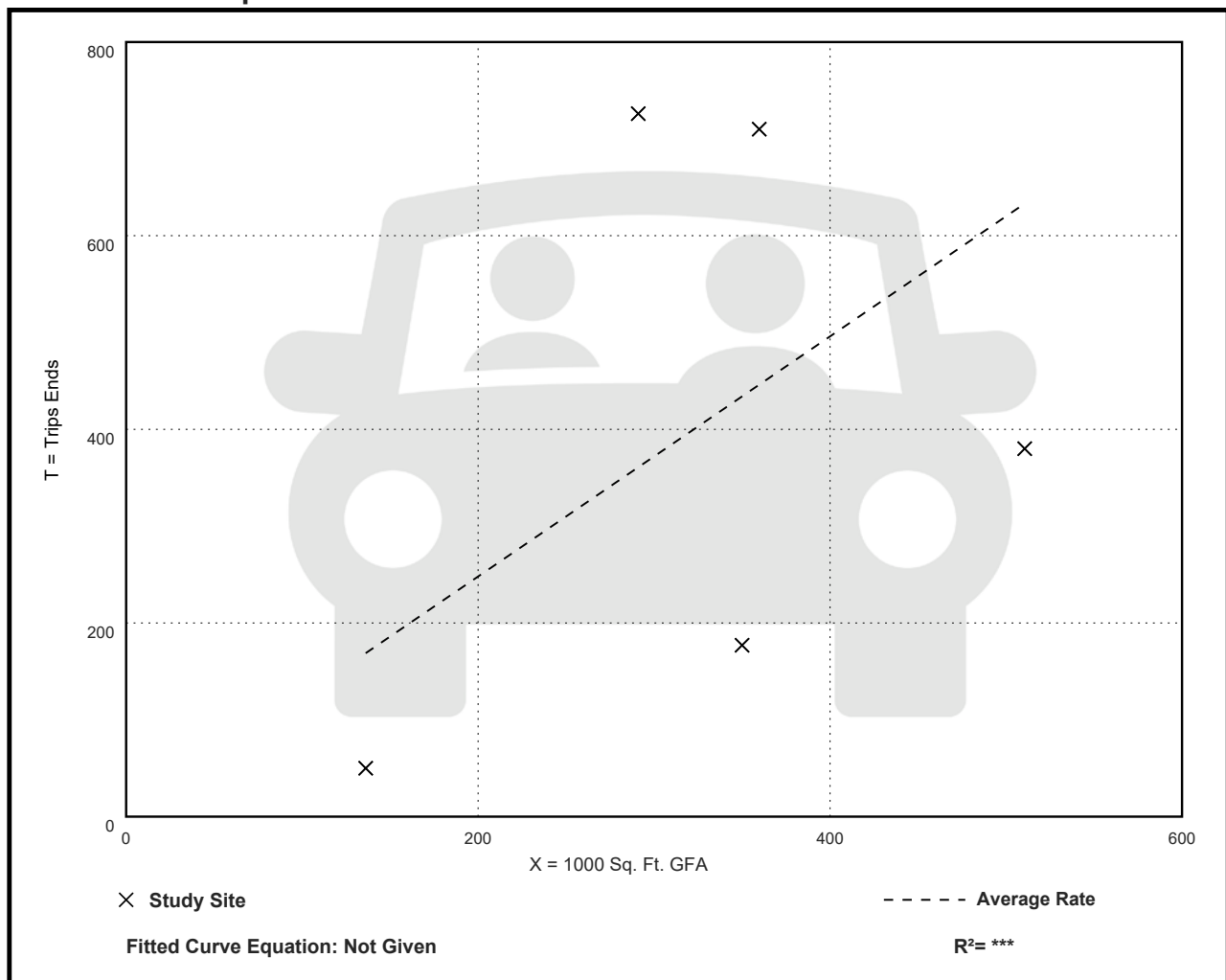
Avg. 1000 Sq. Ft. GFA: 329

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.37 - 2.49	0.90

## Data Plot and Equation



# Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 321

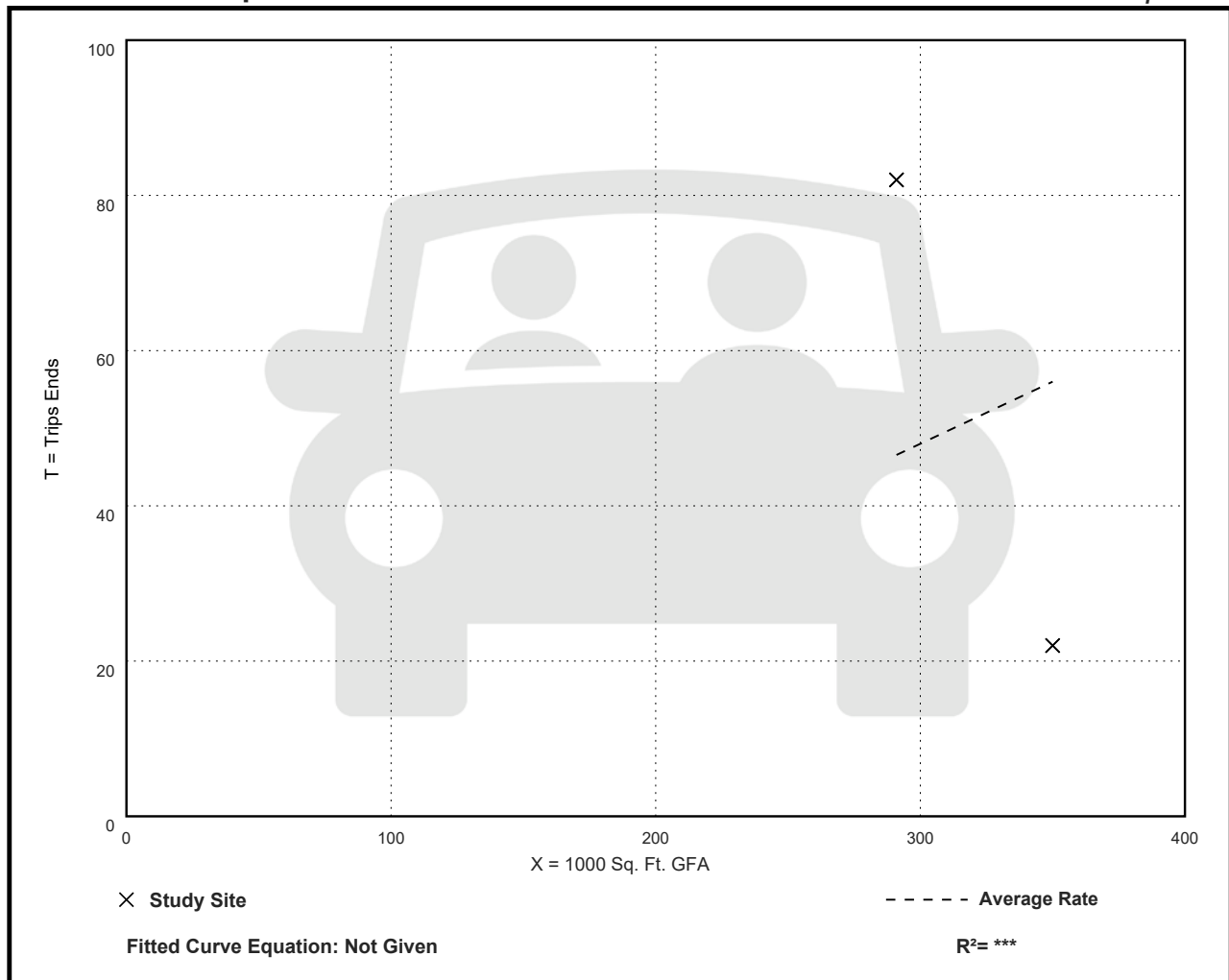
Directional Distribution: 46% entering, 54% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.16	0.06 - 0.28	***

## Data Plot and Equation

Caution – Small Sample Size



# Industrial Park (130)

**Vehicle Trip Ends vs: Employees**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 16

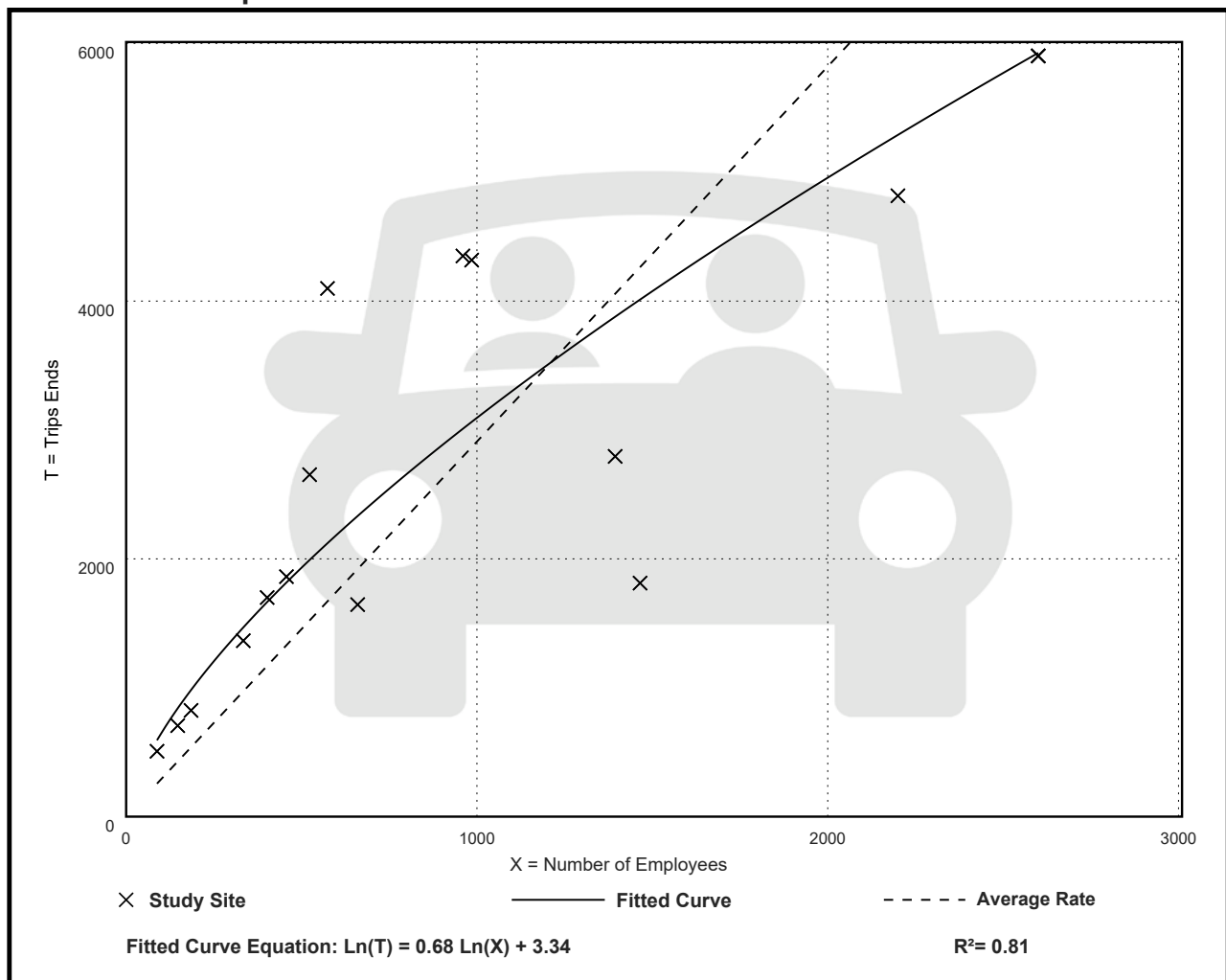
Avg. Num. of Employees: 973

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.91	1.24 - 7.14	1.42

## Data Plot and Equation





# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 15

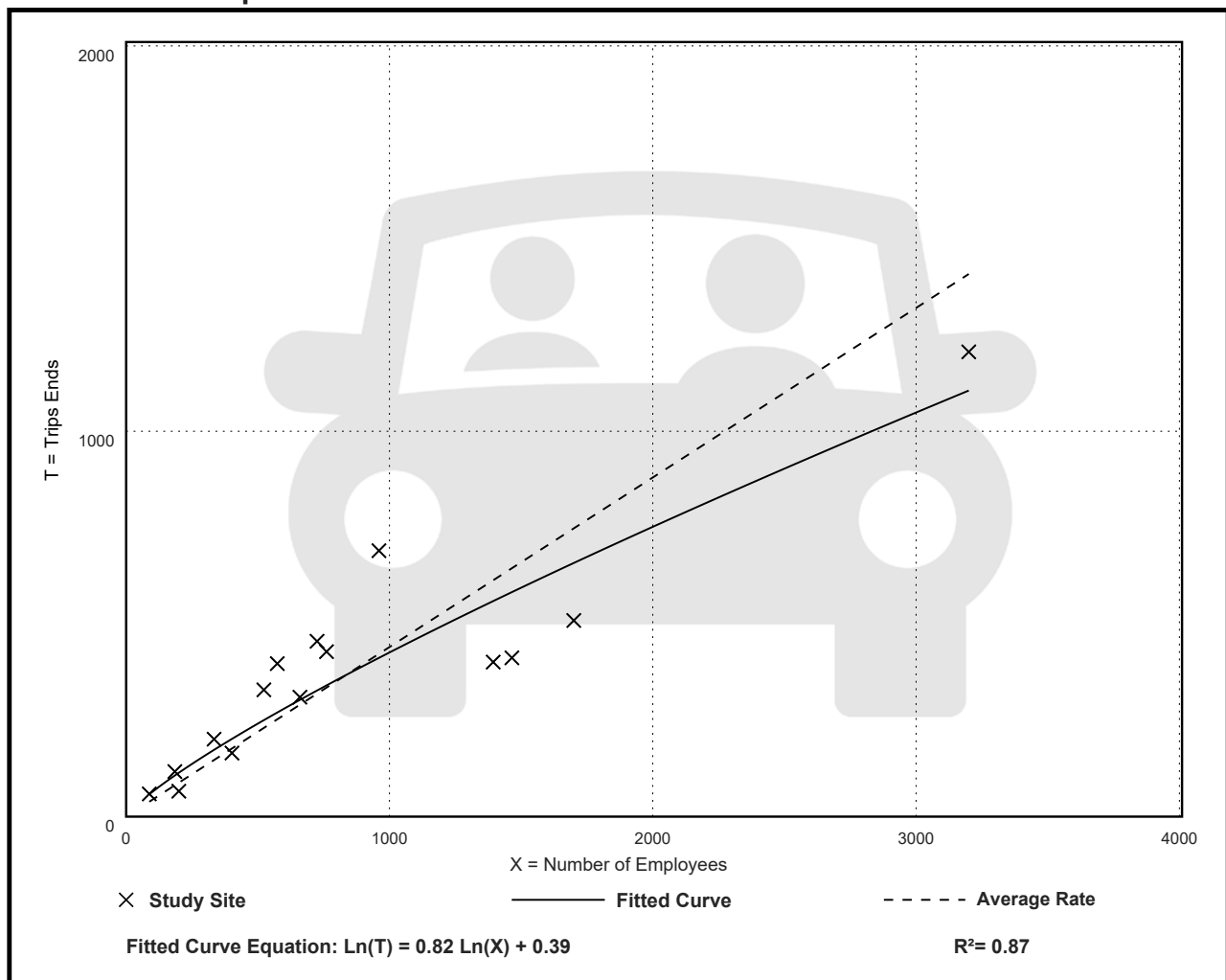
Avg. Num. of Employees: 878

Directional Distribution: 86% entering, 14% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.44	0.28 - 0.72	0.16

## Data Plot and Equation



# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 14

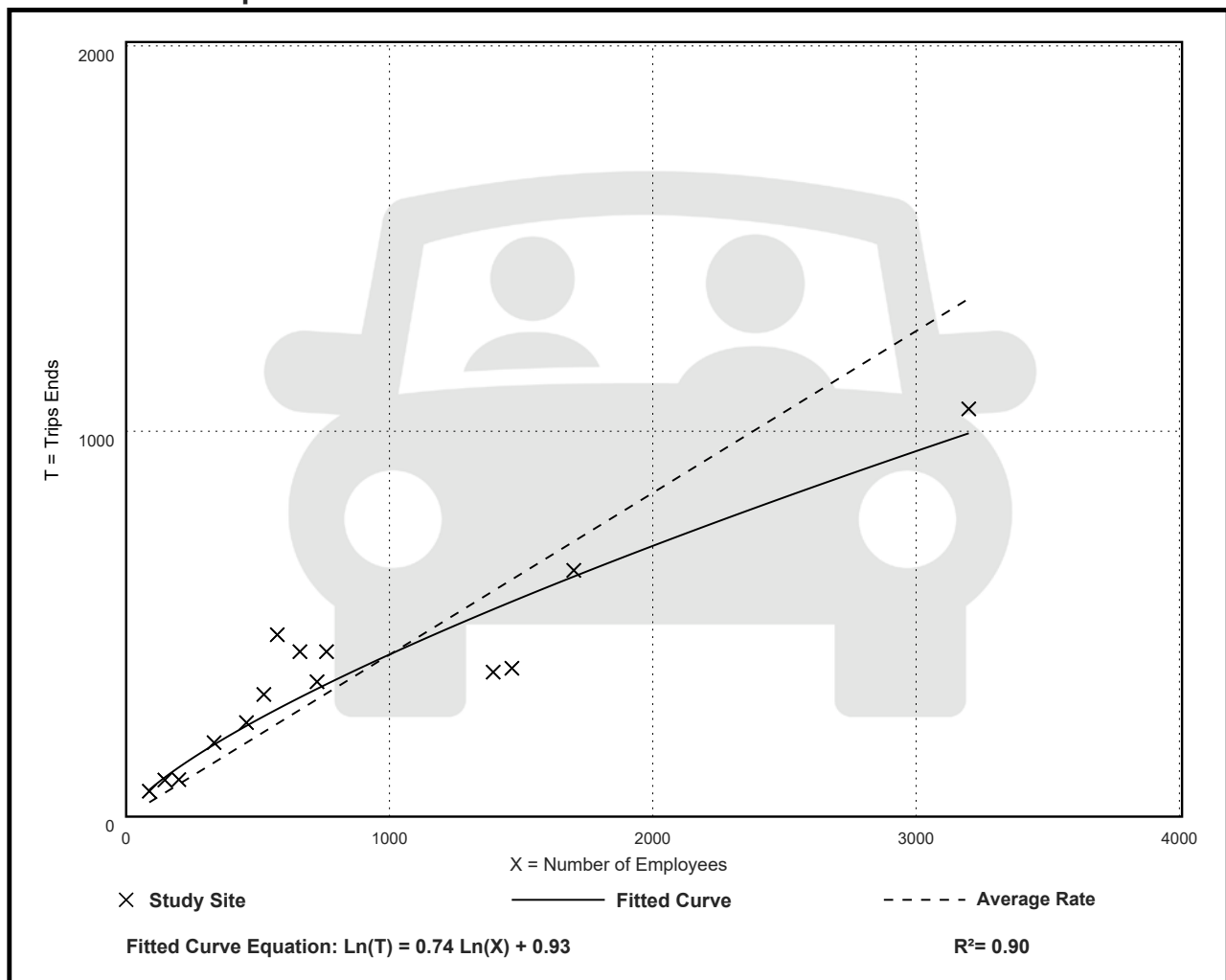
Avg. Num. of Employees: 873

Directional Distribution: 20% entering, 80% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.26 - 0.82	0.16

## Data Plot and Equation



# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: **Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 19

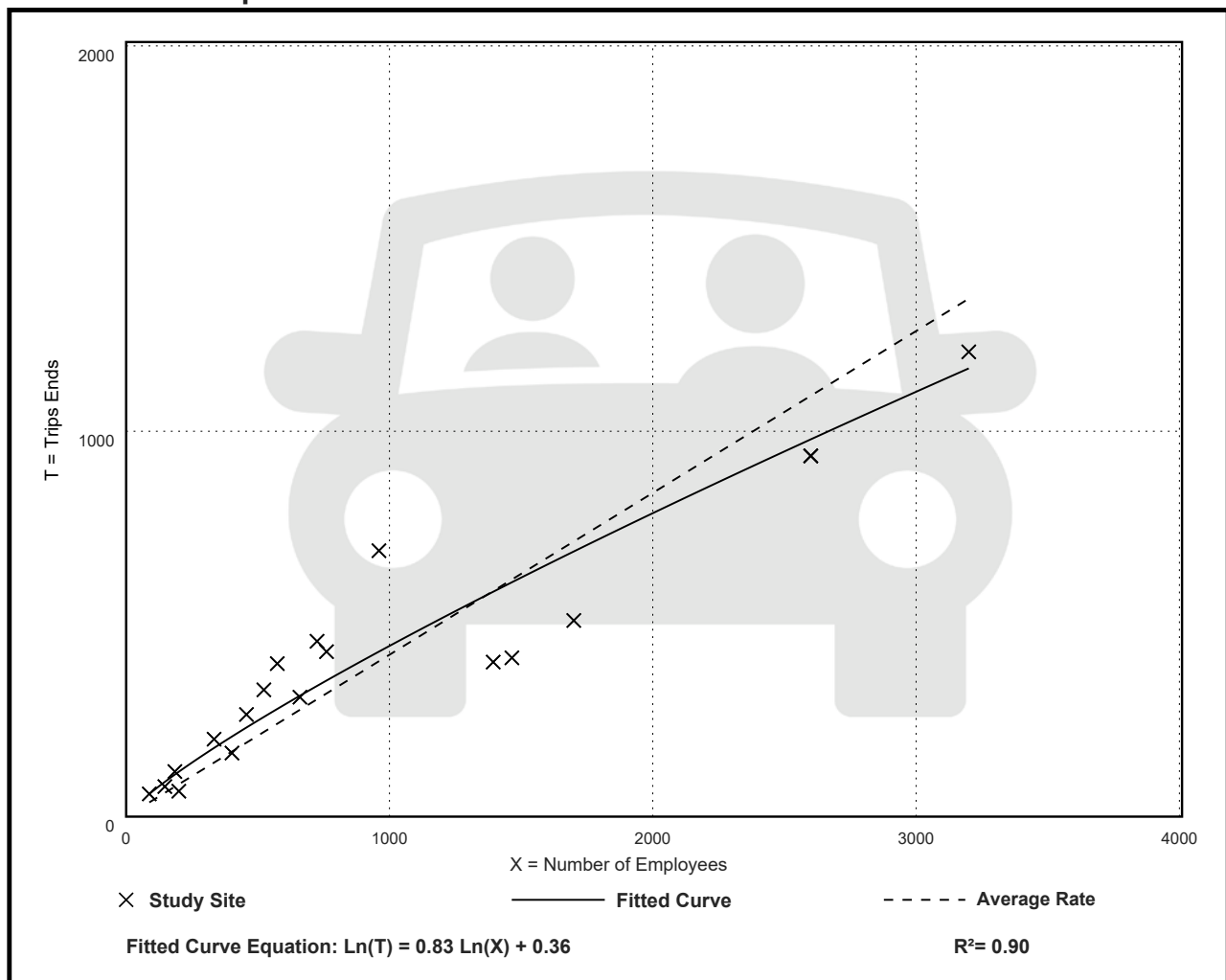
Avg. Num. of Employees: 999

Directional Distribution: 87% entering, 13% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.28 - 0.72	0.14

## Data Plot and Equation



# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 19

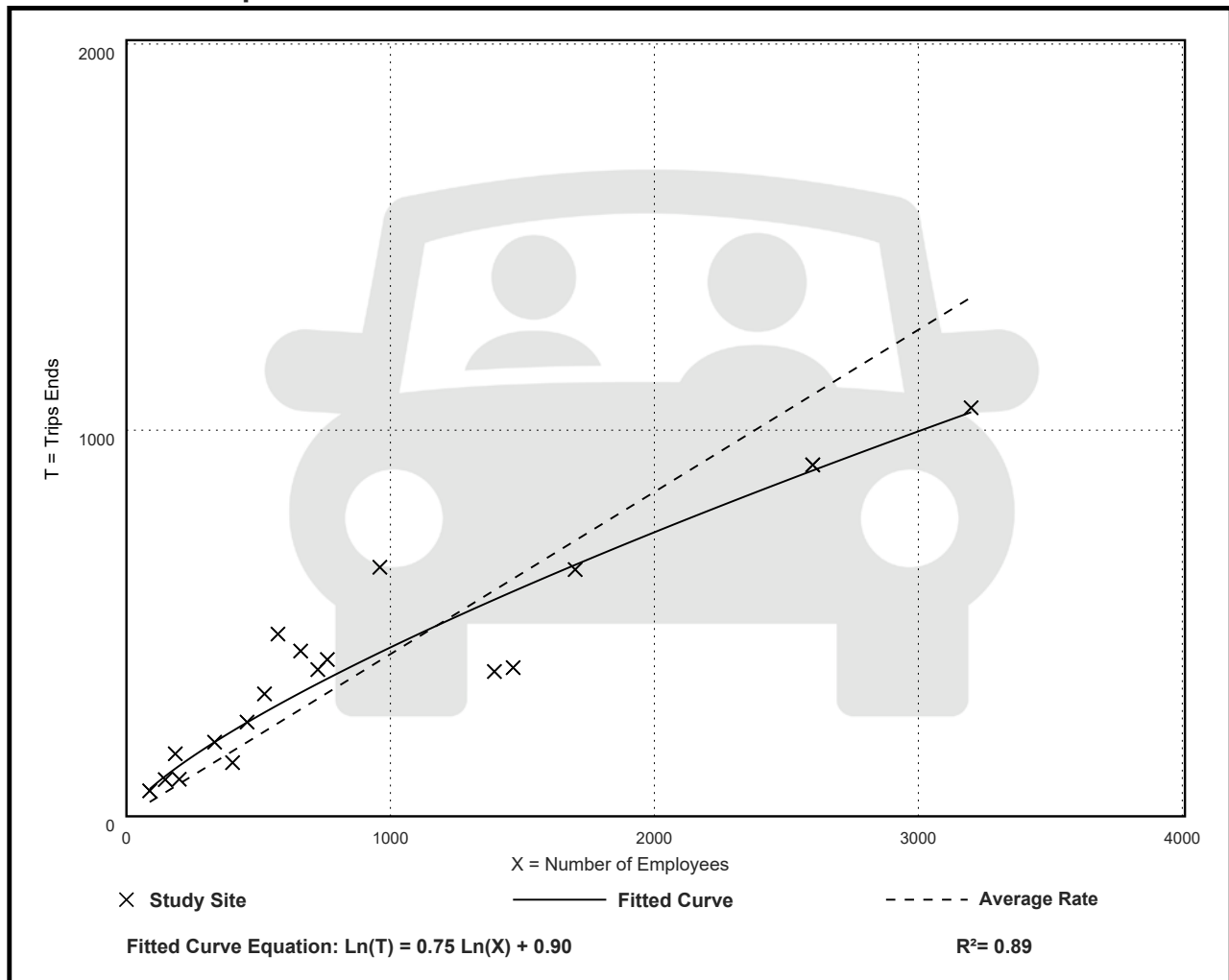
Avg. Num. of Employees: 999

Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.26 - 0.88	0.15

## Data Plot and Equation



# Industrial Park (130)

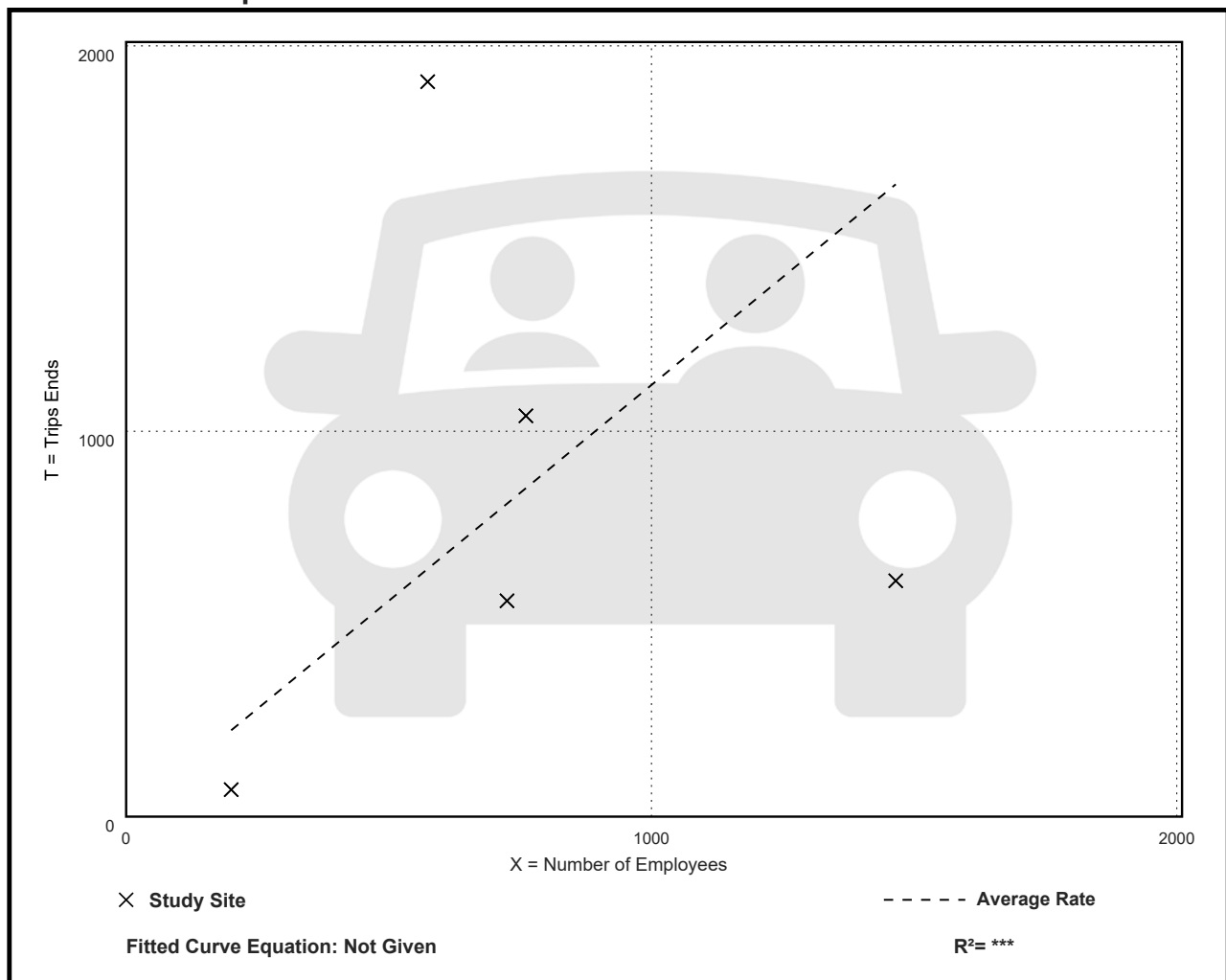
**Vehicle Trip Ends vs: Employees**  
**On a: Saturday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 5  
Avg. Num. of Employees: 745  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.12	0.35 - 3.32	1.12

## Data Plot and Equation





# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Employees: 1020

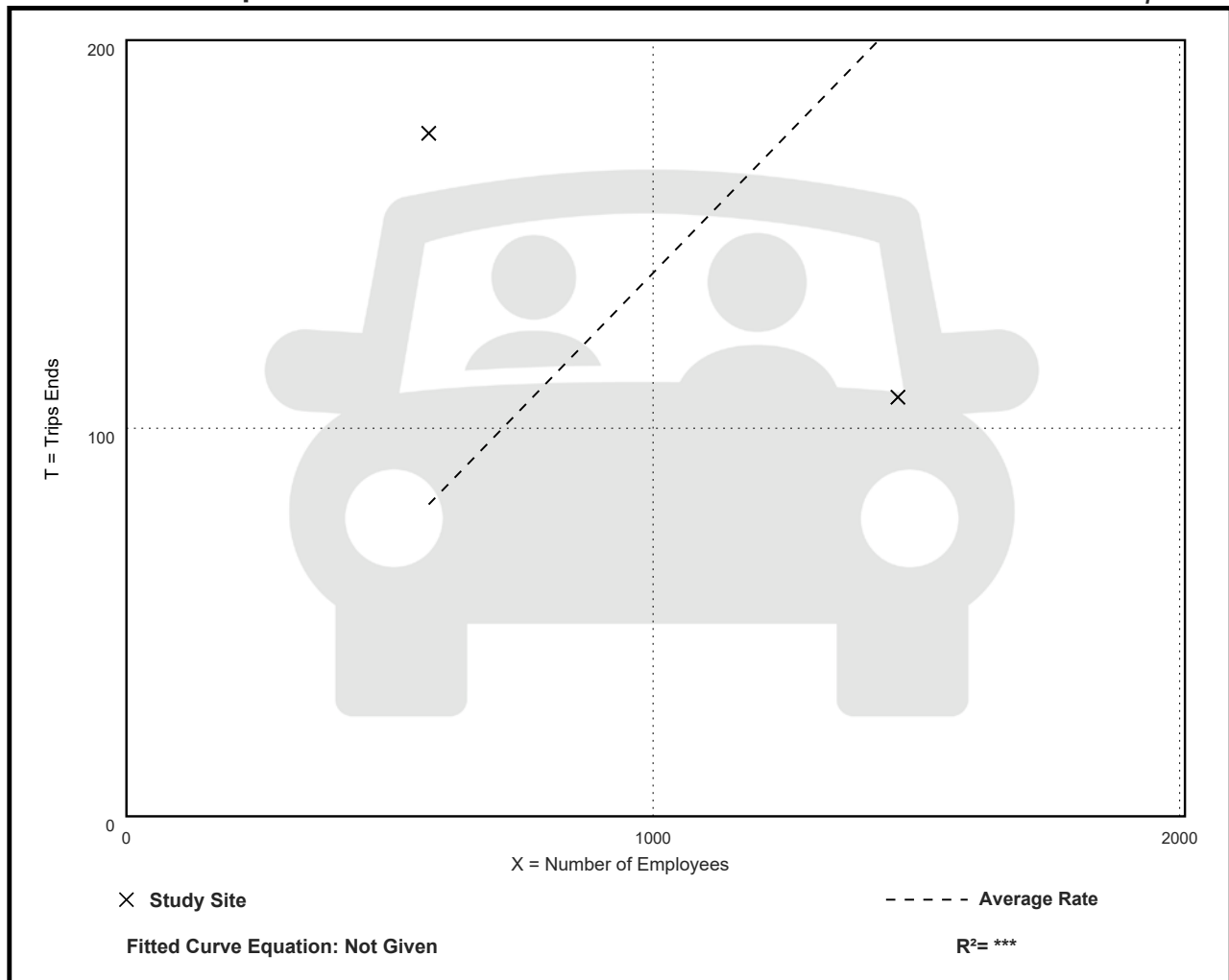
Directional Distribution: 32% entering, 68% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.14	0.07 - 0.31	***

## Data Plot and Equation

Caution – Small Sample Size



# Industrial Park (130)

**Vehicle Trip Ends vs: Employees**  
**On a: Sunday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 5

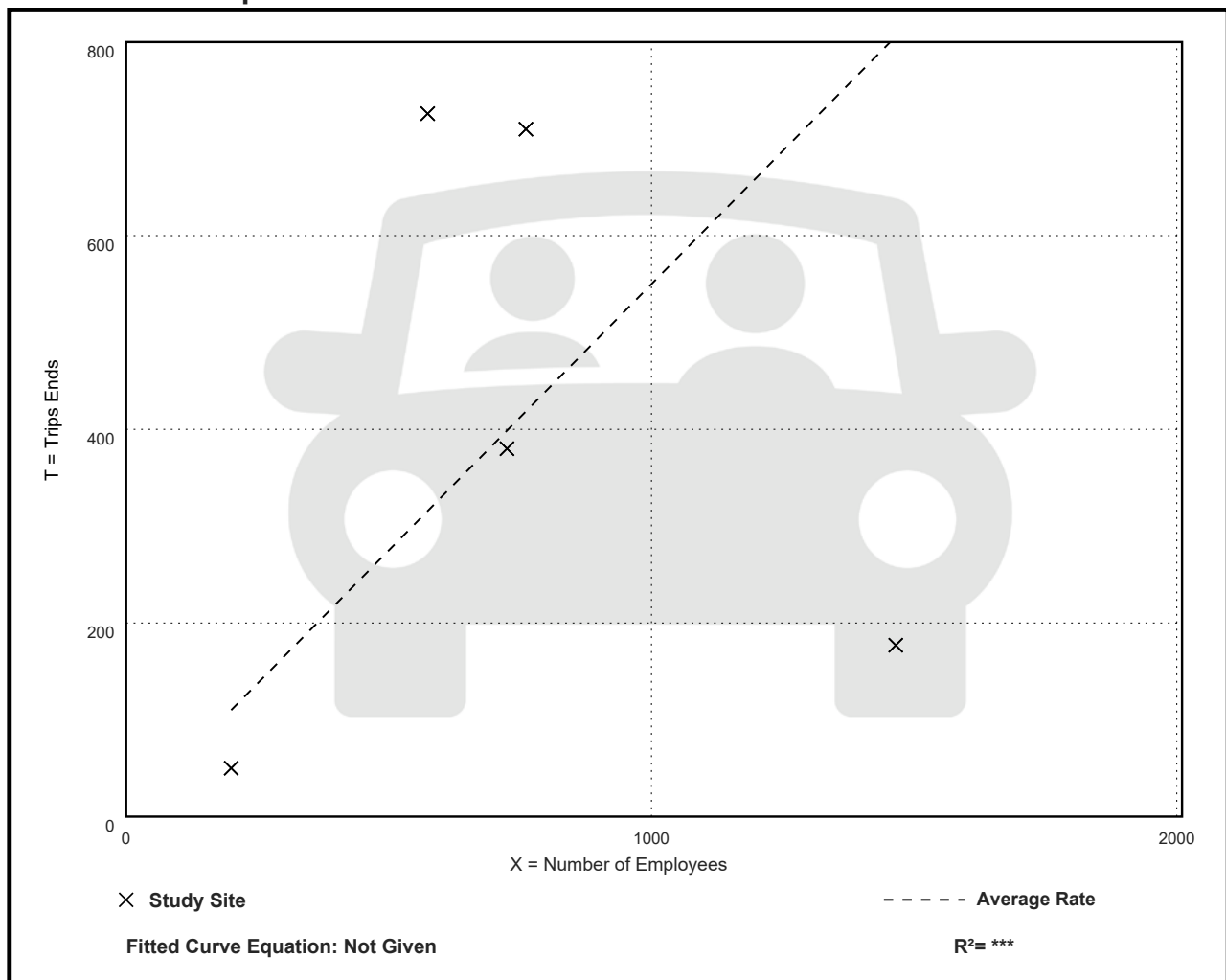
Avg. Num. of Employees: 745

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.55	0.12 - 1.26	0.48

## Data Plot and Equation



# Industrial Park (130)

## Vehicle Trip Ends vs: Employees

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Employees: 1020

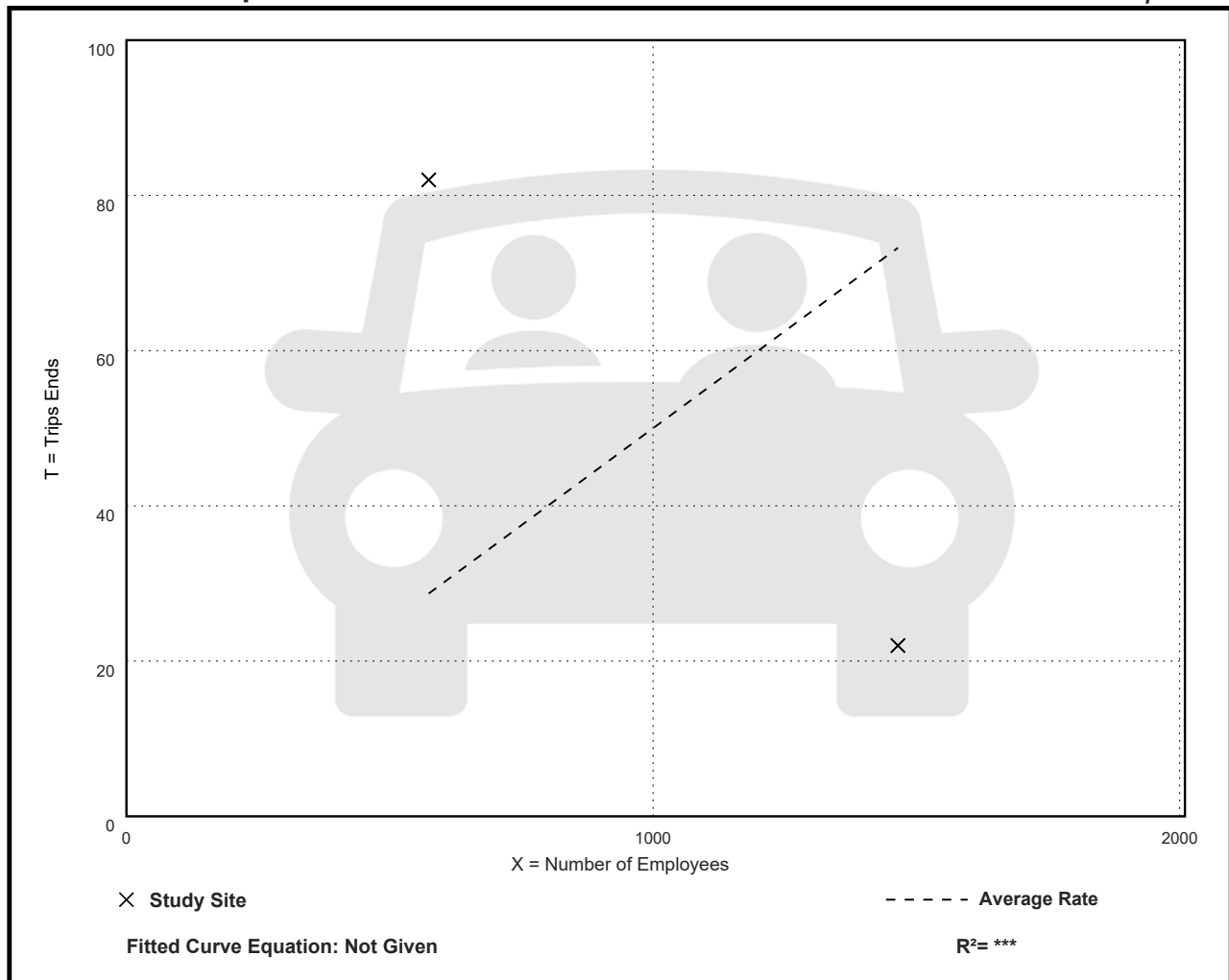
Directional Distribution: 46% entering, 54% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.14	***

## Data Plot and Equation

Caution – Small Sample Size



# Industrial Park (130)

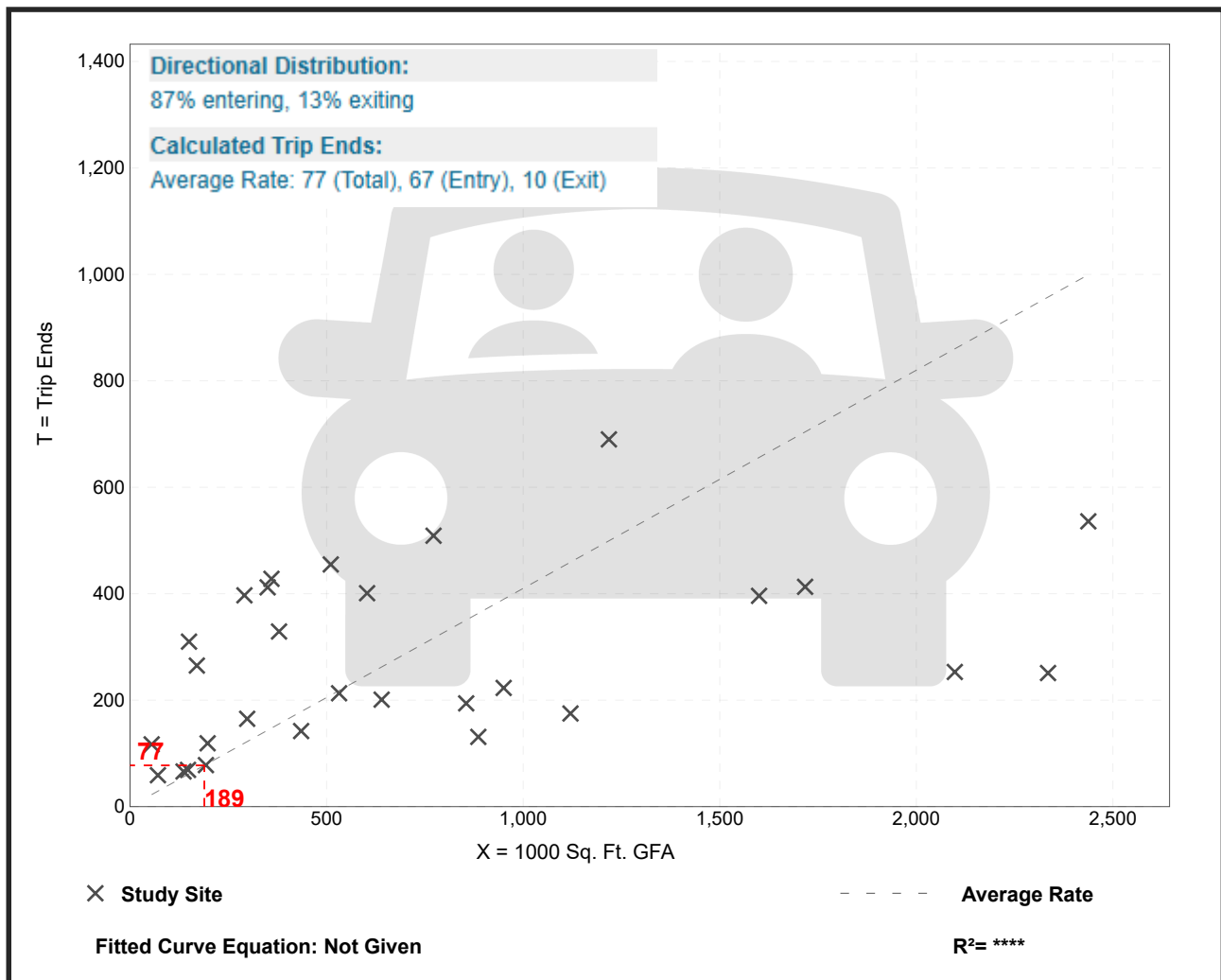
**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 AM Peak Hour of Generator

**Setting/Location:** General Urban/Suburban  
 Number of Studies: 30  
 Avg. 1000 Sq. Ft. GFA: 757  
 Directional Distribution: 87% entering, 13% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.41	0.11 - 2.13	0.37

## Data Plot and Equation



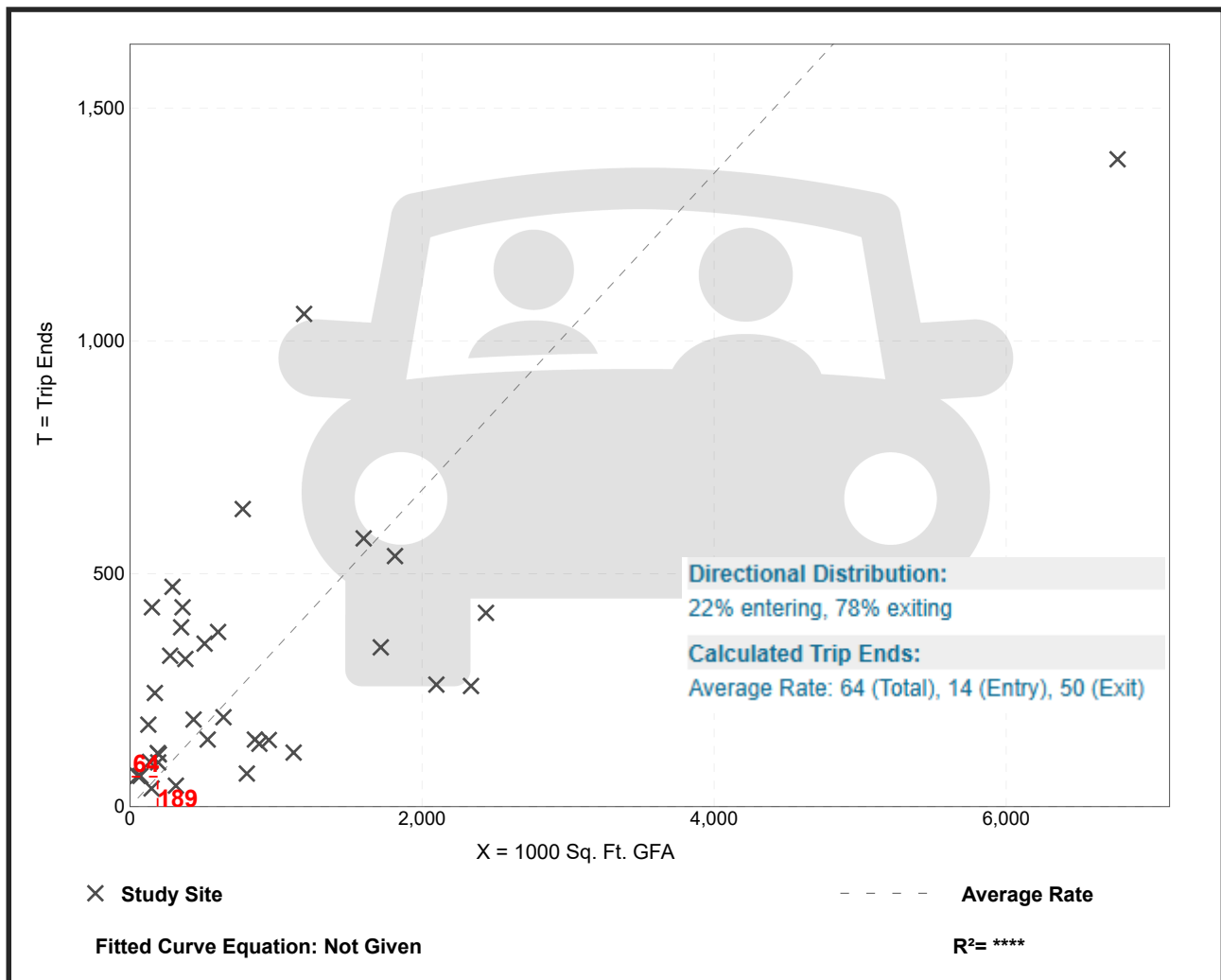
## Industrial Park (130)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 35  
 Avg. 1000 Sq. Ft. GFA: 899  
 Directional Distribution: 22% entering, 78% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

### Data Plot and Equation





## Industrial Park (130)

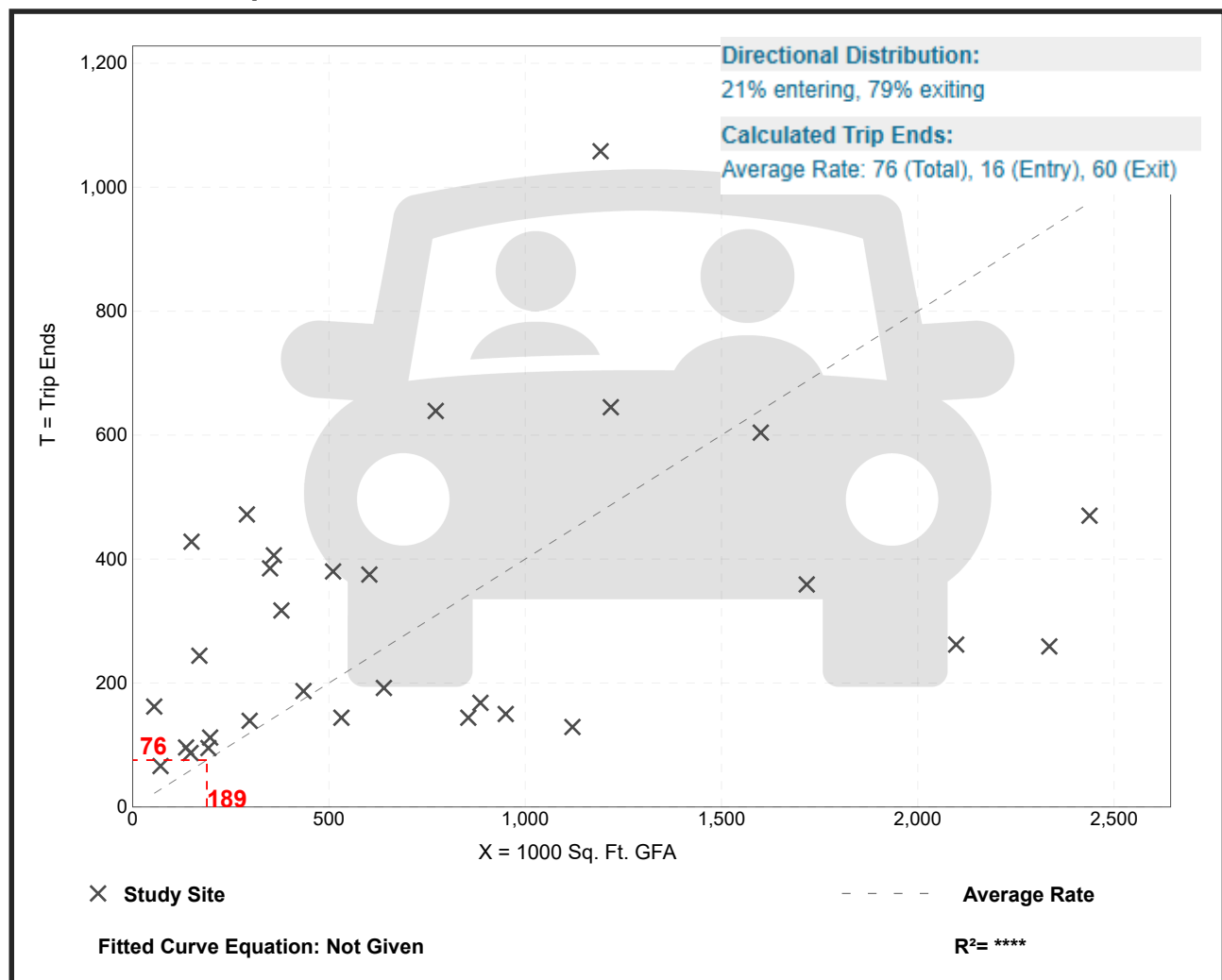
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 30  
 Avg. 1000 Sq. Ft. GFA: 757  
 Directional Distribution: 21% entering, 79% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.11 - 2.95	0.41

### Data Plot and Equation



**Bruin Recycling, Grand Junction, CO****11-4-2024****Operations Trip Generation Outline**

Responses in red is provided by Bruin Recycling. Responses in blue is provided by APEX.

- **Building Maintenance & Land Management:** Is provided by property owner. (APEX-is currently being performed and is included in existing traffic counts).
- Building maintenance – Standard preventative maintenance, repairs and asset replacement will require an average of \_\_\_\_ service calls annually.
- Insect & Weed management – Expected to be performed by {staff or contracted to a vendor} and will occur \_\_\_\_ {monthly or other} from April through October.
- Landscape maintenance – Landscape maintenance will be performed weekly by {staff or contracted to a vendor}, from April through October and will require \_\_\_\_ service vehicle.
- Snow plowing and shoveling – Snow plowing will be provided by {staff or contracted to a vendor}. Service will be provided approximately 15 times per year.
- Irrigation system operations and maintenance – Service will be Maintenance will be performed by {staff or contracted to a vendor} and is expected to require \_\_\_\_ service calls per year.

**Business Services**

- Janitorial Service – Service will be provided \_\_\_\_ times per week with anticipated \_\_\_\_ vehicles per service. Service will be scheduled after \_\_\_\_ {time of day} (APEX-generally during evening hours).
- Mail Service – Mail will be delivered on weekdays, year round (APEX-one mail delivery per entire site and is included in existing traffic counts).
- Courier Deliveries (USPS, UPS, FedEx) - 5/wk (APEX-couriers currently make daily deliveries to existing tenants and is included in existing traffic counts).
- Describe any other services that will make regular trips to the site. Examples could be floor mats (e.g. ASCO), uniform service, caterers, solid waste, commercial distributors (paper towels, hand sanitizers, hand soap), etc. (APEX-none).

**Operations**

When operating at capacity, the site will have 6 full time employees and 2 part time employees.

Full time Employees will generally arrive at \_\_\_\_7\_\_\_\_AM and depart at \_\_\_\_4\_\_\_\_PM.

~~Part time Employees will either~~

~~The site will have \_\_\_\_ recycling service vehicles that are roughly \_\_\_\_ feet in length {average length is appropriate}. Recycling trucks work \_\_\_\_ per week and begin leaving at \_\_\_\_AM and make approximately \_\_\_\_ round trips per day. Trucks generally return by \_\_\_\_ PM.~~

1. What is the ratio of delivery trucks (supplying waste to be sorted) that are medium length (20'-40') and those over 40'? I would anticipate between 1-3 trailers over 40 ft on a weekly basis. The rest will be local route trucks.
2. How many deliveries (supplying waste to be sorted) per day? - 10-15 per day

3. The facility is 58ksf so I'm anticipating CDOT challenging the 6-full time employees that was provided in the trip generation questionnaire. How will Bruin support that when challenged? We are designing a highly automated system that doesn't rely heavily on manual labor. These estimates of 6-8 workers is based off the design we have been working through with our equipment vendors, engineers, and operations teams. Could we end up at 10 with admin and maintenance type staff? Its possible, but right now we are giving our best estimate. I can elaborate further if needed and even show them models of where the works are and what they do. (APEX-trip generation is based on 10)

{end of questionnaire}

The following trip generation calculation was prepared by APEX:

Trip Information	Purpose		Workers	Other Visits	Material Handling		Total Peak Hour Trips (PCE)
	Vehicle Type		Passenger Vehicle	Vehicles <20 ft long	Med Trucks 20 -40 ft long	Large Trucks >40 ft long	
	Passenger Car Equivalent Factor		1	1	2	3	
HIGHProduction	Number of Vehicles / Day		10	1	8	12	
	PCE Number of Vehicles / Day		10	1	16	36	
	Trucking Hours / Day		N/A	N/A	9	10	
	AVG Trucks/Hr				0.9	1.2	
	AVG PCE Number of Vehicles / Hr		all are peak	0.17	1.8	3.6	
	AVG PCE Number of Trips / Hr		all are peak	0.17	3.6	7	
	AM Peak Period Trip	PCE in	10	1	3.6	7	22
		PCE out	0	1	3.6	7	12
	PM Peak Period Trips	PCE in	0	1	0	0	1
		PCE out	10	1	0	0	11

Note, trip generation conservatively estimates all employees arrive and leave in the peak hour.

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO BEING MONUMENTED BY A 3 INCH DIAMETER BRASS CAP STAMPED "15/14/22/23 T1S R1E LS 18480" IN A RANGE BOX, WHENCE THE NORTH 1/16<sup>TH</sup> CORNER OF SAID SECTION 22, MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP STAMPED "T1S R1E UTE N 1/16 S22/S23" IS ASSUMED TO BEAR SOUTH 00°21'48" WEST, WITH ALL BEARINGS CONTAINED HEREIN REFERENCED THERETO;

THENCE SOUTH 05°32'31" WEST, A DISTANCE OF 609.35 FEET, BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°21'48" WEST, A DISTANCE OF 712.93 FEET;

THENCE SOUTH 00°21'16" WEST, A DISTANCE OF 497.98 FEET;

THENCE NORTH 89°53'53" WEST, A DISTANCE OF 463.50 FEET;

THENCE NORTH 00°21'16" EAST, A DISTANCE OF 450.33 FEET;

THENCE SOUTH 89°53'53" EAST, A DISTANCE OF 124.50 FEET;

THENCE NORTH 00°06'45" EAST, A DISTANCE OF 761.92 FEET;

THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.33 FEET;

CONTAINING 468, 054 SQ. FT. OR 10.745 ACRES



February 4, 2025

Mr. Thomas Lloyd  
Senior Planner  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 80501

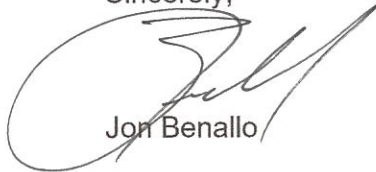
RE: CUP-2005-311

Mr. Lloyd,

In response to your question regarding the above referenced CUP, there has been no hazardous material storage in or around Building B since we took ownership of the property on January 7, 2021. Prior to our acquisition of the property, we have no knowledge of any hazardous waste storage on site.

Please feel free to contact me if you should have any further questions.

Sincerely,



Jon Benallo



## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** February 11, 2025  
**Presented By:** Niki Galehouse, Planning Manager  
**Department:** Community Development  
**Submitted By:** Niki Galehouse, Planning Manager

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### Information

#### **SUBJECT:**

An Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings In Mixed-Use Zone Districts, Residential Attached And Multifamily Design Standards, And Definitions Related To Residential Uses

#### **RECOMMENDATION:**

Staff recommends approval of this request.

#### **EXECUTIVE SUMMARY:**

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 several items that were amended which inadvertently conflict with standard practice, have 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.

#### **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 & 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 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 (2023 ZDC).

*GJMC 21.05.050(b)(1) Residential Attached and Multifamily Design Standards (Update)*  
*GJMC 21.14.020(b) Definitions (Update)*

The 2023 ZDC amended the definition of 'dwelling, multifamily' to limit it to a single building with three or more units on one lot. While this change was intentional, with a goal to simplify the definition for ease of use, there were some unintended consequences that accompanied it. In many zone districts, where multifamily was an allowed use in the 2010 ZDC, multiple units could be permitted on one lot that were not in the same building. With the change in definition, this went away and has created some issues.

During discussion with Planning Commission, it was raised that simply allowing both types of development within one use category may be problematic. For example, in some of the low-density districts, allowing multifamily could create cause for concern during the rezone process, even if the uses were restricted.

However, in 2024 the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is "mixed concern" and as such the City cannot limit the number of people living in a single dwelling based on the familial relationship. While staff is working on addressing compliance with this new State law, its impacts have not been fully unraveled.

Addressing the need for a new type of dwelling use in response to Planning Commission concerns would require coming into compliance with this State law, as amending the ZDC without doing so creates additional opportunities for conflict points. As a result, staff is proposing an interim measure to address the ongoing development concerns, with an intent to return to the full conversation when the ZDC is amended for compliance with the Home Act. The proposed text amendment returns the definition of 'dwelling, multifamily' to the version in the 2010 ZDC, with one minor clarification, adding "(s)" to the word "building" adds clarity that the use can apply to more than one building on the same lot.

In the 2023 ZDC, standards were added for the design of residential attached and multifamily sites. The applicability guidelines of this section are being amended to clarify that they do not apply to multifamily uses which are composed of multiple individual dwelling units in separate buildings on the same lot.

*GJMC 21.04.020(e) Principal Use Table, Single-Family Attached (Update)*

When the 'dwelling, multifamily' use was split out in the 2023 ZDC update to no longer include single-family attached dwellings, which became a new use category, the single-family attached dwelling use was not allowed in all the same zone districts where multifamily had previously been permitted in the 2010 ZDC. There was discussion about the horizontal space that townhomes occupy in light of the interest of increasing opportunities for higher density, so the use was disallowed in certain higher density districts, especially those with no density cap. However, upon further evaluation and conversation about the practicality of this, it is more important that there is flexibility in the type of housing types that may be provided. Additionally, if the same product type was kept on a single lot and not subdivided, it would be allowed. Minimum density would still need to be met. This text amendment revises the Principal Use Table to allow single-family attached dwellings in all zone districts where multifamily was previously allowed in the 2010 ZDC.

**NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on February 1, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between February 4 and February 10, 2025 through the GJSpeaks platform.

**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. The proposed revisions in this ordinance address the ease of building housing, which can lead to more product availability and affordability. The Comprehensive Plan speaks to 'Strong Neighborhoods,' which are comprised of those with "diverse and interspersed housing where people of all ages, incomes, and backgrounds interact frequently." It has many goals which speak to this, including:



- Plan Principle 3, Goal 2: “Encourage infill and redevelopment to leverage existing infrastructure.”
- Plan Principle 5, Goal 1: “Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.”
- Plan Principle 5, Goal 5: “Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.”

Staff finds 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 2023 Zoning & 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. Staff finds this criterion has been met.

**(C) Specific Reasons**

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

The proposed amendments to the 2023 Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

- To address trends in development or regulatory practices;
- To expand, modify, or add requirements for development in general or to address specific development issues;
  - Residential Attached and Multifamily Design Standards:* This amendment **modifies requirements** to clarify the applicability of the standards.
  - Definition, Dwelling, Multifamily:* This amendment **modifies requirements** to address specific issues with development following the 2023 ZDC update that have proven to be difficult to implement, reverting it back to previous language.
- To add, modify or expand zone districts; or
  - Single-Family Attached Dwelling Unit, Principal Use Table:* The amendment to the Residential High – 16, Residential High – 24, Mixed-Use Light Commercial (MU-2), and Mixed-Use Downtown (MU-3) zone districts **modifies the zone districts** to allow for single-family attached dwellings, which were previously allowed in the 2010 ZDC under the multifamily dwelling use.
- To clarify or modify procedures for processing development applications.

Staff finds this criterion has been met.

**RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the proposed amendments, the following findings of fact have 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, Staff recommends approval of this request.

**SUGGESTED MOTION:**

Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-701, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

**Attachments**

1. ZDC (Title 21) Amendments 2025 Q1 Draft Ordinance

**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 RESIDENTIAL DISTRICT STANDARDS, RESIDENTIAL SINGLE-FAMILY ATTACHED DWELLINGS IN MIXED-USE ZONE DISTRICTS, ADDING A NEW USE FOR MULTI-DWELLING LOTS, RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS, AND DEFINITIONS RELATED TO RESIDENTIAL USES**

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 several items that were amended which inadvertently conflict with standard practice, have 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):**

## 21.04.020 PRINCIPAL USE TABLE

...

### (e) Use Table

Zone Districts	...	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	...
Residential Uses											
Household Living											
...											
Dwelling, single-family attached		A	A	A	A	A	A	A	A	A	
...											

## 21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS

...

### (b) Applicability.

#### (1) New Development.

This section applies to all new attached residential with three or more units, and all multifamily development. This section does not apply to single-family detached or duplex units, or to multifamily uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

## 21.14.020 DEFINITIONS

...

### (b) Terms Defined

...

#### Dwelling, Multifamily

~~A single building that contains three or more dwelling units on the same lot, including co-housing dwellings.~~

A building(s) arranged, designed, and intended to be used for occupancy by three or more families living independently of each other and containing three or more dwelling units on the same or separate lots.

...



**INTRODUCED** on first reading this \_\_\_\_ day of February 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_ day of March 2025 and ordered published in pamphlet form.

ATTEST:

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Abram Herman  
President of the City Council

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Selestina Sandoval  
City Clerk