



**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, JUNE 4, 2008, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Citizen Comments**

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Intergovernmental Agreement for River Trail Construction** [Attach 1](#)

Intergovernmental Agreement defining the conditions of a project for the construction of riverfront trail by the City of Grand Junction and being reimbursed by Mesa County with a Great Outdoors Colorado Grant.

*Action: Authorize the City Manager to Enter into an Intergovernmental Agreement with Mesa County for the Reimbursement of Funds to the City of Grand Junction for Expenses to be Incurred During the Construction of the Lower No Thoroughfare Trail of the Riverfront Trail System*

Staff presentation: John Shaver, City Attorney

2. **Setting a Hearing on the City Manager's 2008-2009 Salary** [Attach 2](#)

Article VII, Section 57 of the Charter states the City Manager's salary is to be fixed by the Council by Ordinance.

Proposed Ordinance Amending Ordinance 4115 Concerning the Salary of the City Manager

\*\*\* Indicates New Item

® Requires Roll Call Vote

Action: *Introduction of a Proposed Ordinance and Set a Hearing for June 18, 2008*

Staff presentation: John Shaver, City Attorney

3. **Contract to Purchase Property at 318, 324, and 338 South 7<sup>th</sup> Street; 724 and 726 Pitkin Avenue** [Attach 3](#)

City staff has negotiated with the owner of 318 South 7<sup>th</sup> Street, 324 South 7<sup>th</sup> Street, 338 South 7<sup>th</sup> Street, 724 Pitkin Avenue and 726 Pitkin Avenue, Grand Junction, Colorado, for purchase of the property. The negotiations have been successful and a purchase contract for \$1,000,000.00 has been signed by both parties.

Resolution No. 77-08—A Resolution Ratifying the Contract to Purchase Real Property Located at 318 South 7<sup>th</sup> Street, 324 South 7<sup>th</sup> Street, 338 South 7<sup>th</sup> Street, 724 Pitkin Avenue and 726 Pitkin Avenue, Grand Junction

®Action: *Adopt Resolution No. 77-08*

Staff presentation: John Shaver, City Attorney

4. **Purchase of Four BMW Police Enforcement Motorcycles** [Attach 4](#)

This purchase is for four new 2008 Police Enforcement Motorcycles.

Action: *Authorize the City Purchasing Division to Purchase Four (4) 2008 BMW R1200RTHP Police Enforcement Motorcycles from Grand Junction BMW, Grand Junction CO, in the Amount of \$89,225.92*

Staff presentation: Bill Gardner, Police Chief  
Jay Valentine, Assistant Financial Operations Manager

5. **Setting a Hearing on Vacating a Portion of the Houston Avenue Right-of-Way and Alley Right-of-Way for Mesa State College** [File #VR-2008-139] [Attach 5](#)

Mesa State College is requesting to vacate approximately 240 feet of the southern end of the Houston Avenue right-of-way, as well as the east-west alley right-of-way and the south 100 feet of the north-south alley right-of-way between Houston Avenue and Cannell Street, adjacent to Mesa State properties, in anticipation of campus expansion.

Proposed Ordinance Vacating a Portion of the Houston Avenue and Alley Right-of-Way Adjacent to Mesa State College Properties, Located Adjacent to 1121 and 1129 Houston Avenue, 936 and 950 North Avenue, and 1122, 1132 and 1142 Cannell Avenue

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 18, 2008*

Staff presentation: Kathy Portner, Neighborhood Services Manager

**\*\*\* END OF CONSENT CALENDAR \*\*\***

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**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

6. **Public Hearing—Rezoning the Oral Health Partners, Located at 2552 F Road**  
[File #RZ-2008-082] [Attach 6](#)

Request to rezone 2552 F Road, consisting of one parcel of .89 acres, from R-8 (Residential, 8 du/ac) zone district to RO (Residential Office) zone district.

Ordinance No. 4239—An Ordinance Rezoning a Parcel of Land from R-8 (Residential – 8 Units Per Acre) to RO (Residential Office), Located at 2552 F Road

*Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4239*

Staff presentation: Ronnie Edwards, Associate Planner

7. **Public Hearing—Zoning Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road** [File #GPA-2007-051] [Attach 7](#)

SLB Enterprises LLC, owners of the properties located at 347 and 348 27 ½ Road and 2757 C ½ Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial/Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

Proposed Ordinance Zoning the Brady South Annexation to Light Industrial (I-1) and Industrial/Office Park (I-O) Zone District, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

*Action: Request that this Item be Continued until the June 16, 2008 City Council Meeting*

Staff presentation: Kristen Ashbeck, Senior Planner

8. **Non-Scheduled Citizens & Visitors**
9. **Other Business**
10. **Adjournment**



**Attach 1**  
**Intergovernmental Agreement for River Trail Construction**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Intergovernmental Agreement for Riverfront Trail Construction |          |                   |
| <b>File #</b>                     |   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2008                                       |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | May 29, 2008  |          |                   |
| <b>Author Name &amp; Title</b>    | Shawn Cooper, Parks Planner                                   |          |                   |
| <b>Presenter Name &amp; Title</b> | John Shaver, City Attorney                                    |          |                   |

**Summary:**

Intergovernmental Agreement defining the conditions of a project for the construction of riverfront trail by the City of Grand Junction and being reimbursed by Mesa County with a Great Outdoors Colorado Grant.

**Budget:**

|  |                   |
|--|-------------------|
| City of Grand Junction                           | \$250,329.        |
| (To be reimbursed by Mesa County via GOCO Grant) |                   |
| Mesa County                                      | \$160,000.        |
| Riverfront Foundation                            | \$ 50,000.        |
| <b>TOTAL PROJECT BUDGET</b>                      | <b>\$460,239.</b> |

**Action Requested/Recommendation:**

Authorize the City Manager to enter into an Intergovernmental Agreement with Mesa County for the reimbursement of funds to the City of Grand Junction for expenses to be incurred during the construction of the Lower No Thoroughfare Trail of the Riverfront Trail System.

**Attachments:** Project Description

**Background Information:**

The Riverfront Commission, the Riverfront Foundation, and the Urban Trails Committee have placed a very high priority on the construction of the Lower No Thoroughfare Wash section of the Riverfront Trail system. This section will allow for a much safer transportation route for bicycle and pedestrian traffic from the Hwy 340 corridor to the increasingly popular Monument Road corridor by avoiding the very busy intersection of Hwy 340 and Monument Road. The trail will be directed under the Hwy 340 bridge and then along the No Thoroughfare wash to the D Road/Monument Road intersection. The property is being conveyed to the City of Grand Junction by the Riverfront Foundation and Mesa County was successful in receipt of GOCO grant to help fund the construction of the trail section. The GOCO Grant is a reimbursement grant in the amount of \$250,239 for this trail construction project. Mesa County has allocated an \$160,000 and the Riverfront Foundation has allocated another \$50,000 for this project. This Intergovernmental Agreement (IGA) allows for the reimbursement of these funds to the City of Grand Junction from Mesa County following the successful completion of the project.



Mesa County, Colorado  
**BOARD OF COUNTY COMMISSIONERS**

District 1 – Craig J. Meis (970) 244-1605  
District 2 – Steven Acquafresca (970) 244-1604  
District 3 – Janet Rowland (970) 244-1606

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P.O. Box 20,000 544 Rood Avenue Grand Junction, Colorado 81502-5010 Fax (970) 244-1639

October 29, 2007

The State Board of Great Outdoors Colorado  
1600 Broadway, Suite 1650  
Denver, CO 80202

RE: Regional Outdoor Recreation Facility Grants – Mesa County, Colorado

To Whom It May Concern:

On behalf of the citizens of Mesa County, we are pleased to submit this application for financial assistance from the State Board of Great Outdoors Colorado (Fall, 2007 Cycle) for the construction of two major connecting regional trail segments of the Mesa County Colorado Riverfront Project. The Board of County Commissioners is extremely supportive of this project and, through a rigorous planning effort with the citizens, embraces the development of these trail segments to serve two very densely populated areas of Mesa County.

The Mesa County Colorado Riverfront Project, as proposed in the attached application is a key component to realizing the 20-year vision of Mesa County, the Cities of Grand Junction and Fruita, the Town of Palisade, and the Colorado State Parks Division in the formation of the Colorado Riverfront Project. This project will complete two key connecting regional trail segments of a Riverfront Trail System that will eventually connect Palisade to Fruita along the Colorado River. Ancillary benefits of the project include enhancing recreation opportunities in the underserved unincorporated Clifton area of Mesa County, connecting the Colorado Riverfront Trail System to a heavily used mountain biking trailhead and eradicating heavy tamarisk infestation in all of the proposed trail areas.

In the past ten years Mesa County, the City of Grand Junction, and their partners have invested more than \$120 million in new facilities and roads, including \$7 million for completion of the Long Family Memorial Park. Additionally, the County and its partners have secured six Open Space Grants since 2000 to forward the Community Separators Project. We are confident of the County's ability to implement construction and complete the projects within the timeframes assigned to the Regional Outdoor Recreation Facility Grant, since all property and easements are secured. We also are confident of our long-term maintenance commitments to these trail segments.

We look forward to your review of our request, not only to continue to advance the vision for a complete Riverfront Trail in Mesa County, but for all Mesa County residents, thousands of school-aged children and the trail recreation enthusiasts that will directly benefit from this project. We thank you in advance for your careful consideration.

Sincerely,

Craig J. Meis, Chair  
Board of Commissioners

cc: Commissioners Janet Rowland and Steve Acquafresca  
Jon Peacock, Mesa County Administrator  
Laurie Kadrich, Grand Junction City Manager  
Tom Fisher, Mesa County Regional Services Director

*Creating a community of opportunities for all residents with a focus on the future.*

APPLICATION CHECKLIST: Mesa County Colorado Riverfront Project

**IMPORTANT: Please sign the following certification and SUBMIT this checklist to GOCO. Please be sure to check each box below, indicating that the required information has been included in the application package.**

*"All of the below requested information is included with the project application."*

Project Title: Mesa County Colorado Riverfront Project

Signature: \_\_\_\_\_

Printed Name: Tom Fisher

o Contact's Title: Director, Regional Services

o Today's Date: October 31, 2007

Signed Application Checklist

Signed Summary Form

Required Attachments to Eligibility Criteria:

Budget and In-kind Forms

Timeline Form

Letter including 1) support for project, 2) maintenance capability, 3) status of property and, if necessary, 4) ability to complete the project.

Resolution from the governing body

Completed Environmental Checklist

Response to Selection Criteria Questions (narrative descriptions on your own paper)

Required Attachments to Selection Criteria:

Site Plan

Community Map

Local or Regional Map

**PARTICIPANT INFORMATION**

|   |   |
|---|---|
| 1. Applicant:<br><b>Mesa County</b>   | 5. Primary Partner (if any):<br><b>City of Grand Junction</b>   |
| 2. Applicant Address:<br><b>P.O. Box 20,000<br/>Grand Junction, CO 81502-5024</b>   | 6. Partner Address:<br><b>250 North 5th Street<br/>Grand Junction, CO 81501-2668</b>  |
| 3. Applicant Contact Name: <b>Tom Fisher</b><br>Primary Contact? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>Title: <b>Director, Regional Services</b><br>Telephone #: <b>970-244-1788</b><br>Fax #: <b>970-244-3240</b><br>E-mail: <b>tom.fisher@mesacounty.us</b><br>Attended Technical Assistance Workshop?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Location/Date: _____ | 7. Partner Contact Name: <b>Joe Stevens</b><br>Primary Contact? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>Title: <b>Director of Parks and Recreation</b><br>Telephone #: <b>970-254-3843</b><br>Fax #: <b>970-242-1637</b><br>E-mail: <b>joes@ci.grandjct.co.us</b><br>Attended Technical Assistance Workshop?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Location/Date: _____ |
| 4. County:<br><b>Mesa County</b>  | 8. City (physical location of project):<br><i>(if applicable)</i>   |

**PROJECT INFORMATION**

|  |
|--|
| 9. Project Title:<br><b>Mesa County Colorado Riverfront Project</b>          |
| 10. Grant Request: \$ <u>988,970</u> Total Project Cost: \$ <u>2,424,568</u> |

11. Brief Description of Project (In 250 words or less, describe the components of the proposed project):

This application includes two proposed trail projects, the Clifton Nature Park Trail and the Lower No Thoroughfare Trail. (Figure 1) The Clifton Nature Park Trail is an extension of the Colorado Riverfront Trail, adding about two miles to the Riverfront Trail eastward from Corn Lake. The Lower No Thoroughfare Trail is a short but critical link between the Colorado Riverfront Trail and the Monument Road corridor that leads to BLM's Lunch Loop and Tabeguache Trails and to the Colorado National Monument.

In addition to the riverfront trail, the Clifton project element includes a trail around the ponds within the park itself, a parking lot, shade structures, three kiosks and a half-mile sidewalk linking the park and the riverfront trail with Rocky Mountain Elementary School. The trail route crosses property owned by Mesa County and includes easements from Clifton Sanitation District and a private property owner. The park and trail will be a substantial new recreation amenity in one of the most rapidly growing communities in Mesa County and an area that has few such amenities.

**Attach 2**  
**Setting a Hearing on the City Manager's 2008-2009 Salary**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE 4115 CONCERNING THE SALARY OF  
THE CITY MANAGER**

RECITALS.

In July 2007 the City Council adopted Resolution 110-07. That Resolution appointed Laurie M. Kadrich as City Manager. In September 2007 the City and Ms. Kadrich entered into an employment contract that related back to May 2007, the time when Ms. Kadrich was named Acting City Manager. Corresponding with the first date of her appointment, in May 2008 the Council reviewed Ms. Kadrich's performance and salary. The City Council determined that Ms. Kadrich's salary should be increased 3.3%.

Pursuant to the City Charter the salary of the City Manager is set by ordinance. The salary for Ms. Kadrich was most recently established by Ordinance 4115. This Ordinance amends Ordinance 4115 and sets the 2008-2009 salary of Ms. Kadrich as the City Manager.

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

That the portion of Ordinance 4115 setting the salary of the City Manager is amended, repealed and replaced by this Ordinance and the salary of the City Manager, Laurie M. Kadrich shall be set as of the effective date of this ordinance *nunc pro tunc* to July 1, 2008 at \$154,950.00 per year and as customarily prorated if she serves less than one year, to compensate her for her service to the City of Grand Junction. The balance of Ordinance 4115 and Resolution 110-07 are unchanged.

Introduced on first reading this \_\_\_\_ day of \_\_\_\_\_ 2008.

Passed and adopted on second reading this \_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
Gregg Palmer  
President of the Council

Attest:

\_\_\_\_\_  
Stephanie Tuin  
City Clerk

**Attach 3**

**Purchase Property at 318, 324, and 338 South 7th Street; 724 and 726 Pitkin Avenue  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |                                     |                   |
|-----------------------------------|--|-------------------------------------|-------------------|
| <b>Subject</b>                    | Contract to purchase property at 318, 324, and 338 South 7 <sup>th</sup> Street; 724 and 726 Pitkin Avenue |                                     |                   |
| <b>File #</b>                     |  |                                     |                   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2008  |                                     |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   | <input checked="" type="checkbox"/> | <b>Individual</b> |
| <b>Date Prepared</b>              | May 28, 2008   |                                     |                   |
| <b>Author Name &amp; Title</b>    | Mary Lynn Kirsch, Paralegal  |                                     |                   |
| <b>Presenter Name &amp; Title</b> | John Shaver, City Attorney   |                                     |                   |

**Summary:** City staff has negotiated with the owner of 318 South 7<sup>th</sup> Street, 324 South 7<sup>th</sup> Street, 338 South 7<sup>th</sup> Street, 724 Pitkin Avenue and 726 Pitkin Avenue, Grand Junction, Colorado, for purchase of the property. The negotiations have been successful and a purchase contract for \$1,000,000.00 has been signed by both parties.

**Budget:** This purchase is a City Council authorized expenditure.

**Action Requested/Recommendation:** Adopt resolution ratifying the purchase contract and allocate the funds necessary to pay the purchase price and all costs and expenses necessary for the City's performance under the terms of the contract.

**Attachments:** Resolution

**Background Information:** City staff believes it would be in the City's best interests to acquire the property for municipal purposes, more particularly, for consideration and use for a public safety building.

RESOLUTION NO. \_\_\_\_\_ -08

**A RESOLUTION RATIFYING THE CONTRACT TO PURCHASE  
REAL PROPERTY LOCATED AT 318 SOUTH 7<sup>TH</sup> STREET, 324 SOUTH 7<sup>TH</sup>  
STREET, 338 SOUTH 7<sup>TH</sup> STREET, 724 PITKIN AVENUE AND 726 PITKIN AVENUE,  
GRAND JUNCTION**

Recitals.

On May 14, 2008, the City Manager signed an agreement to purchase the property located at 318 South 7<sup>th</sup> Street, 324 South 7<sup>th</sup> Street, 338 South 7<sup>th</sup> Street, 724 Pitkin Avenue And 726 Pitkin Avenue, Grand Junction, Colorado, from TDR, LLC. The execution of the contract by the City Manager and the City's obligation to proceed under its terms and conditions was expressly conditioned upon and subject to the formal ratification, confirmation and consent of the City Council.

On May 14, 2008, the owner of the property signed the purchase contract.

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

The City, by and through the City Council and the signature of its President, does hereby ratify the terms, covenants, conditions, duties and obligations to be performed by the City in accordance with the contract and allocates funds to pay the Purchase Price and all other costs and expenses necessary to perform under the contract.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
President of the Council

Attest:

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



**Attach 4**  
**Purchase of Four BMW Police Enforcement Motorcycles**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Purchase Four BMW Police Enforcement Motorcycles                                    |          |                   |
| <b>File #</b>                     |   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2008   |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | May 27, 2008  |          |                   |
| <b>Author Name &amp; Title</b>    | Shirley Nilsen, Senior Buyer  |          |                   |
| <b>Presenter Name &amp; Title</b> | Bill Gardner, Police Chief<br>Jay Valentine, Assistant Financial Operations Manager |          |                   |

**Summary:** This purchase is for four (4) new 2008 Police Enforcement Motorcycles.

**Budget:** Sufficient funding has been accrued for and budgeted in the Equipment Replacement Fund.

**Action Requested/Recommendation:** Authorize the City Purchasing Division to purchase four (4) 2008 BMW R1200RTHP Police Enforcement Motorcycles from Grand Junction BMW, Grand Junction CO in the amount of \$89,225.92

**Attachments:** Sole Source Justification Memo and Form.

**Background Information:** During the annual equipment review by the Fleet Replacement Committee, it was recommended that four 2002 BMW police enforcement motorcycles servicing the Police Uniform Patrol Division be replaced in 2008. The Solicitation was advertised in the Daily Sentinel and sent to 25 potential suppliers. The following firms submitted bids. The alternate bid received from Grand Junction Harley has been deemed non-responsive as it does not meet the specifications contained in the bid document.

|                           |                           |                    |
|---------------------------|---------------------------|--------------------|
| <b>Grand Junction BMW</b> | <b>Grand Junction, CO</b> | <b>\$89,225.92</b> |
|---------------------------|---------------------------|--------------------|

|                                       |                           |                       |
|---------------------------------------|---------------------------|-----------------------|
| <b>Foothills BMW Triumph M/C's</b>    | <b>Lakewood, CO</b>       | <b>\$97,422.00</b>    |
| <b>Grand Junction Harley Davidson</b> | <b>Grand Junction, CO</b> | <b>Non-responsive</b> |



## Memorandum

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To: Jay Valentine , Purchasing/Fleet Manager  
From: Sgt. Douglas Norcross  
Date: February 25, 2008  
Subject: BMW Motorcycle Justification

The Grand Junction Police Department has successfully utilized BMW motorcycles since 2002. For the past five and one half years motor officers have come to depend on the advanced technology and superior performance offered by the BMW, RT1200 Police motorcycle.

**OFFICER SAFETY** factors into any decision when it comes to the purchase of any equipment used for law enforcement purposes. The BMW motorcycle was certainly researched tested and scrutinized when considered for law enforcement use. GJPD went through the same process when considering the BMW motorcycle for its fleet. The now six GJPD motorcycle officers who ride these motorcycles almost 200 days out of the year for six to ten hours daily to this day consider the BMW motorcycle the most technologically advanced and superior Police motorcycle for the following safety features;

BMW RT1200 is the only Police motorcycle which comes with a third generation anti-lock ABS braking system as standard equipment. GJPD as well as other law enforcement agencies have found the BMW ABS braking to be a safety feature they would not ride without. For the kind of defensive and offensive riding these traffic officers do throughout their day, providing them with the best ABS braking is minimal to help ensure their safety.

The adjustable windshield and fairing provides the most protection from the elements than any other police motorcycle available. The adjustable windshield provides some protection from cold air yet can be adjusted to provide cool air while riding in summer months. The fairing

design naturally tucks the rider in close providing the most protection from elements. This efficiency provides more heat from the engine which equates to rider comfort and officer safety. The BMW RT1200 offers a higher ground clearance than most other police motorcycles. Scraping the ground with foot pegs or foot pads in tight turns increases the risk of crashing. The exceptional ground clearance of the BMW RT1200 minimizes this risk. The ground clearance also increases the motorcycles performance when riding over curbs which is sometimes needed for speed enforcement efforts.

**COMFORT** features should also be of great consideration since again these officers are riding these motorcycles for six to eight hours daily. The BMW is the only Police motorcycle to offer an adjustable seat. Again this is standard equipment. BMW also offers other simple comfort adjustments such as clutch and braking adjustments. The BMW can be purchased with optional equipment such as heated grips (currently used) and a heated seat.

The BMW RT1200 runs very quiet without much engine noise or engine vibration. This is beneficial to the officer when talking or trying to hear radio transmissions. It also minimizes maintenance issues when equipment over time due to either road vibration or engine vibration comes loose and needs to be repaired.

Saddle bag size and design is far superior and more spacious with the BMW RT1200.

**MAINTINANCE** costs are certainly a consideration with any vehicle purchase. In past performance evaluations the maintenance cost of the BMW motorcycle has shown be as low as 13 cents per mile. Other motorcycles used have been 50 cents or higher per mile. BMW offers a three warranty, longer than any other manufacturer. Overall the BMW requires fewer maintenance visits than its competitors.

BMW is the only manufacturer which offers emergency lights and siren as standard equipment on the BMW RT1200. This insures proper installation of emergency equipment and

dramatically reduces installation and set up time of newly purchased Police motorcycles. This also equates to an overall cost savings to the city.

2006 was the bid process for the purchase of two Police motorcycles. The overall purchase price of the BMW RT1200 was found to be less than other Police motorcycle manufacturers.

**TRAINING** becomes an issue of concern when considering mixing the motorcycle fleet with different makes/models of police motorcycles. Utilizing the same make/model of Police motorcycle standardizes training making training consistent for all officers. Having different makes/models of Police motorcycle would require some officers to have special training covering the following safety issues;

- Heavier Police motorcycles respond differently than a lighter BMW motorcycle. This too is a safety issue which would have to be addressed with officers who have experience riding a BMW.
- Curb negotiation would be required training since most other Police motorcycles are lower to the ground and do not perform as well as the BMW when going over curbs.
- Braking is much different with some other Police motorcycles. This is due to the optional ABS systems and again braking responds differently with heavier motorcycles.
- Turning radius is different (requiring more room) in some other makes/models of Police motorcycles.
- Maintenance training is different with some other makes/models which require more maintenance than the BMW.

If an officer who is currently riding a BMW RT1200 motorcycle takes his motorcycle in for maintenance he will not be able to ride another make/model of Police motorcycle without first going through additional training for that specific motorcycle. This is avoided by purchasing the entire fleet with the same make/model Police motorcycle.

Based on the above information and experience, all six GJPD motor Officers as well as myself prefer to stay with the BMW RT1200 Police motorcycle. Additionally there has been recent performance evaluation/testing of various Police motorcycles by a large law enforcement agency in California. The BMW was shown to out perform other manufacturers in most categories tested. Should the day come when another manufacturer offers a safer, more advanced police motorcycle we would at that time be requesting its purchase. But for now, we are requesting the city stay with purchasing BMW Police motorcycles.

I have also included a historical review highlighting how GJPD came to selecting BMW motors.

Your consideration is greatly appreciated.

Form A

**CITY OF GRAND JUNCTION  
SOLE SOURCE JUSTIFICATION FORM**

Date: 29 May 2008 Requested By: Mike Nordine  
Department: Police Division: Operations  
Vendor Name: \_\_\_\_\_ Net Cost Delivered: \$ 89,224.92

**SOLE SOURCE JUSTIFICATION  
(INITIAL ALL ENTRIES THAT APPLY)**

Material/Service Description: Police Motorcycle

1.  - The Vendor is the original equipment manufacturer and there are no regional distributors;
2.  - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
3.  - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.
4.  - No other equipment is available that shall meet the specialized needs of the department or perform the intended function; or
5.  - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required.
6.  - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Departmental Approval: 

Signed: BILL NORDINE, POLICE CHIEF

date 5/29/08

title Chief of Police

**Purchasing Approval:**

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Purchasing Manager Approval: [Signature] Date: 5/29/08

**Final Authorization**

City Council Approval Required (\$25K and over)

City Manager Approval Required (\$10K to less than \$25K)

yes /  no  
 yes /  no

*Attach Justification Documentation and Forward to City Purchasing Manager*



**Attach 5**  
**Setting a Hearing on Vacating a Portion of the Houston Avenue Right-of-Way and Alley Right-of-Way for Mesa State College**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Vacation of a Portion of the Houston Avenue Right-of-Way and Alley Right-of-Way, Mesa State College |          |                   |
| <b>File #</b>                     | VR-2008-139   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2007   |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | May 27, 2008  |          |                   |
| <b>Author Name &amp; Title</b>    | Kathy Portner, Neighborhood Services Manager  |          |                   |
| <b>Presenter Name &amp; Title</b> | Kathy Portner, Neighborhood Services Manager  |          |                   |

**Summary:** Mesa State College is requesting to vacate approximately 240 feet of the southern end of the Houston Avenue right-of-way, as well as the east-west alley right-of-way and the south 100 feet of the north-south alley right-of-way between Houston Avenue and Cannell Street, adjacent to Mesa State properties, in anticipation of campus expansion.

**Budget:** N/A.

**Action Requested/Recommendation:** First reading of the Ordinance and set a hearing for June 18, 2008.

**Attachments:**

1. Background Information / Staff Analysis
2. Site Location Map / Aerial Photo Map
3. Future Land Use Map / Existing City Zoning Map
4. Site Exhibits
4. Ordinance and Exhibit A

| BACKGROUND INFORMATION              |              |  |     |    |
|-------------------------------------|--------------|--|-----|----|
| <b>Location:</b>                    |              | Mesa State College Campus  |     |    |
| <b>Applicants:</b>                  |              | Mesa State College   |     |    |
| <b>Existing Land Use:</b>           |              | Street and Alley right-of-way  |     |    |
| <b>Proposed Land Use:</b>           |              | Development of adjacent properties for Mesa State College building expansion |     |    |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Single-family residential  |     |    |
|                                     | <b>South</b> | Commercial   |     |    |
|                                     | <b>East</b>  | College Campus   |     |    |
|                                     | <b>West</b>  | Commercial and Single-family residential                                     |     |    |
| <b>Existing Zoning:</b>             |              | N/A  |     |    |
| <b>Proposed Zoning:</b>             |              | N/A  |     |    |
| <b>Surrounding Zoning:</b>          | <b>North</b> | R-8, Residential – 8 units/acre  |     |    |
|                                     | <b>South</b> | C-1, Light Commercial  |     |    |
|                                     | <b>East</b>  | CSR, Community Services and Recreation                                       |     |    |
|                                     | <b>West</b>  | R-8, Residential – 8 units/acre and C-1, Light Commercial                    |     |    |
| <b>Growth Plan Designation:</b>     |              | N/A  |     |    |
| <b>Zoning within density range?</b> |              | N/A  | Yes | No |

**PROJECT DESCRIPTION:** Mesa State College is requesting to vacate approximately 240 feet of the southern end of the Houston Avenue right-of-way, as well as the east-west alley right-of-way and the south 100 feet of the north-south alley right-of-way between Houston Avenue and Cannell Street, adjacent to Mesa State properties, in anticipation of campus expansion.

**RECOMMENDATION:** Staff recommends approval with conditions for the requested street and alley vacation.

## **Staff Analysis:**

### **1. Background:**

Mesa State College is requesting to vacate approximately 240 feet of the southern end of the Houston Avenue right-of-way, as well as the east-west alley right-of-way and the south 100 feet of the north-south alley right-of-way between Houston Avenue and Cannell Street, adjacent to Mesa State properties, in anticipation of campus expansion. The College owns all of the properties directly adjacent to the right-of-way proposed for vacation and intends to build three mixed-use buildings, including dormitories, multi-family residential and retail. The vacations will necessitate the relocation of utilities and dedication of utility and access easements to accommodate the utilities and allow for traffic circulation.

The Mesa State College master plan calls for the eventual acquisition of all of the remaining properties east of Cannell Street for campus expansion. The remainder of the streets and alleys east of Cannell will be requested to be vacated once those properties are acquired. The properties adjacent to Houston and the alleys, proposed to be vacated, will be replatted to consolidate the individual lots.

The City is working with Mesa State College on the site plan for the mixed-use development to determine appropriate access and circulation through the site.

**2. Consistency with the Growth Plan:** The adjacent properties are currently zoned R-8, Residential – 8 units/acre and C-1, Light Commercial, with a Future Land Use designation of Residential Medium (4 – 8 DU/Ac.) and Commercial. As Mesa State College acquires additional properties in this area, the Future Land Use designation should be changed to Public and the properties should be rezoned to CSR. A Subdivision Plat should also be filed to consolidate property lines and identify all easements.

There are several goals and policies in the Growth Plan that support the expansion of the Mesa State College campus.

**Policy 8.12:** The City and County will encourage Mesa State College to retain its main campus in the City of Grand Junction at its current location, and will support the growth of the college at its current campus or at facilities located within non-residential portions of the urbanizing area.

**Policy 8.13:** The City will encourage the College to maximize the use of its existing land through increased height allowances, but will support the planned westward growth of the College as identified in the Mesa State College Facilities Master Plan.

**3. Section 2.11 C. of the Zoning and Development Code:**

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing street and alley right-of-way does not conflict with the Growth Plan, major street plan and other adopted plans and policies of the City of Grand Junction. Utility and access easements will allow for the continuation of general traffic circulation and access to utilities.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this right-of-way vacation. Mesa State College owns all adjacent properties and will replat the lots.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted. Access easements will be dedicated for traffic to continue to circulate from the alley and Houston Avenue through the proposed development.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning and Development Code. Easements for utilities and access will be dedicated to allow for the continued flow of traffic and access to utilities.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change significantly as a result of the proposed vacation. However, the future vacation of the balance of the right-of-way east of Cannell will further reduce the maintenance responsibilities of the City. Expansion of the Mesa State College campus is a benefit to the community.

**FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Mesa State College application, VR-2008-139 for the vacation of street and alley right-of-way adjacent to Mesa State College properties, staff makes the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met.
3. Approval of the vacation request is contingent upon the approval and dedication of Utility and Access Easements.

**STAFF RECOMMENDATION:**

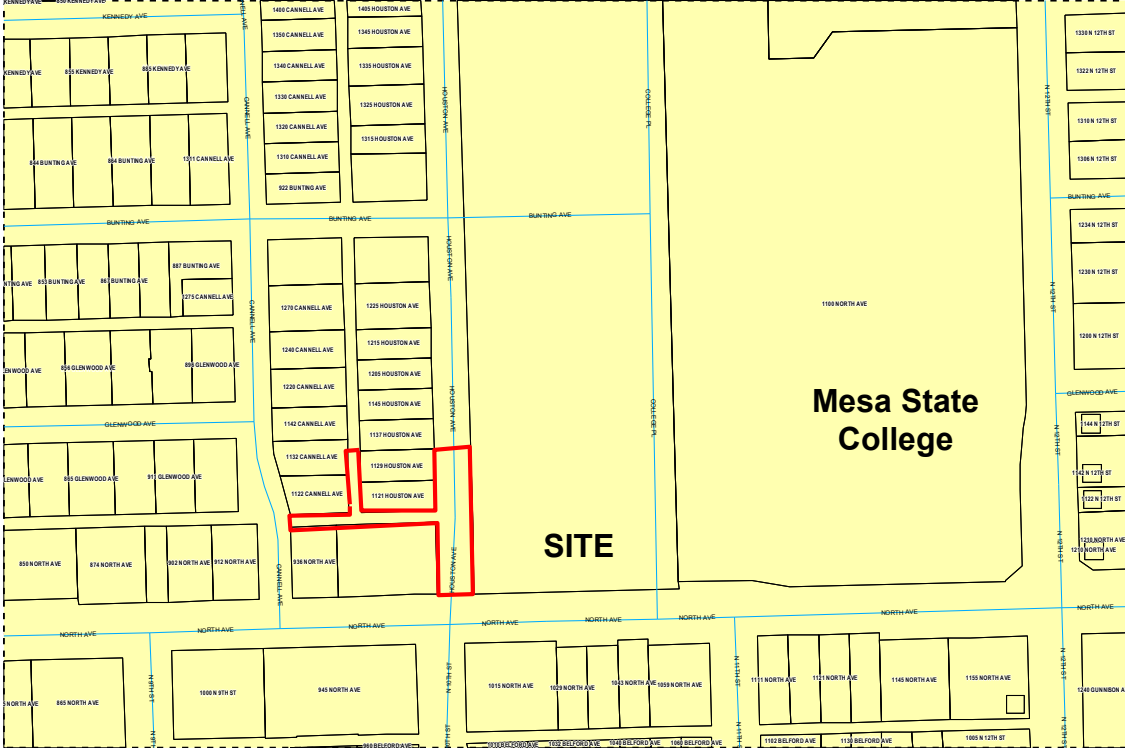
Staff recommends approval of the requested right-of-way vacation adjacent to Mesa State College properties, VR-2008-139, with the findings, conclusions and condition of approval listed above.

**PLANNING COMMISSION RECOMMENDATION:**

At their May 27, 2008 hearing, Planning Commission recommended approval of the right-of-way vacation.

# Site Location Map – ROW Vacation

Figure 1



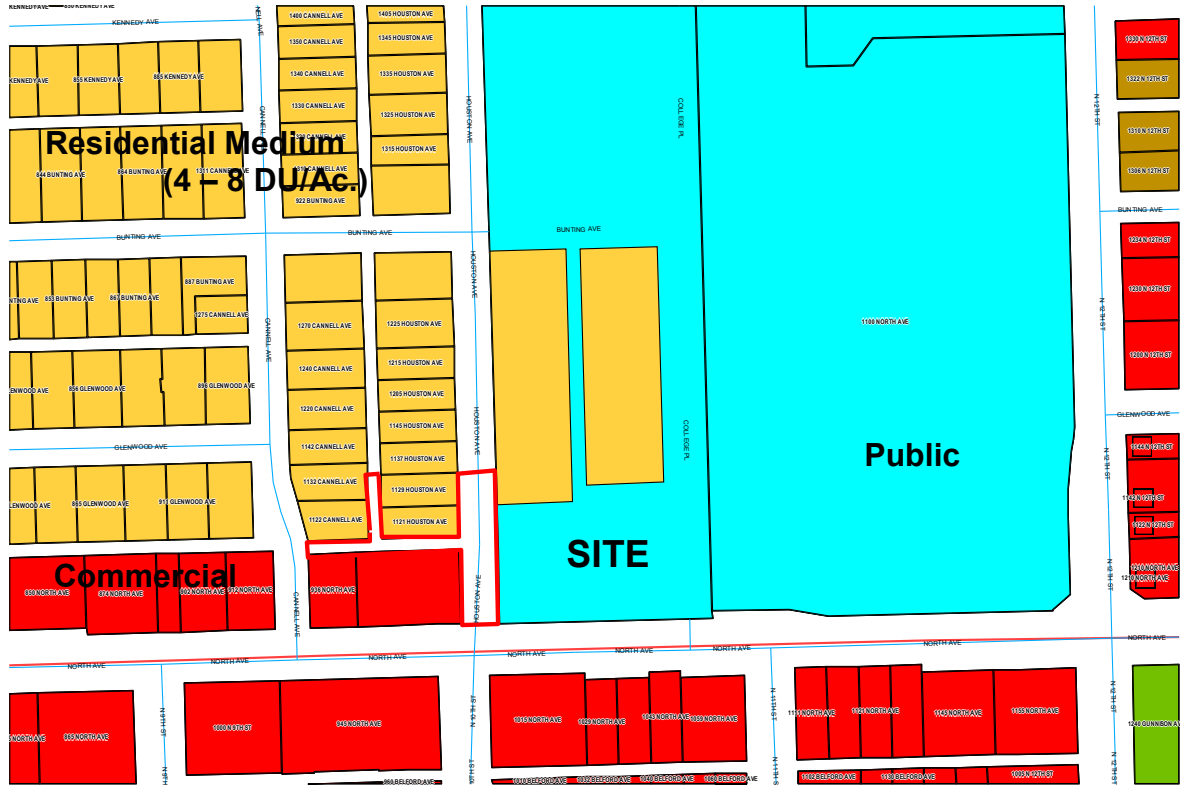
# Aerial Photo Map – ROW Vacation

Figure 2



# Future Land Use Map – ROW Vacation

Figure 3

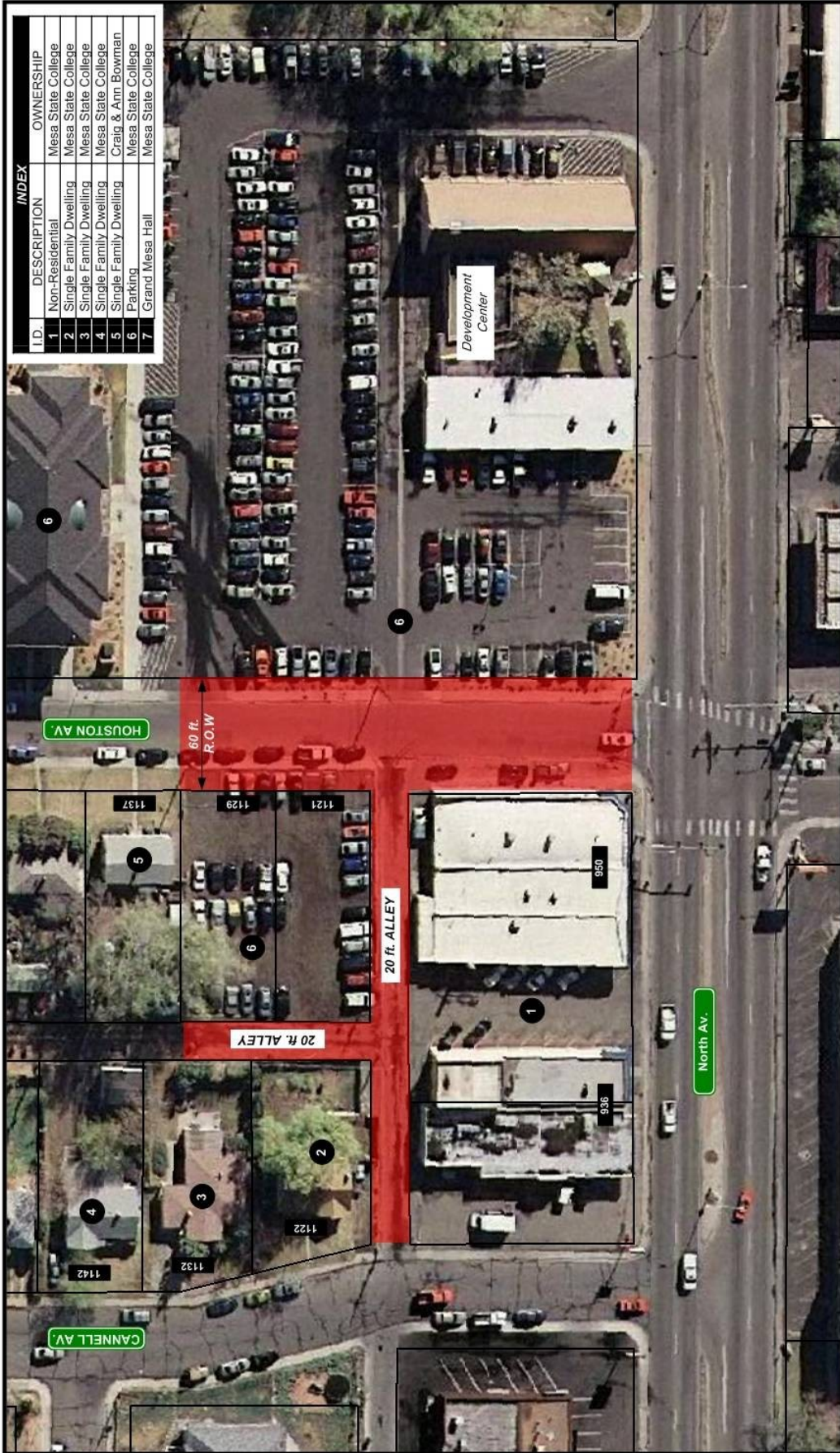


# Existing City Zoning – ROW Vacation

Figure 4







| INDEX |                        |                    |
|-------|------------------------|--------------------|
| I.D.  | DESCRIPTION            | OWNERSHIP          |
| 1     | Non-Residential        | Mesa State College |
| 2     | Single Family Dwelling | Mesa State College |
| 3     | Single Family Dwelling | Mesa State College |
| 4     | Single Family Dwelling | Mesa State College |
| 5     | Single Family Dwelling | Mesa State College |
| 6     | Parking                | Craig & Ann Bowman |
| 7     | Grand Mesa Hall        | Mesa State College |

Date: March, 2008  
 Scale: 1 in. = 50 ft.



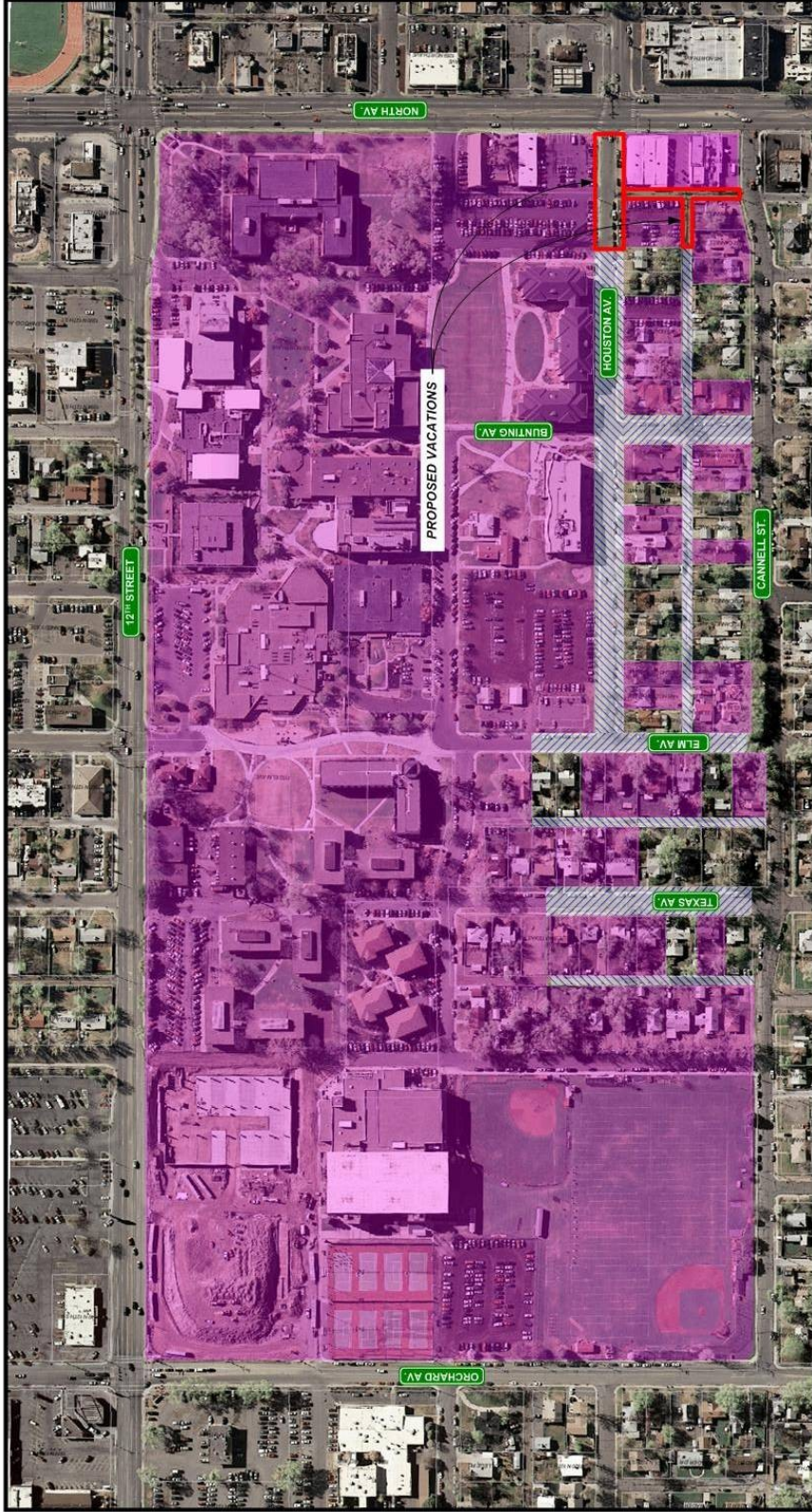
**T&L**  
 THOMAS A. LOGUE  
 LAND DEVELOPMENT CONSULTANT  
 537 FRUITWOOD DRIVE, GRAND JUNCTION, CO 81504  
 970-666-8118

PREPARED FOR:  
 MESA STATE COLLEGE  
 1100 NORTH AVENUE  
 GRAND JUNCTION, CO 81501

HOUSTON AVENUE AND  
 ALLEY VACATION  
 GRAND JUNCTION, COLORADO

EXISTING LAND USE MAP  
 (2007 Air Photo)





FUTURE STREET & ALLEY VACATION REQUESTS

MESA STATE COLLAGE PROPERTY  
(August 22, 2007)

PREPARED FOR:

MESA STATE COLLEGE  
1100 NORTH AVENUE  
GRAND JUNCTION, CO 81501

**THOMAS A. LOGUE**  
LAND DEVELOPMENT CONSULTANT  
537 FRIEWOOD DRIVE GRAND JUNCTION, CO 81504  
970-244-9823



Date: April, 2009  
Scale: 1 in. = 200 ft.

AREA OWNERSHIP &  
FUTURE VACATION MAP  
(2007 Air Photo)

STREET & ALLEY VACATION  
GRAND JUNCTION, COLORADO

SHEET 1 OF 1







**CITY OF GRAND JUNCTION, CO**

**ORDINANCE NO.**

**AN ORDINANCE VACATING A PORTION OF THE HOUSTON AVENUE AND ALLEY  
RIGHT-OF-WAY  
ADJACENT TO MESA STATE COLLEGE PROPERTIES**

**LOCATED ADJACENT TO 1121 AND 1129 HOUSTON AVENUE, 936 AND 950  
NORTH AVENUE, AND 1122, 1132 AND 1142 CANNELL AVENUE**

Recitals:

Mesa State College has requested the vacation of street and alley right-of-way adjacent to their properties to allow for expansion of the campus, in accordance with the Mesa State College Master Plan. Utility and Access Easements will be dedicated to allow for the adequate circulation of through traffic and access to utilities. Only sod or asphalt surface treatment will be allowed within said Utility and Access Easement. Other surface treatment shall be subject to review and approval by the City of Grand Junction.

The City Council finds that the request is consistent with the Growth Plan goals and policies that encourage Mesa State College to remain at their existing location. It also meets the criteria of Section 2.11 of the Zoning and Development Code with the condition of approval to dedicate Utility and Access Easements.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met with the condition of approval, and recommends that the vacation be approved.

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

The following described dedicated right-of-way is hereby vacated subject to the listed conditions:

Parcel A-1

A portion of the 20 foot wide alley located between Blocks 3 and 6, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said 20' wide alley lying easterly of the southerly extension of the easterly line of Lot 18, Block 3, said McMullin and Gormley Subdivision and easterly of the northerly extension of the Westerly line of Lot 9, Block 6, said McMullin and Gormley Subdivision.

Parcel A-2

A portion of the 20 foot wide alley located in Block 3, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said 20' wide alley lying southerly of the westerly extension of the northerly line of Lot 15, Block 3, said McMullin and Gormley Subdivision and northerly of the westerly extension of the southerly line of Lot 18, Block 3, said McMullin and Gormley Subdivision.

Parcel R-1

A portion of Houston Avenue, located between the easterly line of Blocks 3 and 6, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, and the Westerly line of Elam Subdivision, a subdivision recorded at Reception Number 2261431, said Mesa County records, all in the City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said Houston Avenue lying north of the westerly extension of the southerly line of said Elam Subdivision and south of the easterly extension of the northerly line of Lot 15, Block 3, said McMullin and Gormley Subdivision.

The identified right-of-way as shown on "Exhibit A" as part of this vacation description.

Provided, however, that those certain street and alley right-of-way vacated herewith shall not be effective until the necessary utility and access easements have been dedicated for general traffic circulation and access to utilities.

Applicants shall pay all recording/documentary fees for the Vacation Ordinance.

**Introduced** on first reading on this \_\_\_\_ day of \_\_\_\_\_, 2008

**PASSED** and **ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

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President of City Council

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City Clerk

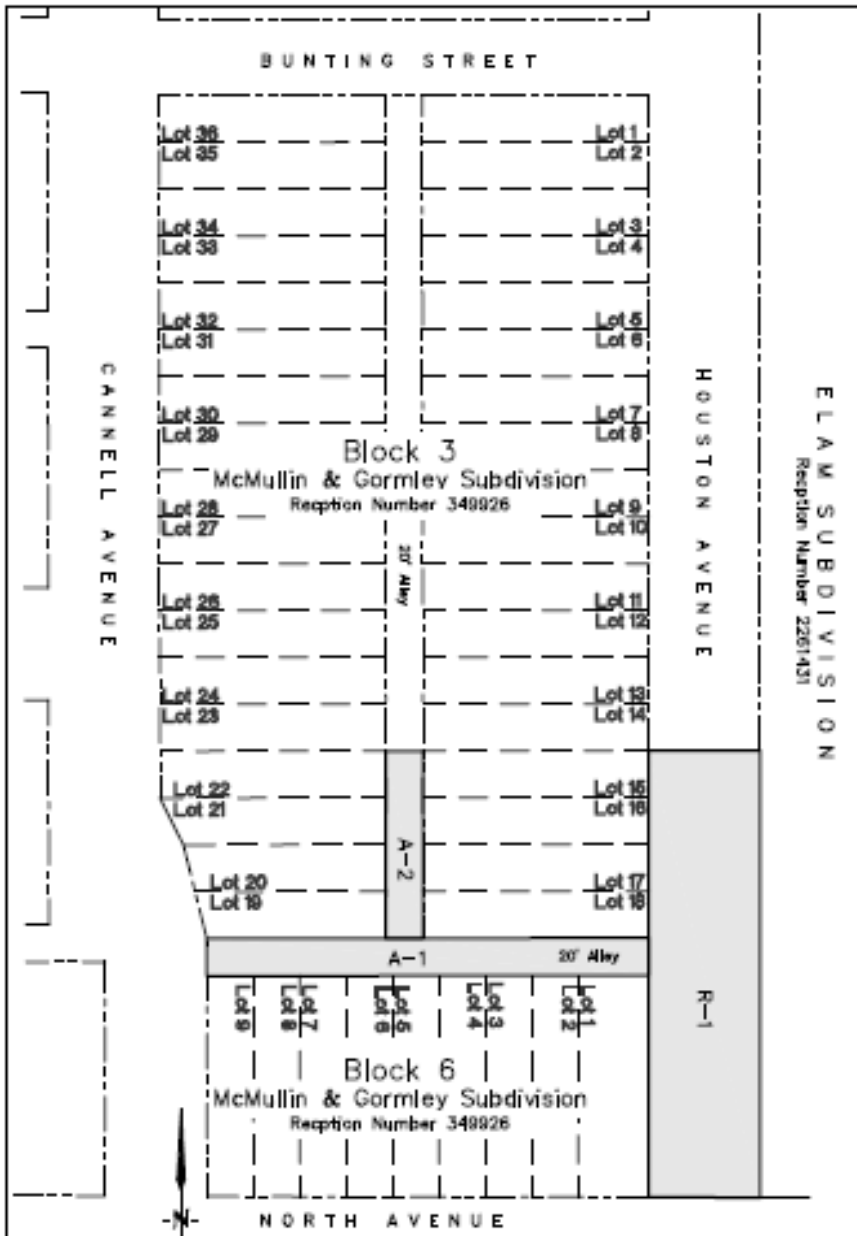


EXHIBIT MAP OF PROPOSED R.O.M. VACATIONS IN BLOCKS 3 AND 6 OF McMULLIN AND GORMLEY SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO. PREPARED FOR: MESA STATE COLLEGE

**Drexel, Barrell & Co.** REGISTERED PROFESSIONAL ENGINEERS  
 425 E. 7TH ST., SUITE 300 GRAND JUNCTION, COLORADO 81501 (970) 245-1250  
 BRUNNEN, COLORADO (970) 445-4398  
 COLORADO SPRINGS, COLORADO (719) 593-0887  
 DENVER, COLORADO (303) 733-0818  
 WASHINGTON STATE, COLORADO (970) 876-1253

Revisions - Date Date Drawn By Job No.  
 4-23-2008 PCC J1090  
 Scale Checked By Drawing No.  
 1"=60' J1092-VACATION

NOTE: THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

60 30 0 60  
SCALE 1"=60'

**Attach 6**

**Public Hearing—Rezoning the Oral Health Partners, Located at 2552 F Road  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |                          |   |
|-----------------------------------|--|--------------------------|---|
| <b>Subject</b>                    | Oral Health Partners Rezone – Located at 2552 F Road |                          |   |
| <b>File #</b>                     | RZ-2008-082  |                          |   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2008                              |                          |   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>                                       | <input type="checkbox"/> | <b>Individual</b> <input checked="" type="checkbox"/> |
| <b>Date Prepared</b>              | May 19, 2008   |                          |   |
| <b>Author Name &amp; Title</b>    | Ronnie Edwards, Associate Planner                    |                          |   |
| <b>Presenter Name &amp; Title</b> | Ronnie Edwards, Associate Planner                    |                          |   |

**Summary:** Request to rezone 2552 F Road, consisting of one parcel of .89 acres, from R-8 (Residential, 8 du/ac) zone district to RO (Residential Office) zone district.

**Budget:** N/A

**Action Requested/Recommendation:** Hold a public hearing and Consider final passage and final publication of the Ordinance.

**Attachments:**

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City and County Zoning Map
5. Ordinance

**Background Information:** See Staff Report

| BACKGROUND INFORMATION              |              |  |     |  |    |
|-------------------------------------|--------------|--|-----|--|----|
| <b>Location:</b>                    |              | 2552 F Road  |     |  |    |
| <b>Applicants:</b>                  |              | Glen Dean – Oral Health Partners                     |     |  |    |
| <b>Existing Land Use:</b>           |              | Single Family Residence                              |     |  |    |
| <b>Proposed Land Use:</b>           |              | Dental Clinic  |     |  |    |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Foresight Village Apartments                         |     |  |    |
|                                     | <b>South</b> | Pomona Elementary School                             |     |  |    |
|                                     | <b>East</b>  | Seventh Day Adventist Services Center                |     |  |    |
|                                     | <b>West</b>  | U.S. Postal Service Center                           |     |  |    |
| <b>Existing Zoning:</b>             |              | R-8 (Residential, 8 du/ac)                           |     |  |    |
| <b>Proposed Zoning:</b>             |              | RO (Residential-Office)                              |     |  |    |
| <b>Surrounding Zoning:</b>          | <b>North</b> | R-24 (Residential, 24 du/ac)                         |     |  |    |
|                                     | <b>South</b> | CSR (Community Services and Recreation)              |     |  |    |
|                                     | <b>East</b>  | R-8 (Residential, 8 du/ac) & RO (Residential Office) |     |  |    |
|                                     | <b>West</b>  | I-O (Industrial/Office)                              |     |  |    |
| <b>Growth Plan Designation:</b>     |              | Residential Medium High (8-12 du/ac)                 |     |  |    |
| <b>Zoning within density range?</b> |              | X  | Yes |  | No |

**Staff Analysis:**

1. Background

The property was annexed in 1979 with the Pomona School Annexation and was zoned R1A, which was equivalent to Mesa County zoning and agreed with the existing use at that time of a single family residence. The subject parcel was Lot One of the Miller Subdivision that was platted in 1988 and was zoned PR-16. With the zoning changes that occurred in 1998, it was changed once again to PR-18, which corresponded with the adjacent zoning of Foresight Village to the north. With the adoption of the revised Zoning and Development Code and Zoning Map in 2000, the property became RSF-8, or as we now refer to as R-8. It has been the location of one single family residence since the 1940's.

The RO zone district was established to provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. All



construction in the RO zone district shall be designed with architectural considerations consistent with existing buildings, which also includes operational, site design and layout.

2. Consistency with the Growth Plan

Policy 1.3 states that City decisions about the type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies. The RO zone district could be implemented with the residential medium high density land use classification of the Growth Plan in transitional corridors between residential and more intensive uses.

3. Section 2.6.A of the Zoning and Development Code

Zone requests must meet all of the following criteria for approval:

1. The existing zoning was in error at the time of adoption; or

The previous and existing zone district support the existing use and was not in error at the time of annexation. However, the RO zone district was developed for applications such as this that are adjacent to major corridors to create a transitional corridor.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, development transitions, etc.;

During the 1980's up to the present, constant development has been occurring around the subject area along the F Road corridor that is commercial in nature. During this time there have been new growth trends and zone changes that demonstrate that the neighborhood has changed in character. There are parcels within the vicinity zoned RO that have been approved in the past few years located to the east at 2558 and 2560 F Road.

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed zoning district of RO implements the Residential Medium High land use classifications of the Growth Plan. The request conforms to the goals and policies of the Growth Plan and the requirement of the Code and City regulations.

The applicant has not provided Staff with any definite site development plans except that the request is being made to allow for a new dental office and clinic.

The proposed site development will have to be in conformance with the RO zone district performance standards, which include specific building considerations, signage and hours of operation. These restrictive performance standards are required to create a transitional corridor and to insure compatibility to adjacent residential neighborhoods as well as other commercial uses.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Adequate facilities and services are existing due to the commercial and residential development that has occurred during the 1980's to the present. Any impacts due to future development will be addressed with a separate review process.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

The land available in the neighborhood and surrounding area could accommodate the RO zone district, as it is a new designation adopted in 2000. This zone district was developed to create transitional corridors and with our increased growth, more of this type of requests will be coming forward.

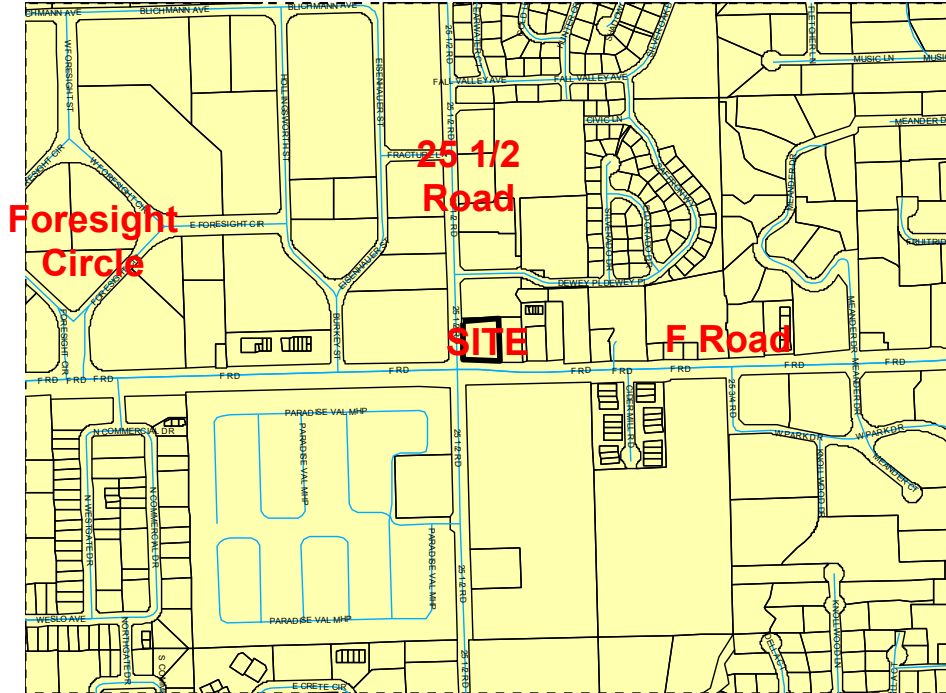
6. The community will benefit from the proposed zone.

The residential neighborhood could benefit, as the proposal for light office use and the associated site and landscape upgrades required will create a buffer zone from the traffic impacts of F Road. Future development of the site will create a local neighborhood service that will benefit this area.

**PLANNING COMMISSION RECOMMENDATION:** At its May 13, 2008 meeting, the Planning Commission recommended approval of the staff recommended rezoning to the City Council, finding the zoning of RO (Residential Office) zone district to be consistent with the Growth Plan and Section 2.6.A of the Zoning and Development Code.

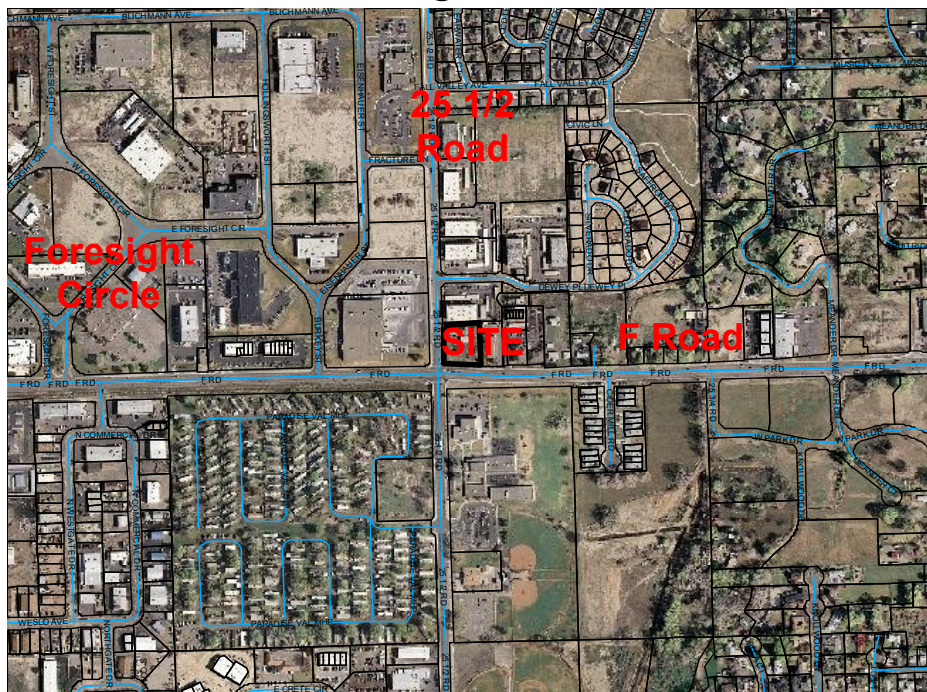
# Site Location Map

Figure 1



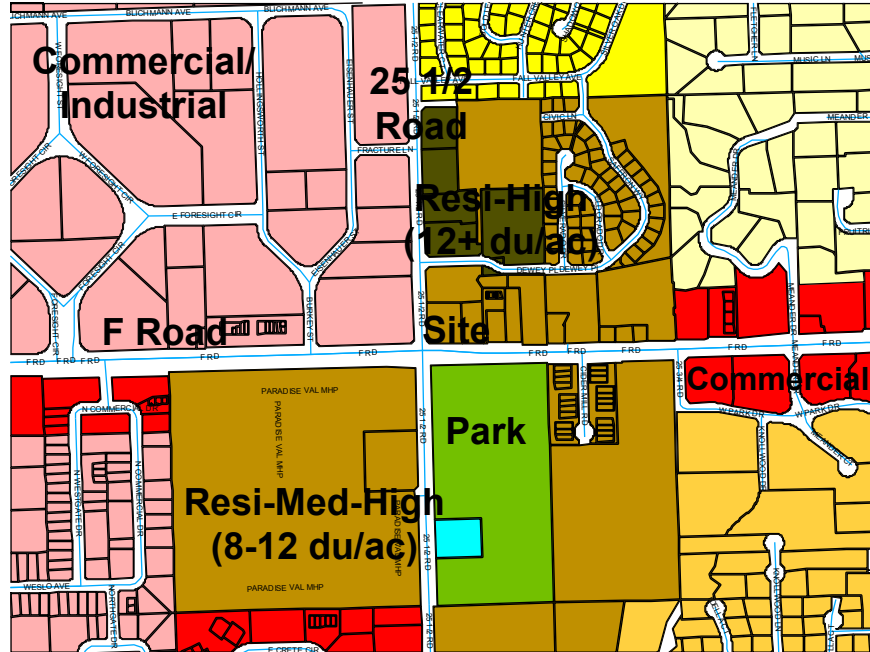
# Aerial Photo Map

Figure 2



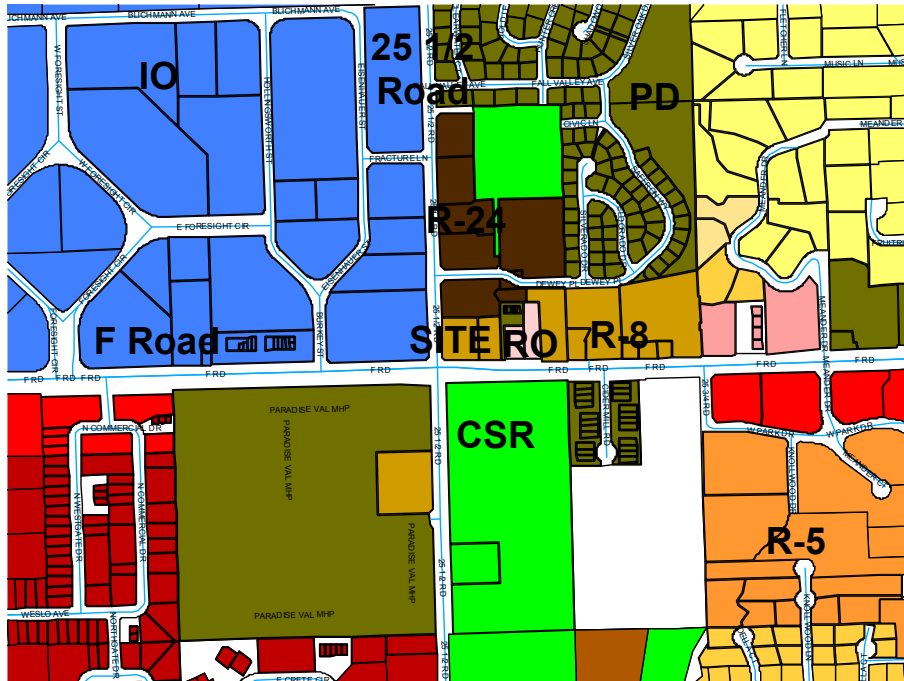
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING A PARCEL OF LAND FROM**

**R-8 (RESIDENTIAL– 8 UNITS PER ACRE) TO**

**RO (RESIDENTIAL OFFICE)**

**LOCATED AT 2552 F ROAD**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone request from R-8 zone district to the RO zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Residential Medium High (8 – 12 ac/du). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED RO (RESIDENTIAL OFFICE):**

Lot 1 in Miller Subdivision, Grand Junction, Mesa County, Colorado  
recorded in Book 4365 page 45.

Introduced on first reading on the 21st day of May, 2008.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Attest:

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

\_\_\_\_\_  
President of the Council

**Attach 7  
Public Hearing—Zoning Brady South Annexation  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |                          |   |
|-----------------------------------|---|--------------------------|---|
| <b>Subject</b>                    | Brady South Zone of Annexation Located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road |                          |   |
| <b>File #</b>                     | GPA-2007-051  |                          |   |
| <b>Meeting Day, Date</b>          | Wednesday, June 4, 2008   |                          |   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <input type="checkbox"/> | <b>Individual</b> <input checked="" type="checkbox"/> |
| <b>Date Prepared</b>              | May 22, 2008  |                          |   |
| <b>Author Name &amp; Title</b>    | Kristen Ashbeck, Senior Planner   |                          |   |
| <b>Presenter Name &amp; Title</b> | Kristen Ashbeck, Senior Planner   |                          |   |

**Summary:** SLB Enterprises LLC, owners of the properties located at 347 and 348 27 ½ Road and 2757 C ½ Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial/Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

**Budget:** NA

**Action Requested/Recommendation:** Staff is recommending that this item be continued until the June 16, 2008 hearing to be considered in conjunction with the South Downtown Neighborhood Plan.

**Attachments:**

- 1) Staff Report/Background Information
- 2) Site Location Map / Aerial Photo Map
- 3) Future Land Use Map / Existing City and County Zoning
- 4) Applicant's Requested Zoning Map
- 5) Excerpts from Zoning and Development Code, Pertinent Zone District Descriptions
- 6) Excerpt from Zoning and Development Code Table 3.5, Use Zone Matrix, Highlighting Appropriate Zone Districts
- 7) Excerpt from Zoning and Development Code, Exhibit 6.5.C., Buffering Between Zoning Districts
- 8) Comments from Concerned Citizens/Agencies
- 9) Minutes of Planning Commission Meeting
- 10) Proposed Zoning Ordinance

**Background Information:** See attached Staff Report/Background Information

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |           |
|---------------------------------------|--------------|--|------------|-----------|
| <b>Location:</b>                      |              | 347 and 348 27-1/2 Road and 2757 C-1/2 Road  |            |           |
| <b>Applicants:</b>                    |              | SLB Enterprises LLC, Owners/Developers<br>Vortex Engineering, Robert Jones, Representative |            |           |
| <b>Existing Land Use:</b>             |              | Vacant – Abandoned Buildings   |            |           |
| <b>Proposed Land Use:</b>             |              | Industrial Office Park   |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Vacant, Light Industrial and Las Colonias Park Site  |            |           |
|                                       | <b>South</b> | Colorado River and Single Family Residential and Park South of the River                   |            |           |
|                                       | <b>East</b>  | Large Lot Residential  |            |           |
|                                       | <b>West</b>  | Vacant – Las Colonias Park Site  |            |           |
| <b>Existing Zoning (Mesa Co):</b>     |              | I-2  |            |           |
| <b>Proposed Zoning:</b>               |              | I-O and I-1  |            |           |
| Surrounding Zoning:                   | <b>North</b> | CSR and I-1  |            |           |
|                                       | <b>South</b> | R-5 and CSR (South of Colorado River)  |            |           |
|                                       | <b>East</b>  | RSF-R (County)   |            |           |
|                                       | <b>West</b>  | CSR  |            |           |
| <b>Growth Plan Designation:</b>       |              | Industrial and Commercial Industrial   |            |           |
| <b>Zoning within density range?</b>   |              | X  | <b>Yes</b> | <b>No</b> |

**ANALYSIS:**

1. Background:

The 12.62 acre Brady South Annexation consists of 3 parcels located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

2. Consistency with the Growth Plan:

The requested zone districts are consistent with the Future Land Use designations of Industrial and Commercial Industrial.

3. Section 2.6.A.3 and 4 of the Zoning and Development Code:

Zone of Annexation: The requested zone of annexation to the I-1 and I-O districts is consistent with the Growth Plan designation of Industrial and Commercial Industrial respectively. The existing County zoning is I-2 on all 3 parcels. Section 2.14 of the



Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

There are several zone district alternatives or combinations thereof that could be applied to the Brady South Annexation properties. The analysis below discusses the differences between the various potential zone districts and their applicability to these properties. Based on this analysis and the applicant's and neighborhood input, Planning Commission made findings on this criterion and made a recommendation to City Council.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

#### 4. Analysis of Alternatives:

In addition to the zoning that the petitioner has requested (which is depicted in Attachment 3), the following zone districts would also be consistent with the Growth Plan designation for the subject properties.

- a. The alternative zone districts that can be used to implement the Future Land Use category of Industrial (westerly parcel only) include Industrial/Office Park (I-O), Light Industrial (I-1), Heavy Industrial(I-2) or Mixed Use (M-U).
- b. The alternative zone districts that can be used to implement the Future Land Use category of Commercial Industrial (easterly 2 parcels only) include General Commercial (C-2), Industrial/Office Park (I-O), Light Industrial (I-1), or Mixed Use (M-U).

Excerpts from the Zoning and Development Code are attached for reference. The excerpts describe each zone district, the uses allowed within each and the buffer requirement between zone districts as further discussed below. While the Heavy Industrial (I-2) zone district could be applied to the westerly parcel (former rendering

plant) due to its Growth Plan Future Land Use Map designation of Industrial, that option for zoning is not discussed since it is not being requested by the applicant.

As mentioned above, it is possible that all three parcels could be zoned the same, but there may also be merit to creating a transition across the site from west to east that would help create compatibility with land uses on both sides of the site. The applicant is suggesting a transition from I-1 on the west to I-O on the east but there are other options that could apply.

While it is likely that the three parcels will be developed as a single project, the site could be developed under two different zone districts since the primary (and maybe only) access to the site at the extension of 27-1/2 Road will divide the property into two distinct areas east and west of the entry road/drive. Thus, all three parcels do not necessarily need to be zoned the same.

**General Commercial (C-2) Zone District.** The C-2 zone district is intended to provide for a wide range of commercial uses with emphasis on low customer use versus retail/service type of commercial uses. The C-2 zone district allows limited outdoor display of goods and very limited outdoor operations. Many uses in the C-2 zone district are allowed in the industrial zone districts but a Conditional Use Permit may be required for some uses in the C-2 district.

Outdoor storage and display areas are not allowed within the front yard setback. Buffering required between C-2 and adjacent single family residential uses is a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. Buffering required between C-2 and adjacent I-1 uses (e.g. to the north across C-1/2 Road) is 6-foot fence or an 8-foot landscape strip.

The C-2 zone district cannot implement the Industrial land use classification, thus could not be applied to the westerly Brady parcel (former rendering plant).

**Industrial/Office Park (I-O) Zone District.** The I-O zone district is intended to provide a mix of light manufacturing and office uses in a business park setting with adequate screening and buffering to other uses. The I-O zone district allows outdoor storage and display only in the rear half of the lot either beside or behind the principal structure. Many uses in the I-O district are allowed in the heavier industrial zone districts but a Conditional Use Permit may be required for some uses in the I-O district.

The I-O zone district does have some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that do not apply in the C-2 zone district. Additional operational restrictions and/or site design elements could be required for those uses that would require a Conditional Use Permit review process.

Buffering required between I-O and adjacent single family residential is the same as required for C-2 – a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. A buffer of a 6-foot fence or an 8-foot landscape strip is required between I-O and I-1. If the I-O district is applied to the westerly site, the buffering requirement between I-O and the CSR zoning of the Las Colonias Park site is a 6-foot fence and an 8-foot wide strip of landscaping outside the wall.

The I-O zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Light Industrial (I-1) Zone District.** The I-1 zone district is intended to provide for areas of light fabrication, manufacturing and industrial uses. The performance standards of the I-O district apply in the I-1 district except that outdoor storage and display are allowed except for within the front yard setback. In addition, the I-1 district allows for the establishment of outdoor storage as a principal use. Uses that include outdoor operations are allowed in the I-1 district, whereas these uses require a Conditional Use Permit in the I-O zone district.

Buffering required between I-1 and adjacent single family residential uses is a 6-foot wall and a 25-foot wide strip of landscaping outside the wall. If the I-1 district is applied to the westerly site, the buffering requirement between I-1 and the CSR zoning of the Las Colonias Park site is a 6-foot wall and a 25-foot wide strip of landscaping outside of the wall. There is no buffer required between I-1 uses such as between the Brady properties and the properties to the north.

The I-1 zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Mixed Use (MU) Zone District.** The M-U zone district is intended to provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses and serve as a transition between residential and nonresidential uses. The most significant differences between the M-U zone district and the other districts discussed above are the allowance of residential uses and industrial outdoor storage and operations are not allowed in the M-U zone district.

The M-U zone district has some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that are very similar to those in the I-O zone district.

The M-U zone district states that there will be appropriate screening, buffering and open space and enhancement of natural features but there is no specific buffering requirement between the M-U and other zone districts. It is intended that such buffers be built into the specific site design.

The M-U zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels. However, it should be kept in mind that this zone district can allow multifamily housing that may not be appropriate to locate in the 100-year floodplain such as exists across most of the westerly parcel.

**FINDINGS OF FACT/CONCLUSIONS:**

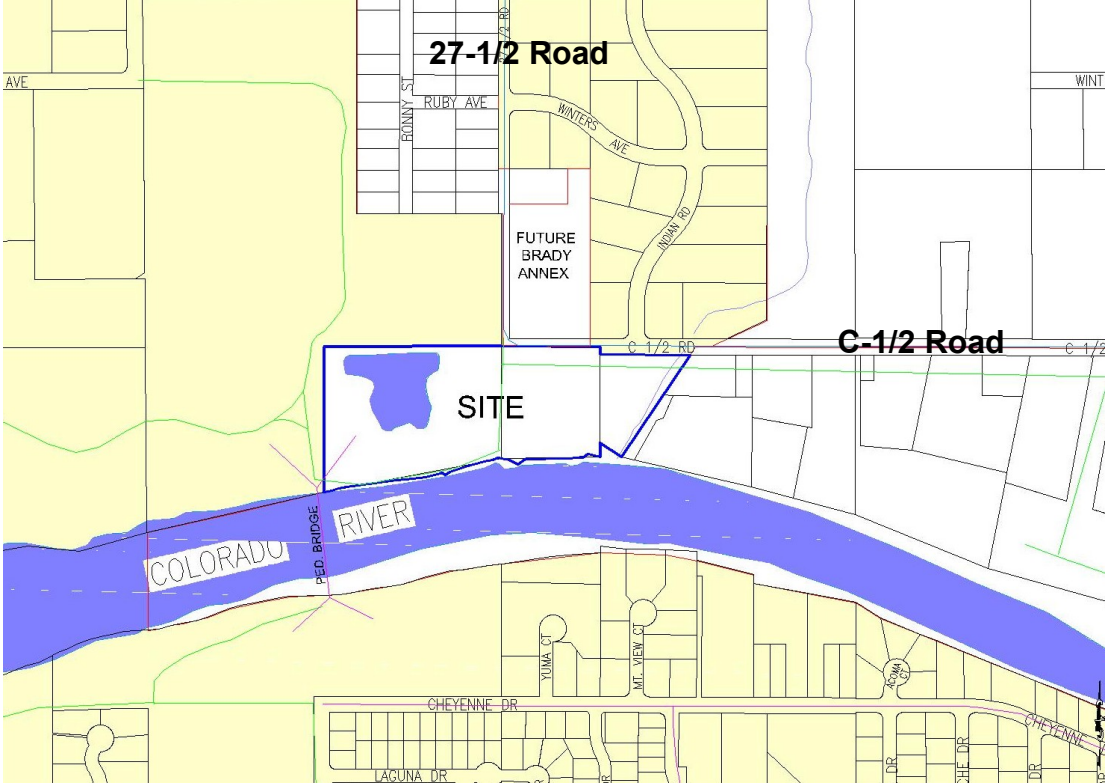
After reviewing the Brady South Annexation, GPA-2007-051, for a Zone of Annexation, Planning Commission made the following findings of fact and conclusions:

4. Planning Commission finds that the Industrial Office (I-O) zone district is consistent with the goals and policies of the Growth Plan.
5. The review criteria in Section 2.6.A.3 and 4 of the Zoning and Development Code have all been met.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission heard this request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zone district for all three parcels.

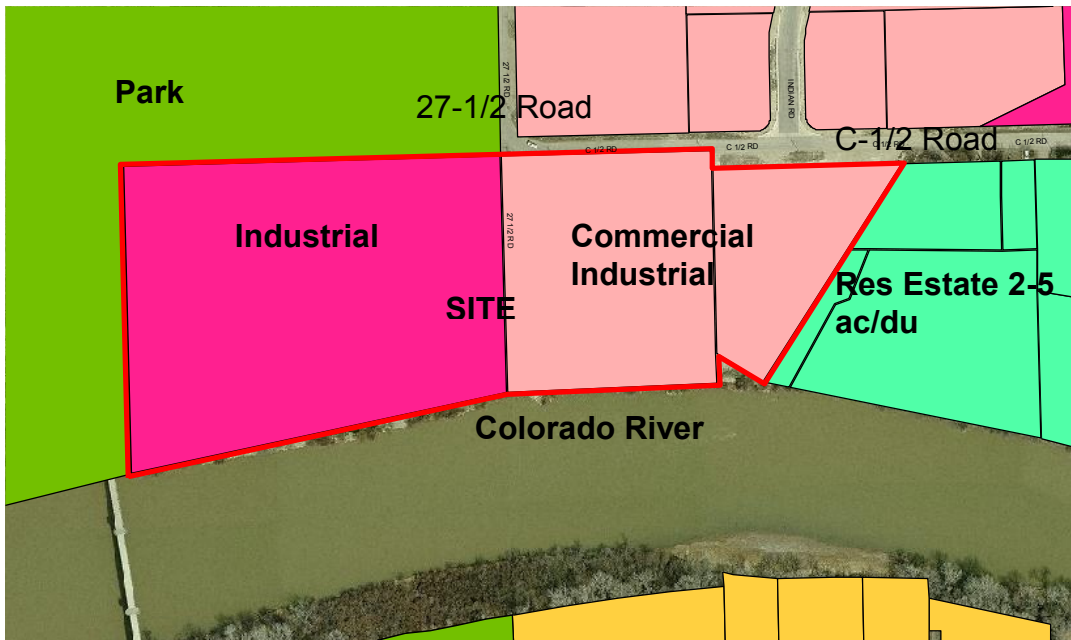
# Site Location Map



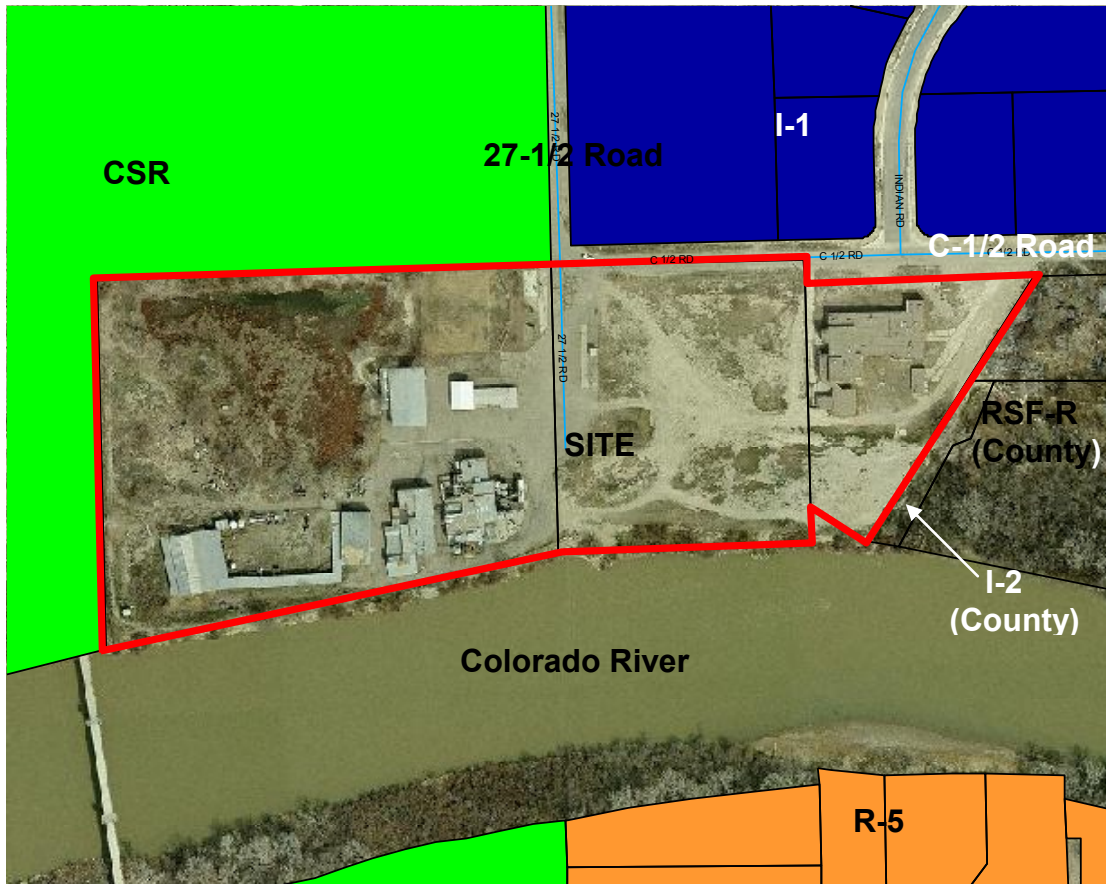
# Aerial Photo Map



**Future Land Use Map**

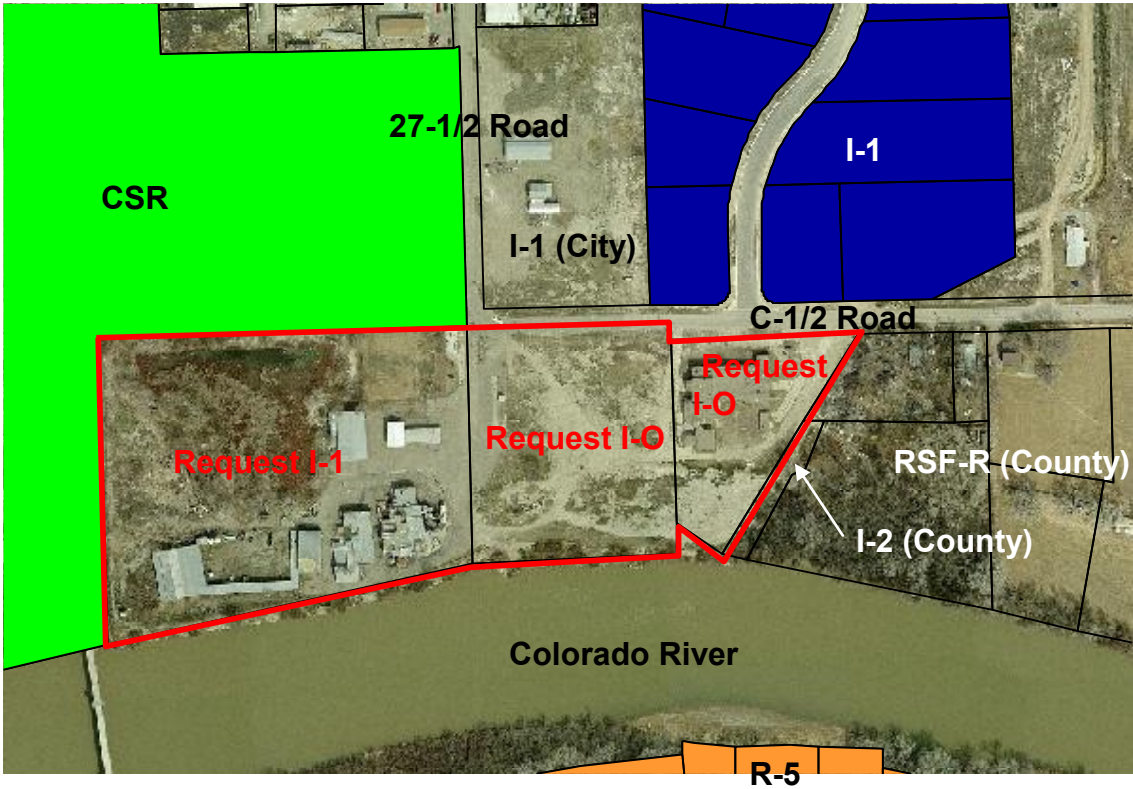


**Existing City/County Zoning**



## Applicant's Requested Zoning







E. **C-2: General Commercial**

1. **Purpose.** To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations. The C-2 District is appropriate in locations designated for the *commercial or*

| <b>C-2 Summary</b> |                           |
|--------------------|---------------------------|
| Primary Uses       | General Retail & Services |
| Max. Intensity     | 2.0 FAR                   |
| Max. Bldg. Size    | 150,000 sq. ft.           |

- a. *commercial or commercial/industrial* future land use classifications in the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-2 District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
  - a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
  - c. Maximum building size shall be 150,000 square feet, unless a Conditional Use Permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.

F. **I-O: Industrial/Office Park**

1. **Purpose.** To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses. This District implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

| <b>I-O Summary</b> |  |
|--------------------|--|
| Primary Uses       | Light manufacturing, office, commercial services |
| Max. Intensity     | 0.75 FAR   |
| Max. Bldg. Size    | 250,000 sq. ft.                                  |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-O District.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.75;
- b. Minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 250,000 square feet, unless a conditional use permit is issued.

4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

5. **Performance Standards.**

- a. **Retail Sale Area.** Areas devoted to retail sales shall not exceed: ten percent (10%) of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.
- b. **Loading Docks.** Loading docks shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an I-O District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, 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.
- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **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(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- (5) **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.
- (6) **Outdoor Storage and Display.** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

G. **I-1: Light Industrial**

1. **Purpose.** To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 Zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This district implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

**I-1 Summary**

|                 |  |
|-----------------|--|
| Primary Uses    | Manufacturing, office, commercial services |
| Max. Intensity  | 2.0 FAR                                    |
| Max. Bldg. Size | 150,000 sq. ft.                            |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-1 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be one (1) acre, except where a commercial or industrial center is subdivided with pad sites or other shared facilities;
  - c. The maximum building size is 150,000 square feet, unless a conditional use permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** The performance standards of the I-0 district shall apply in the I-1 district, except that principal and accessory outdoor storage and display areas shall be permitted in accordance with Chapter Four, with the following exceptions:
- a. Outdoor storage and displays shall not be allowed in the front yard setback;
  - b. Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
  - c. Unless required to buffer from an adjoining district, screening along all other property lines is not required;
  - d. Screening of dumpsters is not required; and

- e. Outdoor storage areas may be established as a principal use without a conditional use permit.

J. **M-U: Mixed Use**

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial, commercial/industrial, industrial* and *mixed use* future land use

| <b>M-U Summary</b> |   |
|--------------------|---|
| Primary Uses       | Employment, residential, limited retail, open space |
| Max. Intensity     | Nonresidential: 0.50 FAR                            |
| Maximum Density    | Residential: 24 units per acre                      |
| Minimum Density    | Residential: 8 units per acre                       |
| Max. Bldg. Size    | 150,000 sq. ft. (30,000 sq. ft. for retail)         |

- classifications of the Growth Plan, as well as serving as a transition between residential and nonresidential use areas.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
  - a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.50;
  - b. Nonresidential minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
  - c. Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued;
  - d. Maximum gross residential density shall not exceed twenty-four (24) units per acre;
  - e. Minimum net residential density shall be eight (8) units per acre.
4. **Performance Standards.** Development shall conform to the standards established in this Code.
  - a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
  - b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.

- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U 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.
- (1) **Vibration:** Except during construction or as authorized by the City, 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.
  - (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
  - (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
  - (4) **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(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
  - (5) **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 the 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.
  - (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.



### 3.5 USE/ZONE MATRIX

- A. **Principal Uses.** The only uses allowed in any zone or district are those listed in Table 3.5. The use categories listed in the first column of Table 3.5 are described in Chapter Nine. The second column of the use matrix contains an abbreviated definition of the uses. In some cases, use-specific standards are referred to in the last column of the Table. These uses are permitted subject to particular requirements listed under each zone or district.
- B. **Allowed Uses.** An "A" indicates that the listed use is allowed by-right within the respective zoning district without the need for a public hearing. If compliance with all City, state and federal requirements are fully met, the Director may allow development, construction and/or use. The text for each zone, the balance of this Code, applicable state and other City regulations and federal requirements supplement Table 3.5 and control if inconsistent or ambiguous. See the maximum building size indicated for each zone district. No person shall begin any use without a written approval of the Director.
- C. **Conditional Uses.** A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures of Chapter Two. Conditional uses are subject to all other applicable standards of this Code.
- D. **Prohibited Uses.** A blank space indicates that the listed use is not allowed within the district, unless otherwise expressly allowed by another provision of this Code.

**Table 3.5 Use/Zone Matrix**

| Use Category-Definition. See Chapter Nine for complete description.   | Specific Use Type  | NONRESIDENTIAL |   |     |     | Use-Specific Standard |
|---|--|----------------|---|-----|-----|-----------------------|
|   |  | C-2            | O | L-1 | M-U |                       |
| <b>RESIDENTIAL</b>  |  |                |   |     |     |                       |
| <b>Household Living</b> - residential occupancy of a dwelling unit by a "household"   | Business Residence                                       | A              | C | C   | A   | 4.3.I                 |
|   | Rooming/Boarding House                                   |                |   |     |     |                       |
|   | Two Family Dwelling <sup>3</sup>                         |                |   |     |     |                       |
|   | Single-Family Detached                                   |                |   |     |     | 4.3.N                 |
|   | Duplex <sup>3</sup>                                      |                |   |     |     |                       |
|   | Multifamily <sup>3</sup>                                 |                |   |     | A   | 4.3.O                 |
|   | Stacked Dwelling   |                |   |     |     |                       |
|   | Residential Subunits/Accessory Units                     |                |   |     |     | 4.1.G                 |
|   | Agricultural Labor Housing                               |                |   |     |     |                       |
|   | Single-Family Attached                                   |                |   |     | A   |                       |
|   | Manufactured Housing Park                                |                |   |     |     | 4.3.F                 |
| All Other Housing Living  |  |                |   | A   |     |                       |
| <b>Home Occupation</b>  | Home Occupation  |                |   |     | A   | 4.1.H                 |
| <b>Group Living</b> - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"                          | Small Group Living Facility                              | C              |   |     |     | 4.3.Q                 |
|   | Large Group Living Facility (includes secure facilities) | C              |   |     | C   | 4.3.Q                 |
|   | Unlimited Group Living Facility                          | C              |   |     | C   | 4.3.Q                 |
| <b>INSTITUTIONAL &amp; CIVIC</b>  |  |                |   |     |     |                       |
| <b>Colleges and Vocational Schools</b> - colleges and institutions of higher learning   | Colleges and Universities                                | A              | C | C   | A   |                       |
|   | Vocational, Technical & Trade Schools                    | A              | A | C   | A   |                       |
|   | All Other Educational Institutions                       | C              | C | C   | A   |                       |
| <b>Community Service</b> - uses providing a local service to the community  | Community Activity Building                              | A              | C |     | A   |                       |
|   | All Other Community Service                              | C              | C | C   | C   |                       |
| <b>Cultural</b> - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society   | Museum, Art Galleries, Opera Houses, Libraries           | C              | C | C   | A   |                       |
| <b>Day Care</b> - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day | Home-Based Day Care (1-12)                               | C              |   |     | C   |                       |
|   | General Day Care   | C              | C |     | C   |                       |
| <b>Detention Facilities</b> - facilities for the detention or incarceration of people   | Jails, Honor Camps, Reformatories                        | C              |   | C   |     |                       |
|   | Community Corrections Facility                           | C              |   |     |     |                       |
|   | Law Enforcement Rehabilitation Centers                   | C              |   | C   |     |                       |
| <b>Hospital/Clinic</b> - uses providing medical treatment or surgical care to   | Medical and Dental Clinics                               | A              | C | A   | A   |                       |
|   | Counseling Centers (nonresident)                         | A              | C |     | A   |                       |

|  |   |   |   |   |   |       |
|--|---|---|---|---|---|-------|
| patients   | Hospital/Mental Hospital                          | C | C |   | C |       |
|  | Physical and Mental Rehabilitation (resident)     | C | C |   | C |       |
|  | All Other   | C | C |   | C |       |
| <b>Parks and Open Space</b> - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.                   | Cemetery  | A | C | C | C |       |
|  | Golf Course                                       | A | C | C | A |       |
|  | Campground, Primitive                             |   |   |   |   |       |
|  | Golf Driving Ranges                               | A | C | A | C |       |
|  | Parks, Lakes, Reservoirs                          | A | A | C | A |       |
|  | All Other   | A | C | C | C |       |
| <b>Religious Assembly</b> - meeting area for religious activities  | All   | A |   | A | A | 4.3.P |
| <b>Funeral Homes/Mortuaries/ Crematories</b>   | All   | A |   |   | C |       |
| <b>Safety Services</b> - public safety and emergency response services   | All   | A | A | A | A |       |
| <b>Schools</b> - schools at the primary, elementary, middle, junior high or high school level  | Boarding Schools                                  | C |   |   | C |       |
|  | Elementary Schools                                |   |   |   | C |       |
|  | Secondary Schools                                 | A |   |   | C |       |
| <b>Utility, Basic</b> - Infrastructure services that need to be located in or near the area where the service is provided                                | Utility Service Facilities (underground)          | A | A | A | A |       |
|  | All Other Utility, Basic                          | A | A | A | C |       |
| <b>Utility, Corridors</b> - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services | Transmission Lines (above ground)                 | C | C | C | C |       |
|  | Transmission Lines (underground)                  | A | A | A | C |       |
|  | Utility Treatment, Production or Service Facility |   | C | C | C |       |
|  | All Other   | C | C | C | C |       |
| <b>COMMERCIAL</b>  |   |   |   |   |   |       |
| <b>Entertainment Event, Major</b> - activities and structures that draw large numbers of people to specific events or shows                              | Indoor Facilities                                 | C | C |   | C |       |
|  | Outdoor Facilities                                | C | C | C | C |       |
| <b>Lodging</b> - hotels, motels and similar establishments   | Hotels & Motels                                   | A | C |   | C |       |
|  | Bed and Breakfast (1-3 guest rooms)               | C |   |   | C | 4.3.H |
|  | Bed and Breakfast (4-5 guest rooms)               | C |   |   | C | 4.3.H |
| <b>Office</b> - activities conducted in an office setting and generally focusing on business, government, professional, or financial services            | General Offices                                   | A | A | C | A |       |
|  | Office with Drive-Through                         | A | C | C | C |       |
| <b>Parking, Commercial</b> - parking that is not necessary to serve a specific use and for which fees may be charged                                     | All   | A | A | A | C |       |
| <b>Recreation and Entertainment, Outdoor</b> - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities  | Campgrounds and Camps (non-primitive)             | A |   |   |   | 4.3.E |
|  | Resort Cabins and Lodges                          |   |   |   |   |       |
|  | Swimming Pools, Community                         | A | C |   | A |       |
|  | Shooting Ranges, Outdoor                          |   |   | C |   |       |
|  | Amusement Park                                    | C |   |   | C |       |
|  | Drive-In Theater                                  | C |   |   |   |       |

|  |  |   |   |   |   |       |
|--|--|---|---|---|---|-------|
|  | Miniature Golf   | C |   |   | C |       |
|  | Riding Academy, Roping or Equestrian Area                    |   |   |   |   |       |
|  | Zoo  | C |   |   |   |       |
|  | All Other Outdoor Recreation                                 | C |   | C | C |       |
| <b>Recreation and Entertainment, Indoor</b> - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades  | Health Club  | A | A | C | A |       |
|  | Movie Theater  | A | A | C | C |       |
|  | Skating Rink   | A | A | C | C |       |
|  | Arcade   | A | A | C | C |       |
|  | Shooting Ranges, Indoor                                      | C |   | C |   |       |
|  | All Other Indoor Recreation                                  | A | A | C | C |       |
| <b>Retail Sales and Service</b> - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods | Adult Entertainment  | A |   | A |   | 4.3.B |
|  | Alcohol Sales, retail  | A | C | C | C |       |
|  | Bar/Nightclub  | C | C | C | C |       |
|  | Animal Care/Boarding/Sales, Indoor                           | A | C | A |   |       |
|  | Animal Care/Boarding/Sales, Outdoor                          | C | C | C |   |       |
|  | Delivery and Dispatch Services (vehicles on-site)            | A | A | A | C |       |
|  | Drive-through Uses (Restaurants)                             | C |   | C |   |       |
|  | Drive-through Uses (Retail)                                  | C |   | C |   |       |
|  | Food Service, Catering                                       | A | A | A | A |       |
|  | Food Service, Restaurant (including alcohol sales)           | A | C | C | C |       |
|  | Farm Implement/Equipment Sales/Service                       | A | C | A |   |       |
|  | Farmer's Market/Flea Market                                  | A |   |   | C | 4.3.C |
|  | Feed Store   | A |   | A |   |       |
|  | Fuel Sales, automotive/appliance                             | A | C | A |   |       |
|  | Fuel Sales, heavy vehicle                                    | C | C | A |   |       |
|  | General Retail Sales, Indoor operations, display and storage | A | C | C | C |       |
|  | General Retail Sales, Outdoor operations, display or storage | A |   | C |   |       |
|  | Landscaping Materials Sale/Greenhouse/Nursery                | A |   | A |   |       |
|  | Manufactured Building Sales and Service                      | A |   | A |   |       |
|  | Produce Stands <sup>2</sup>                                  | A | A | A | A |       |
|  | Rental Service, Indoor display/storage                       | A |   | A | A |       |
|  | Rental Service, Outdoor display/storage                      | A |   | A |   |       |
|  | Repair, small appliance                                      | A |   | A | A |       |
|  | Repair, large appliance                                      | A |   | A | A |       |
|  | Personal Services  | A | C |   | A |       |
|  | All Other Retail Sales and Services                          | A | C |   | C |       |
| <b>Self-Service Storage</b> - uses providing separate storage areas for individual or business uses  |  |   |   |   |   |       |
|  | Mini-Warehouse   | A | C | A | C | 4.3.G |
| <b>Vehicle Repair</b> - repair service to passenger vehicles, light and medium   |  |   |   |   |   |       |
|  | Auto and Light Truck Mechanical Repair                       | A | C | A |   |       |

|  |   |   |   |   |   |       |
|--|---|---|---|---|---|-------|
| trucks and other consumer motor vehicles   | Body Shop   | A | C | A |   |       |
|  | Truck Stop/Travel Plaza   | A |   | A |   |       |
|  | Tire Recapping and Storage  | A |   | A |   |       |
|  | All Other Vehicle Repair  | C |   | C |   |       |
| <b>Vehicle Service, Limited</b> - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed  | Car Wash  | A | C | A | C |       |
|  | Gasoline Service Station  | A | C | A | C |       |
|  | Quick Lube  | A | C | A | C |       |
|  | All Other Vehicle Service, limited  | A |   | A |   |       |
| <b>INDUSTRIAL</b>  |   |   |   |   |   |       |
| <b>Manufacturing and Production</b> - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods  | <b>Indoor Operations and Storage</b>  |   |   |   |   |       |
|  | Assembly  | A | A | A | A |       |
|  | Food Products   | A | A | A | A |       |
|  | Manufacturing/Processing  | A | A | A | A |       |
|  | <b>Indoor Operations with Outdoor Storage</b>   |   |   |   |   |       |
|  | Assembly  | A | A | A | C |       |
|  | Food Products   | C | A | A | C |       |
|  | Manufacturing/Processing  | A | A | A | C |       |
|  | <b>Outdoor Operations and Storage</b>   |   |   |   |   |       |
|  | Assembly  | C | C | A |   |       |
|  | Food Products   | C | C | A |   |       |
|  | Manufacturing/Processing  | C | C | A |   |       |
|  | All Other Industrial Service, including the storage of hazardous materials and explosives |   | C | C |   |       |
| <b>Contractors and Trade Shops</b>   | Indoor operations and storage   | A | C | A | A | -     |
| -  | Indoor operations and outdoor storage (including heavy vehicles)                          | A | C | A | C | -     |
| -  | Outdoor storage and operations  |   | C | A |   | -     |
| <b>Junk Yard</b>   | Junk Yard   |   |   | C |   | 4.3.D |
| <b>Impound Lot</b>   | Impound Lot   | C |   | C |   |       |
| <b>Heavy Equipment Storage/Pipe Storage</b>  | All   |   | C | A |   |       |
| <b>Warehouse and Freight Movement</b> - firms involved in the storage or movement of freight   | Indoor Operations, Storage and Loading  | A | A | A | A |       |
|  | Indoor Storage with Outdoor Loading Docks   | C | A | A | C |       |
|  | Outdoor Storage or Loading  |   | C | A |   |       |
|  | Gas or Petroleum Storage  |   | C | C |   |       |
|  | Sand or Gravel Storage  |   |   | A |   | 4.3.K |
|  | All Other   |   |   | C |   |       |
| <b>Waste-Related Use</b> - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material | Non-Hazardous Waste Transfer  |   |   | C |   |       |
|  | Medical/Hazardous Waste Transfer Station  |   |   | C |   | 4.3.J |
|  | Solid Waste Disposal Sites  |   |   | C |   |       |
|  | Recycling Collection Point  | C | C | C |   |       |
|  | All Other Waste-Related   |   |   | C |   |       |
| <b>Wholesale Sales</b> - firms involved in the sale, lease or rental of products primarily intended for industrial,  | Wholesale Business (No Highly Flammable Materials/Liquids)                                | A | A | A | A |       |
|  | Agricultural Products   |   | C | A | C |       |

|   |  |   |   |   |   |       |
|---|--|---|---|---|---|-------|
| institutional or commercial businesses  | All Other Wholesale Uses                           |   | C | A | C |       |
| <b>OTHER</b>  |  |   |   |   |   |       |
| <b>Agricultural</b>   | Animal Confinement                                 |   |   | C |   |       |
|   | Dairy  |   |   | C |   |       |
|   | Confined Animal Feeding Operation, Feedlot         |   |   | C |   |       |
|   | Forestry, Commercial                               |   |   |   |   |       |
|   | Pasture, Commercial                                |   |   | A |   |       |
|   | Winery   |   | C | C | C |       |
|   | All Other Agriculture                              |   |   | C |   |       |
| <b>Aviation or Surface Passenger Terminal</b> - facilities for the landing and take-off of flying vehicles or stations for ground-based vehicles, including loading and unloading areas | Airports/Heliports                                 | C | C | C |   |       |
|   | Bus/Commuter Stops                                 | A | A | A | A |       |
|   | Bus/Railroad Depot                                 | A | A | A |   |       |
|   | Helipads   | C | C | C | C |       |
|   | All Other Aviation or Surface Passenger Terminal   |   |   | C | C |       |
| <b>Mining</b> - mining or extraction of mineral or aggregate resources from the ground for off-site use   | Oil or Gas Drilling                                |   |   | C |   |       |
|   | Sand or Gravel Extraction or Processing            |   |   | C | C | 4.3.K |
|   | All Other Mining                                   |   |   |   |   |       |
| <b>Telecommunications Facilities</b> - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal                         | Telecommunications Facilities & Support Structures | C | C | C | C | 4.3.R |

<sup>1</sup> Only allowed as part of a mixed use development.

<sup>2</sup> Produce stands are allowed in residential zone districts only for products produced on the premises provided no hazards are created with parking, ingress, egress and signage and the operation does not disrupt the peace, quiet and dignity of the neighborhood. Produce stands in non-residential zone districts may include products produced off-premise and require a Temporary Use Permit.

<sup>3</sup> In some zone districts, lots originally platted and zoned for detached dwellings require a Conditional Use Permit for attached units. See Section 3.3.

Exhibit 6.5.C  
BUFFERING BETWEEN ZONING DISTRICTS

| Zoning of Proposed Development | Zoning of Adjacent Property |     |     |             |        |        |                  |                  |                  |           |        |        |     |
|--------------------------------|-----------------------------|-----|-----|-------------|--------|--------|------------------|------------------|------------------|-----------|--------|--------|-----|
|                                |                             | R-5 | R-8 | R-12 & R-16 | R-24   | R-O    | B-1              | B-2              | C-1              | C-2 & I-O | I-1    | I-2    | CSR |
| SF (Subdivisions)              | -                           | -   | -   | -           | -      | -      | F                | F                | -                | W         | W      | W      | -   |
| R-5                            | -                           | -   | -   | -           | -      | -      | F                | F                | -                | W         | W      | W      | -   |
| R-8                            | A&F <sup>1</sup>            | -   | -   | A or F      | A or F | A or F | F                | F                | -                | W         | W      | W      | -   |
| R-12 & R-16                    | A&F                         | A&F | A&F | A&F         | A or F | A or F | F                | F                | W                | W         | W      | W      | -   |
| R-24                           | A&F                         | A&F | A&F | A&F         | A or F | A or F | F                | F                | W                | W         | W      | W      | -   |
| RO                             | A                           | A   | A   | A           | A      | -      | A or F           | A&F              | A or F           | W         | W      | W      | -   |
| B-1                            | A&F                         | A&F | A&F | A&F         | A&F    | A&F    | A&F <sup>2</sup> | A&F <sup>2</sup> | A&F <sup>2</sup> | A or F    | A or F | A or F | -   |
| B-2                            | A                           | A   | A   | A           | A      | A      | -                | -                | -                | -         | A or F | A or F | -   |
| C-1                            | A&W                         | A&W | A&W | A&W         | A&W    | A&W    | -                | -                | -                | -         | A or F | A or F | F   |
| C-2 & I-O                      | A&W                         | A&W | A&W | A&W         | A&W    | A&W    | A&F              | -                | -                | -         | A or F | A or F | A&F |
| I-1                            | B&W                         | B&W | B&W | B&W         | B&W    | B&W    | A&F              | A&F              | B or F           | B or F    | -      | -      | B&W |
| I-2                            | B&W                         | B&W | B&W | B&W         | B&W    | B&W    | A&F              | A&F              | B or F           | B or F    | -      | -      | B&W |
| CSR <sup>3</sup>               | -                           | -   | -   | -           | -      | -      | -                | -                | -                | B         | B      | B      | -   |

<sup>1</sup> Only required for multifamily development in R-8.

<sup>2</sup> Only B-1 that includes a residential component adjacent to nonresidential uses or zoning requires "A&F" buffer.

<sup>3</sup> Gravel operations subject to buffering adjacent to residential.



| Zoning of Proposed Development | Zoning of Adjacent Property |     |     |             |      |     |     |     |     |           |     |     |
|--------------------------------|-----------------------------|-----|-----|-------------|------|-----|-----|-----|-----|-----------|-----|-----|
|                                |                             | R-5 | R-8 | R-12 & R-16 | R-24 | R-O | B-1 | B-2 | C-1 | C-2 & I-O | I-1 | I-2 |

**Notes**

A and B indicate landscape buffer types as described in Exhibit 6.5.D  
 F and W indicate a six foot (6') fence and wall respectively as described in paragraph 1 of Section 6.5.F.  
 A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet (6')  
 The word "or" means either the landscape buffer or fence/wall may be provided.  
 The "&" means that both the landscape buffer and the fence/wall shall be provided.  
 Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.  
 The Director may modify this table based on the uses proposed in any zone district.

**Exhibit 6.5.D  
BUFFER REQUIREMENTS**

| Buffer Types  | Landscaping Requirements  | Location of Buffers on Site  |
|---|---|--|
| <p style="text-align: center;"><b>Type A</b></p> <p style="text-align: center;"><b>Type B</b></p> | <p style="text-align: center;"><b>Eight foot (8') wide<br/>landscape strip with trees<br/>and shrubs</b></p> <p style="text-align: center;">Twenty-five foot (25') wide<br/>landscape strip with trees<br/>and shrubs</p> | <p style="text-align: center;"><b>Between different uses<br/>Exhibit 6.5.C</b></p> <p style="text-align: center;">Between different uses<br/>Exhibit 6.5.C</p> |
| <p><b>Note: Fences and walls are required for most buffers.</b></p>                               |   |  |

**LETTERS FROM CONCERNED CITIZENS/AGENCIES**

>>> <[Rick Krueger@fws.gov](mailto:Rick.Krueger@fws.gov)> 8/24/2007 5:13 PM >>>

To All Concerned: Penny and Enno Heuscher contacted me earlier in the week concerning the proposal by Brady trucking to operate a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River. They asked if there were any concerns that the Service might have about the pending proposal Brady has to construct and operate from this site adjacent to the River. I told them that the Service has several concerns that should be addressed:

The Colorado River including the 100 year flood plain is designated critical habitat for two Federally listed endangered fish the Colorado pikeminnow and razorback sucker. In addition two other Federally listed endangered species the bonytail and humpback chub occupy the river in close proximity to this site. If this project requires a Federal action (i.e. 404 permit) then the Federal agency representing the applicant will need to consult with the Service on impacts to all federally listed species.

The Service is very concerned about floodplain encroachment. The floodplain of the Colorado River has been drastically reduced and this is a major concern for the fish. If Brady plans to further restrict the floodplain at this site this could lead to increased velocities in the river and decreased over-bank flooding which is essential to the life cycles of endangered fish. If their proposal decreases the overall capacity of the floodplain this could be a concern by increasing the potential for flooding up stream and downstream of the constriction point. This tends to lead to more requests for higher dikes to protect these areas causing even further degradation of floodplain habitat. In addition, maintaining a riparian buffer (setback areas) along the river is important

for a number of species including migratory birds, another Service trust resource. Riparian areas have a number of functions besides providing habitat for birds and terrestrial species they act as a flood buffer, providing decreased velocities and creating sediment depositional areas. They also provide a source of nutrients to the river as bank side vegetation grows and falls into the river. This provides the nutrients that produce the bugs and aquatic microfauna that fish and other riparian species depend upon to live and reproduce.

As I understand it, the proposal is for a trucking operation at this site. Run-off from parking areas and loading areas are a concern from a contaminants standpoint. We would request that all storm water from the site pass through an oil/trash/water separator before entering the Colorado River. The potential for contaminants entering the river from a trucking operation are quite high and the potential for fish to be exposed to contaminants is a concern. We have had discussions with city engineers in the past about the use of water/oil separators at key areas within the valley to protect the river from contaminants. It may be prudent to look

at the stormwater within the total drainage area and determine if a central collection point should be created with an oil/ water separator designed into the containment/detention pond.

The Service has been an active participant supporting the Riverfront Commissions efforts to restore the river corridor to a more natural environment and remove historic industrial uses/users. Protecting our riverfront should be a common cause of the Grand Junction community. Most areas within the nation now recognize the value that river floodplains provide including: reducing flooding potential, providing wildlife habitat and recreational opportunities through trails and open space and natural contaminant buffers. The city and county should take an active role by changing zoning along the rivers to provide a natural buffer by

rezoning former industrial and urban development designations to open space as opportunities become available. This will preserve the Grand Valley's overall appeal and provide protection which may lead to delisting of the four Federally endangered fish that occupy our Rivers.

Rick Krueger

U.S. FWS, Contaminants Specialist  
764 Horizon Drive, Bldg. B  
Grand Junction, CO 81506  
Phone: (970) 243-2778  
Fax: (970) 245-6933  
e-mail: [Rick\\_Krueger@fws.gov](mailto:Rick_Krueger@fws.gov)

Dear Commissioners,

The proposal to establish a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River should not be approved. Maintaining a riparian buffer along the river is important for a number of species including breeding, wintering, and migratory birds, and allowing such operations would negatively affect an already threatened resource.

Despite its occupying approximately one percent of the region's surface area, lowland riparian habitat provides support for up to 80% of the resident bird species during some part of their life cycle. Colorado Partners in Flight (a cooperative effort of governmental agencies, conservation groups, industry, the academic community, and private individuals) points out in its Bird Conservation Plan, " This system has the richest avian species component of any of Colorado's habitats." A recent study identified more than 200 bird species using a single mile of this habitat in the Grand Valley during a one-year period, including species of conservation concern such as Bald Eagle and Peregrine Falcon. Another recent survey identified the Grand Valley riparian corridor as the best representative of this habitat in Western Colorado. Because the Grand Valley riparian corridor provides critical habitat for such a large percentage of the state's bird species, Audubon of Colorado has recognized it as one of Colorado's Important Bird Areas.

Lowland riparian is, of all of our varied habitat types, the one most susceptible to loss and degradation by urban and industrial development. Allowing a trucking operation on the river's banks would be counter to the Riverfront Commission's efforts to restore the river corridor to a more natural environment by removing historic industrial uses/users. Protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Most areas within the nation now recognize the value that river floodplains provide by reducing flooding potential and providing wildlife habitat and recreational opportunities. The city and county should take an active role in developing these values by rezoning former industrial and urban development designations to open space as opportunities become available.

Rich Levad

(co-author, "Birds of Western Colorado: Plateau and Mesa Country")

August 28, 2007

To the Grand Junction City Council Members and the Grand Junction Planning Commission:

**Re: The South Downtown Plan and the Brady Trucking Zone of Annexation Between C ½ Road and the Colorado River**

The zoning decisions for the Brady property along the riverfront will present a golden opportunity for the Grand Junction City Council Members to take responsible action regarding the future of the South Downtown area of our fair city.

Many people have worked diligently and unselfishly on the future of this important area of our city and there are compelling reasons for this area to be zoned for Mixed Use. The area is in the flood plain and US Fish and Wildlife Service is very concerned about floodplain encroachment. In addition, there are many homes directly across the river from the Brady property that are impacted by the noise and the unsavory view that a large trucking company, that is billed as an Oil Field Hauling and Trucking firm, would result in.

This is prime real estate that should be used to enhance our city. A riverfront location in the downtown area would be a perfect location for restaurants, parks and river trails, as many other cities throughout the country have chosen to provide for their citizens.

Other cities (see attached) have had to spend millions of dollars to change their riverfronts from prior heavy industrial use to residential, parks and neighborhood enhancing businesses, such as restaurants and theaters. It makes no sense to zone the area in question for industrial use when the potential for better alternatives is so apparent. Stating that it should be zoned for heavy industrial use because it was always that way is not taking the longer view, and it is the longer view that needs to be taken. Looking forward to what this area could look like and the tremendous income it could produce for the city is what needs to be considered. As a concerned citizen and as an active member of the Grand Valley Audubon Society, I urge the City Council Members to take this unique opportunity to improve our riverfront by voting to have this area zoned for Mixed Use.

*American cities transform themselves from places of industry and commerce to centers of culture and refinement.*

*Chief Joseph: "Without Vision the People Perish"*

Sincerely,  
Paul Didier,  
2808 Laddie Way  
Grand Junction, CO 81506  
242-8643  
didier@cheerful.com

#### MUNICIPAL RIVERFRONT IMPROVEMENTS

***American cities transform themselves from places of industry and commerce to centers of culture and refinement.***

- 1 Portland, OR <http://www.tbrpc.org/waterfront/riverpl.htm>  
By the early 1970s, Portlanders were deciding how they could reclaim their waterfront. A masterplan was already in place known as the Downtown Waterfront Urban Renewal Plan. The plan sought to strengthen the link between the waterfront and the central city. Portland's commitment to the South Waterfront began in 1975 when the City Council amended the plan and extended the urban renewal boundary south to Montgomery Street. In 1976 a landmark decision removed Harbor Drive, a four-lane expressway that cut off downtown from the river. The stage was set for Portlanders to again have access to their riverfront! In 1979, the Planning Commission and City Council adopted the South Waterfront Development Program developed by the Portland Development Commission. Between the years of 1980 and 1983 the Marina basin was dredged, utility relocation and street construction work were completed and the Waterfront Park Extension from the Hawthorne Bridge to Montgomery Street was underway.
- 2 Pittsburgh, PA [http://www.friendsoftheriverfront.org/new\\_pages/links.htm](http://www.friendsoftheriverfront.org/new_pages/links.htm)  
Read about Pittsburgh's extensive revitalization of its riverfronts - all three rivers at the above website.
- 3 St. Louis, MO <http://stlouis.missouri.org/government/duffy/riverfront.htm>

<http://www.explorestlouis.com/meetings/newPackage.asp?PageType=3>

**The Riverfront Master Plan** - St. Louis' historic riverfront is being re-made for the future thanks to a new Master Plan. A mile-long stretch of the Riverfront from the Poplar Street to the Eads bridges will be transformed into an inviting and vibrant destination with greenways, dining, attractions and a focus on the Mississippi River. The plan also will create new spaces for public performances to enhance the popular Live on the Levee summer concert series and allow for additional riverfront events.

- 4 Philadelphia,  
PA

[http://www.schuylkillbanks.org/admin/controls/doc/2\\_20051213115749.pdf](http://www.schuylkillbanks.org/admin/controls/doc/2_20051213115749.pdf)

The New Schuylkill Riverfront - Master Plan and Priority Projects - Along the banks of the Schuylkill River, south of the Fairmount water works, a long-awaited transformation is taking place. It is not just the new trail that bends around a gracious turn in the river and continues to Locust Street. It's in the hearts and minds of Philadelphians who are experiencing the Schuylkill for the first time and discovering the joy of bringing the river back into the fabric of our lives. For many years, the lower section of the Schuylkill River has deserved only a casual glance. Due to more than a century of industrialization, it has lost the lush green banks that attracted early Dutch explorers and the city's forefathers who strategically aligned the city's development along its verdant edge. Look again.

- 5 Des Moines,  
IA

<http://www.lib.drake.edu/heritage/odm/article.html>

As landscape architecture, municipal art and city planning gained increasing favor nationally, local architects turned to matters of site planning. At the request of the Civic Improvement Committee of the Greater Des Moines Committee (connected with the Commercial Clubs), Frank E. Wetherell prepared the "Plan of Improvement of River Front" in 1908.

- 6 Fort Wayne,  
IN

<http://downtownfortwayne.com/story.php?cat=1&sub=253&uid=134>

Municipal Riverfront Improvement District/ CREeDAn infill strategy for the downtown core is being developed that will weld these two sets of incentives to grow **mixed-use** projects, featuring first floor retail/restaurants and upper floor housing as well as integrating arts and culture into a number of smaller developments. Setting the conditions to spur creative industries is the key goal of the strategy.

- 7 Sunbury, PA

<http://www.seda-cog.org/nor-sunbury/cwp/view.asp?a=863&Q=430769>

The goal of the Sunbury Riverfront Park Project is to create aesthetically pleasing riverfront improvements that combine flood protection with quality park and recreation services and facilities that benefit the diverse recreational interests of its residents, and provides access to the Susquehanna River and Lake Augusta, while serving as a catalyst for economic development.

- 8 Bellevue, IA

<http://www.iowaleague.org/AboutCities/CIA.aspx?id=113>

The majority of Bellevue's riverfront area had been improved with brick sidewalks, picnic tables, benches, and lighting, however the south river front was still in need of these improvements. The river front is used extensively by the community and tourists for recreation and completing the South Riverfront Park Project would finish the entire riverfront area and be another step closer to eventually encircling the entire city with a walkway system. The additions were completed in June of 2004.



9 Albany, GA

<http://www.albanytomorrow.com/projects/projects.html>

Both new and rehabilitated structures are included in Albany Tomorrow's proposed \$1.5-\$2 million development of the downtown street closest to the Flint River. The Flint River Entertainment District is envisioned as a dense mix of specialty retail, entertainment and dining establishments linking the Flint RiverCenter, the hotel and conference center, the Flint River Walk, the Albany Civic Center and riverfront amenities such as docks, plazas, parks and trails. The area would feature streetscape and lighting improvements as well as courtyards, open-air tables and inventive storefront treatments. Development along the west side of Front Street in the block between Broad and Pine Avenues is emphasized.

10 Henderson  
City, KY

<http://www.courierpress.com/news/2007/jul/15/riverfront-improvements-meeting-set/?gleaner=1/>

the commission will meet in a workshop, at which time it will discuss the list of possible riverfront improvement projects.

11 Rockland  
County NY

<http://www.co.rockland.ny.us/planning/landuse/rivercomm.htm>

Communities have officially agreed to work together toward preserving and enhancing one of our greatest assets, our riverfront communities

9/6/07

Dear Kristen,

Please keep the zoning mixed in the property across from Eagle Rim Park along the Colorado River. I live in Orchard Mesa and often use the bike trail in this area. It would be so great to have a picnic area here and a pond for herons and water fowl. The first summer after I moved here (2004), there was pond where the truck parking lot is now. It was filled with roosting herons. It was so neat. Thank you.

Sincerely,  
Roberta Hettinger  
2754 Laguna Drive GJ, CO 81503

9/6/07

I am requesting that the Brady land be zoned as mixed use. We need to preserve the land along the Colorado River for future beautification efforts compatible with the Riverfront Trail, the new parkway, the Botannic Gardens and Eagle Ridge Park across the river. It is not a good economic decision to zone these three parcels for light industrial and industrial/office use. Grand Junction's future economy will be better served by beautifying the south downtown area. Because we are attracting more and more tourists and retirees to our area, we need to enhance areas along the river as one of the important tools to continue to attract more tourists and retirees to our city. They are the true basis of Grand Junction's current and future economy - they bring MONEY with them! There are other areas in our city, such as along the Business 50 bypass, more appropriate for industrial use.

Sincerely,  
Barbara Hill

9/6/07

Grand Junction Planning Commissioners:

Please keep the Brady land zoned as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc. The Colorado River runs through the center of Grand Junction, and as our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction. Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river. When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River is the centerpiece of Grand Junction and should be a big piece of that picture.

Keeping the Brady land zoned as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,  
Roy High  
2821 Columbine Park Court  
Grand Junction, CO 81501  
970-245-5267

9/6/07

Dear Kristena et al:

Since my move to Grand Junction five years ago this week, I've wondered why? My town which is named after the river junction, does not celebrate that fact by beautifying its river front!!

Please zone the Brady land as "Mixed use" rather than Light industrial or industrial/office.

Respectfully,  
Concerned citizen Barbara H. Fredell

9/11/07

To the City Planning Commission,

Re: Zoning the former rendering plant property on the banks of the Colorado River.

Much has been said about the property on the riverfront, which the Brady Trucking company wants to use for its oil field hauling and trucking operations.

My purpose in writing today is to urge you to make a decision on this zoning issue that will be right for the people of Grand Junction and Mesa County. Relying on what the land was used for in the past is no longer a valid argument. We are now in the 21st century and continuing growth of the city and county requires decisions that apply to tomorrows needs, not yesterdays.

This part of Colorado will continue to expand more rapidly than the rest of

Colorado and your planning position is one of public trust. The people respect each of you because they know they can rely on you to represent their interests. You have a huge responsibility and we the people expect our interests to be represented fairly and in a manner that will benefit the majority of us.

Recommending a plan of action to the City Council in favor of one company that just arrived on the scene is inappropriate. Some recommendations that you are asked to make are more difficult but nevertheless we expect you to rise to the challenge and recommend accordingly. It is in this spirit of respect that I come to you concerning this important issue for the people I represent.

Thank you for your consideration.

Sincerely,  
Paul Didier, Grand Valley Audubon Society

9/7/07

Dear Council Members,

I recently moved my family here from the mountains of Colorado. Prior to the move, I had heard many of the old cliches about Grand Junction being a heavily industrialized town with unbounded noise and air pollution. An initial survey of the area a couple of years back certainly gave credence to some of the claims that I was hearing, but as I looked beyond the surface, I saw that there were some very commendable changes taking place. Just this past year I have seen a tremendous amount of clean-up along the Colorado River corridor in the area of the 5th street overpass. The Riverside project certainly speaks to a vast improvement of roadway and the adjoining Riverfront Park has been a pleasure to enjoy, even in its earliest stages of development. In reality, I have been quite happy with the efforts and changes that I have seen, and I trust in the vision that has been set forth in developing the quality of life in the Grand Junction area.

I have heard that there is a zoning request for property held by Brady Trucking on newly-annexed land adjoining the Colorado River located on 27-1/2 Road. I strongly urge the City Councilmembers and Planning Commission to give said property a "MIXED USE" zoning designation rather than the industrial designation that is being requested. A re-encroachment of industrial use into this area would truly be a contradiction to all the money and effort that have gone into cleaning up this part of the river corridor and our urban setting.

No doubt there is a need for industry supportive of the energy development that our area is presently experiencing. However, such industries need to be located in areas where their impacts do not degrade the quality of our urban and suburban settings. Added to this, placement of such industries in sensitive river corridors and floodplains would contradict wise-planning and jeopardize the very setting we are trying to restore.

I would strongly ask that the City Council and Planning Office continue the vision of the riverfront improvements and zone the land in question as MIXED.

Sincerely,  
Jim Liewer and family

Distributed during  
the Sept. 11, 2007 PC  
meeting.

(File Copy)

Penny Heuscher  
Grand Junction, Co.

Good Evening COMMISSIONERS

**JIM ROBB , JUDGE ELA** AND MANY OTHERS LED THIS COMMUNITY WITH GOVERNMENTS IN FORMULATING A VISION FOR OUR RIVERFRONT. GREAT STRIDES HAVE BEEN MADE TO IMPLEMENT THIS EXCITING, WONDERFUL VISION THAT PROMOTES HEALTHFUL RECREATIONAL USES OF OUR RIVERFRONT. WE HAVE SPENT MILLIONS TO clean IT up AND get the job done. We found an APPROPRIATE LOCATION FOR JARVIS.

.....THE POINT IS: WE HAVE TAKEN INDUSTRIAL OFF THE RIVER! WE BUILT A BEAUTIFUL PARK, EAGLE RIM ON THE SOUTH BANK. SPENT NEARLY TWO MILLION ON EAGLE RIM OVERLOOKING THE RIVER AND THE VALLEY.

RIVERBANK PROPERTY WAS RECENTLY PURCHASED BY BRADY TRUCKING ,AN OUT OF STATE FIRM. THIS BANK PROPERTY HAD COUNTY INDUSTRIAL ZONING FOR MANY YEARS BUT WE WOKE UP TO THE FACT THAT RIVERS AND THAT RIPARIAN HABITATS ARE IMPORTANT. WE LEARNED THAT INDUSTRIAL ZONING IS NOT APPROPRIATE FOR SENSITIVE AREAS. . IT HAS BEEN ANNEXED INTO GRAND JUNCTION. TONIGHT WE ARE RECOMMENDING ZONING. THERE IS A RANGE OF ZONING POSSIBILITIES FOR IT.

**PAUL JONES** OF THE RIVERFRONT FOUNDATION HAS STATED THAT INDUSTRIAL IS "NOT A FIT" FOR THIS PROPERTY.

WE IN GRAND JUNCTION HAVE THE OPPORTUNITY TO PLACE ZONING THAT FITS WITH THE RIVER, WE RECOMMEND MIXED USE ZONING FOR THE FOLLOWING REASONS,

IS MORE PROTECTIVE OF THE FLOOD PLAIN AND THE ADJACENT ENDANGERED FISH,

MIXED USE WOULD TRANSITION WITH THE ZONING OF THE ADJACENT LAS COLONIAS PARK AND THE NEW REC CENTER.  
IT FITS BETTER WITH EAGLE RIM ABOVE IT ON THE OPPOSITE BANK.,

The SOUTHDOWN PLAN SEEKS TO PROTECT VIEWS FROM EAGLE RIM. THAT IS IN THE DOCUMENT. MIXED USE DOES NOT ALLOW OUTDOOR STORAGE AND THEREFORE WOULD BE IN AGREEMENT TO THE SOUTH DOWNTOWN PLAN - WHEREAS , Industrial -1 I-1 WHAT THEY WANT FOR THE



LARGEST PART OF THE PROPERTY AND INDUSTRIAL OFFICE ARE NOT IN AGREEMENT WITH THIS NEW PLAN.

KEEP IN MIND THAT NO AMOUNT OF SCREENING CAN BUFFER THE VIEW FROM THE PARK HIGH ABOVE THE RIVERBANK .OR FROM RESIDENTIAL AND **YES WE WERE HERE FIRST**. WE HAVE HAD OUR RESIDENTIAL ZONING IN THE CITY FOR MANY YEARS THE TRUCKING COMPANY IS APPLYING JUST NOW FOR ZONING IN THE CITY.

PERHAPS WHEN THEY BOUGHT THE PROPERTY, THEY WERE LED TO BELIEVE IT WOULD BE INDUSTRIAL.

INDUSTRIAL ZONING BY ITS' NATURE IS NOISY THE HORRIBLE LOUD RACKET FROM THE BRADY SITE THIS SUMMER WAS UNACCEPTABLE TO ANY ONE IN THE AREA NOT GOOD FOR-TRAIL USERS OR RESIDENTS OR VISITORS TO ADJACENT PARKS.

**MIXED USE IS RECOMMENDED BY PLANNING STAFF AS AN ALTERNATIVE AS STATED IN YOUR STAFF REPORT. SEE PAGE( ) WE RECOGNIZE THE VALUE IN MIXED USE AND SEE IT AS THE BEST ZONING IF YOU MUST RECOMMEND ZONING FOR THIS AREA NOW.**

**DR. FINDLEY** OF THE RIVERFRONT FOUNDATION BELIEVES THAT A LAND TRADE SHOULD BE IMPLEMENTED.

We prefer a land swap so that Brady can have a suitable site away from the river with access and zoned appropriately and the city could use this land for park and recreation purposes. We believe we have found suitable land that could be used for the swap.

COMMUNITY RECREATIONAL ZONING IS THE ULTIMATE BEST FOR THIS RIVERBANK. A LAND TRADE FOR BRADY WOULD SOLVE THIS DILEMMA AND IT WOULD TRULY BE BEST FOR THE RIVER AND OUR COMMUNITY.

PLANNING COMMISSIONERS, YOU SERVE AS VOLUNTEERS JUST AS JIM ROBB DID FOR THIS COMMUNITY. HE AND MANY OTHERS WORKED FOR THIS COMMUNITY TO ACTUALIZE WHAT THOUSANDS OF PEOPLE WANT -A GREEN RIVERFRONT WITHOUT INDUSTRIAL RACKET AND FUMES

THANK YOU FOR YOUR ATTENTION AND SERVICE.

**From:** "Tom acker" <tacker@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 12:44 PM

Dear GJ zoning board,  
Please zone the Brady parcel as "mixed use" instead of light industrial. Try and conserve the the concept which create Eagle Rim Park and the honor the location of the marker commemorating the plaque marking the crossing place of the brave trappers and explorers the preceded us.  
Thanks.  
Tom Acker

Thomas Acker  
Associate Professor of Spanish  
Mesa State College  
1100 North Ave.  
Grand Junction, Colorado 81501  
(970)248-1068  
<tacker@mesastate.edu>

**From:** WAYNE FLICK <waflick@yahoo.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 9:34 AM  
**Subject:** Rezoning of near the Colorado River

To Whom It May Concern:

This is about the proposed zoning change directly across the river from the popular Orchard Mesa Eagle Rim Park and adjacent to the river trail and foot bridge in Las Colonias Park. Brady Trucking is requesting that the city change the zoning to Light Industrial for the westerly parcel and to Industrial/Office for the two easterly parcels. All three parcels on directly on the river and most of the land falls within the floodplain.

I'm asking that you instead zone the Brady land as MIXED USE rather than Light Industrial or Industrial/Office. This will potentially do much less damage to the river as the former zoning.

Thank you for your consideration of this matter.

Sincerely,  
Wayne Flick  
3026 Cline Ct  
Grand Junction, CO 81504  
970 433 2035  
waflick@yahoo.com

**From:** "Norm Kronvall" <kron530@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 5:32 PM  
**Subject:** Riverfront

As a concerned citizen, We (my husband and I) are appealing to you to turn down the Industrial use along the Colo. River near Eagle Rim Park. This seems like backwards planning to us! After all so many people have done to try to clean up our beautiful river, let's keep it that way, it's healthier for all, people and critters. Thanks for your attention to our deep concerns, Sincerely, Mary and for Norm Kronvall



**From:** "Dave Murphy" <dave.murphy@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 1:09 PM  
**Subject:** Re-zoning of Riverfront property

Dear Planning Commission:

I am concerned about possible harmful impacts from a proposed re-zoning of land along the Colorado River in the Grand Junction South Downtown area. Brady Trucking wants land they own to be re-zoned as Light Industrial or Industrial / Office. The potential re-zone would allow the company access to land along the river, removing the potential for beautification efforts along this stretch of the river corridor in the future. I urge you to have this area zoned as Mixed Use to allow for greater protection of this critical area. Thank you-

Dave and Crystal Murphy  
2341 Promontory Ct  
Grand Junction, CO 81503  
970-241-7958

**From:** "joantom" <joantom@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 11:21 AM  
**Subject:** Brady Trucking Re-zonging request

Dear Planning Commissioners:

What is the City thinking??? First we see billboards and an energy services facility on Redlands Parkway leading towards the Monument. These are huge eyesores detracting from one of the major natural attractions of the Grand Valley. And now light industry along the riverfront? If we're going to have massive sprawl, we need at least to preserve and enhance the areas that make (or made?) the Valley so attractive. Please - zone this area Mixed Use and work to make it part of a premier walking/biking corridor.

Thanks for considering my views.

Joan Woodward  
254-1656

**From:** "Harriet Stephens" <hstephens1@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 4:46 AM

Re: Zoning of the Brady land

We need to be looking to clean and beautify the GJ riverfront; not industrialize it. There are other location options for industrial business, but there are not other locations for parks or amenable business desiring a riverfront ambiance. Also, this land is located in a floodplain and I hate to think of a flood in an industrial area - the resulting pollution to the river.

Other cities are working hard to clean up thier riverfronts'; we have an opportunity to not mess ours up in this location.

Please zone this area mixed used.

Thank you  
Harriet S. Stephens  
1150 Primrose Ln  
Fruita, Co 81521

**From:** <Montelizabeth@aol.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 12:28 PM  
**Subject:** riverside property is not the best option for industrial sites

Grand Junction Planning Commission:

Please keep the Brady land as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc.

The Colorado River runs through the center of Grand Junction, and our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction.

Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river.

When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River as the centerpiece of Grand Junction to be a big piece of that picture.

Keeping the Brady land as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,

Roy High  
2821 Columbine Park Court  
Grand Junction, CO 81501  
970-245-5267

\*\*\*\*\*

Get a sneak peek of the  
all-new AOL at <http://discover.aol.com/memed/aolcom30tour>

**From:** "nancy terrill" <nordicski@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 11:27 AM  
**Subject:** Mixed use urged--Brady property

Hello Kritena,

I am very concerned about the riverfront property leased by Brady Trucking.

I oppose any industrial use of the riverfront and strongly urge the City to give

a "Mixed Use" designation to this property. We have an opportunity to make the riverfront more beautiful, not less beautiful, and this wonderful life-giving resource

will stay clean and an area of recreation, enjoyment and pride for our community.

Sincerely,  
Nancy Terrill  
300 Cedar Ct.  
Grand Junction



**From:** "larry arnold" <larnold47@msn.com>  
**To:** <kristena@gjcity.org>, "larry arnold" <larnold47@msn.com>  
**Date:** 9/4/2007 12:29 PM  
**Subject:** Re: Brady Land at 27.5 Road in GJ

**CC:** "aileen lotz" <redwing@bresnan.net>, "andrea" <arobinsong@paonia.com>, "...

I neglected to mention that this is in reference to GJ Land Development Application Pending #2007-051. The area is accessible via 27.5 Road off of D Road and is well marked with yellow signs, Re: action pending (just in case anyone wants to go have a look). The Riverfront trail should be continued through that area rather than dumping both foot- and bicycle-traffic out onto C and 1/2 Road as it currently does. That riverfront property simply is not the right location for any type of industry, even "light industry" or office buildings. At dawn this morning, there were numerous waterfowl, wading birds and shorebirds moving up and down the river at that location.

Larry

----- Original Message -----

From: larry arnold<mailto:larnold47@msn.com>  
To: kristena@gjcity.org<mailto:kristena@gjcity.org>  
Cc: aileen lotz<mailto:redwing@bresnan.net>; andrea<mailto:arobinsong@paonia.com>; billday<mailto:billday@paonia.com>; Carole Brysky<mailto:cbandfitzie@yahoo.com>; coen dexter<mailto:coenbrenda@yahoo.com>; Craig Dodson<mailto:cddodson@mesastate.edu>; jacob cooper<mailto:certhia@bresnan.net>; jason BEASON<mailto:jasonbeason@tds.net>; JMoston<mailto:JMoston@aol.com>; john toolen<mailto:jtoolen@bresnan.net>; kathy kuyper<mailto:chswift@hotmail.com>; riversidepkwy<mailto:riversidepkwy@gjcity.org>; Robert Bradley<mailto:thrasher@bresnan.net>; ron\_lambeth<mailto:rolambeth@yahoo.com>; ronda woodward<mailto:woodward@wic.net>; Terri AHERN<mailto:ahernterri@msn.com>; levadjj@bresnan.net<mailto:levadjj@bresnan.net>; paul&fran didier<mailto:didier@cheerful.com>  
Sent: Tuesday, September 04, 2007 9:55 AM  
Subject: Brady Land at 27.5 Road in GJ

04 September 2007

GJ Planning Commission,

The "Brady property" on the Colorado River at 27.5 Road should NOT be zoned as industrial, whether "I-1" or "I-O" for the following reasons:

\* People live across the river from that area and it would degrade their neighborhood with noise pollution, light pollution, air pollution, etc

\* ANY industrial activity in a riverine habitat will negatively impact water quality of both surface and ground water, in this case the Colorado River, and down the road somebody will be faced with an expensive cleanup effort and/or fines. Guaranteed. It happens every time.

\* Much of this area is in the floodplain, meaning there WILL be release of hazardous materials into the river when flooding occurs.

\* Industrial zoning would sabotage the city's efforts toward a green belt and "mixed use" goals, and would also deny future protection of an important wildlife corridor.

Sincere thank you for your consideration,

Larry Arnold  
308 Country Club Park  
Grand Junction, CO 81503

970-263-0115

**From:** "Brian Olson" <b.olson37@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 9:48 AM  
**Subject:** Brady Property on Colorado Riverfront

Kristena,  
With all the positive things that are happening in the southern downtown area of Grand Junction and along the riverfront, it would be a step backward to allow the Brady property along the river to be zoned anything but for MIXED USE.

Thank you.  
Brian Olson  
2068 Snow Mesa Lane

**From:** Pamela J Parrish <pparrish@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 7:19 PM  
**Subject:** Brady Land by the river

Hello--I'm in favor of zoning the Brady land by the Colorado river as mixed use vs industrial of any type. Industrial zoning by any river seems regressive and we can look back through time and see what a mess our rivers have been due to this kind of zoning and backward thinking. Please, let's use progressive forward thought and visualize how beautiful the river corridor should be, along with the Los Colonias park.  
Pam Wieser

**From:** "Michael Marquardt" <mrmarquar@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 10:25 AM  
**Subject:** Brady land zoning

To whom it may concern:

I am hoping that you and the Planning Commission will recommend a zoning category of "mixed use" for the Brady land rather than "light industrial" or "industrial/office". As more and more of our open land is devoured by development, please listen to your citizens that we want to retain as much open space as possible, especially on the river front. Objections by neighbors should be carefully considered, as the proposed changes directly affect them and their property. I am particularly concerned as I ride the bike trail down from Orchard Mesa and along the river in that very area on my commutes into the city from Whitewater. At present, that stretch of ride is quiet, clean, and calming, and I would hate to see noise and pollution from industrial activity replace that oasis-like quality.

Thank you for listening.

Sincerely,

Michael R. Marquardt  
Whitewater

**From:** "MARTY GARVEY" <mgifts2@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 11:32 AM  
**Subject:** Brady Trucking rezone

Rezoning for one special interest sets a bad precedent for all zoning regulation enforcement and will lead to spot zoning throughout the county. An exemption for Brady trucking is just such an example of poor zoning practice and is not in the best interest of Mesa County residents. Margaret B. Garvey



**From:** "Carol Ortenzio" <protenz78@gmail.com>  
**To:** <kristena@gjcity.org>, <jimmd@gjcity.org>, <lindat@gjcity.org>, <greggp@g...>  
**Date:** 9/5/2007 2:11 PM  
**Subject:** Brady Land Zoning

I am writing to voice my objection to making the Brady Trucking land purchase at 27 1/2 Road I-1 & I-O. This land should be zoned MIXED USE.

The City of Grand Junction & Mesa County have spent years cleaning up this area of the riverfront at a very high cost. As you already know, uranium mill tailings have been removed from the site. Salvage yards & other heavy industrial uses were purchased & removed as part of the riverfront project. To place industrial zoning on this parcel opens the door to re-polluting the area, totally negating the efforts to clean up the riverfront & wasting monies spent on clean-up.

Also, the many homes across the river from this property would be impacted by noise, offensive odors, & an industrial view of the trucking company. This is property that should enhance, not degrade the city. We should be planning a riverfront area that is the ideal location for parks & trails, restaurants, shops, & other possibilities such as a band shell or even concert hall. Other cities have beautified their riverfronts & brought revenue & beauty to their city. Imagine the income from local & tourist dollars it could bring in!

This area is in a flood plain. With an industrial zoning, there brings the increased risk of pollution & damage to the waters & endangered fish in the Colorado River. Our water is much too valuable to risk.

Let's not become a city of ugly vistas. Let's continue on our journey to become an area of culture & beauty.

PLEASE, make these 3 parcels MIXED-USE ZONING CLASSIFICATION.

Thank you.

Carol Ortenzio, 306 Dakota Drive, GJ 81503

**From:** Bill Haggerty <haggerty20@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 6:36 PM  
**Subject:** use of Brady property...

To Whom it May Concern: I'm amazed that after nearly two decades of clean-up along the Colorado River, the planning commission would even consider a light industrial designation for property near the Western Colorado Botanical Gardens. I have personally spend hundreds of hours helping to clean up the riverfront property around Watson Island and many other parcels. I've spent even more time promoting it as a clean, healthy environment we can all enjoy. Please do not designate this area as light industrial. I believe that is a step in the wrong direction.

Sincerely,

Bill Haggerty

--

Bill Haggerty  
250 E. Fallen Rock Rd  
Grand Junction, CO 81503  
970.245.7028 (h)  
970.270.3509 (c)  
haggerty20@bresnan.net

**From:** "Magoon, Janet " <jmagoon@mesa.k12.co.us>  
**To:** <kristena@gjcity.org>, <belindaw@gjcity.org>, <planning@gjcity.org>, <la...>  
**Date:** 9/5/2007 4:49 PM  
**Subject:** Industrial zoning on the river-

Members of the Planning Commission, City Council members, Mayor Doody and Laurie Kadich,

The zoning issue addressing the Brady Parcels along the banks of the Colorado River did first come to my attention because I reside across the river, however, my personal interest goes far beyond the scope of my neighborhood. Since I do have property above that area, I am extremely concerned about noise/odor/lights as are most of my neighbors and every park user I have spoken with.

Beyond that, as a concerned citizen of Grand Junction, I find the opportunity of developing Las Colonias Park and linking it to Eagle Rim Park incredible! It will unify the two parks, and a foot bridge in-between is a unique asset for commuters, nature enthusiasts, and park users. I find the future use of the 3 Brady parcels on the river bank of extreme importance from a visual and noise aspect for both parks but especially for Eagle Rim Park. It IS an awesome view from the rim and sound carries easily over the water. The Spanish Trail memorial was just placed over-looking that area. We need to make it presentable along the river for all those who value the river as the essence of life in this desert valley. An "eyesore" IS an eyesore and although Brady Trucking has not declared what they intend to put on potentially zoned I-1 land, let's face it, no amount of landscaping can obscure the view from the Eagle Rim Park.

More importantly, as a concerned citizen of the United States, I find industrial zoning along the bank of the Colorado River (in a flood plain, no less!) a reckless and irresponsible proposal. Industrial zoning would allow for heavy vehicles and equipment, outdoor storage and outdoor operations/manufacturing. We have seen what happens when big trucks have accidents or leak contents...it does not belong on the river. Brady has I-1 zoning right across the street. That is close enough to the river for that sort of zoning.

After much thoughtful consideration and input from a multitude of good people with healthy, futuristic visions, my hope for the area (if CSR is not an option) would be to zone all 3 parcels as "Mixed Use". I believe that zoning choice would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

From Page 6 of the South Downtown Neighborhood Plan given to citizens at the Riverside open house August 2007....."the River does present excellent opportunities to maintain and enhance amenities that have already been placed along the River including the Botanic Gardens, the Riverfront trail system, the Old Mill pedestrian bridge and the community investment of the Riverside Parkway. The topography of the site is also an important consideration. While the South Downtown area

itself is flat, it is significantly lower than Orchard Mesa to the south. This makes it a very visible area as well as presents some unique opportunities for views and vistas."

Thank you for your time and consideration,

Sincerely,

Janet Magoon



**Bennett Boeschstein, AICP**  
**1255 Ouray Ave.**  
**Grand Junction, CO 81501**

Mayor, City Council & City Manager  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Rezoning the former Rendering Plant on the Banks of the Colorado River

The Grand Junction Planning staff has listed three zoning categories it believes would be appropriate in view of the City's amendment to the master plan for the above mentioned property: 1. I-O Industrial Office, 2. I-1 Light Industrial, 3. M-U Mixed Use

It is my opinion that the MU zone would be the most appropriate zone for the site for the following reasons: 1. it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials, 2. it requires appropriate screening, buffering and open space and enhancement of natural features and 3. it does not allow outdoor storage and operations. The drawback to this zone is that it allows multi-family housing; however, any structure including multi-family housing must meet the strict standards of the City's Flood Plain ordinance which incorporate the requirements as established by the Federal Emergency Management Agency (FEMA).

In addition, I hope the City Council, Planning Commission and staff will examine the site plan of this development to insure that its possible harmful effects are mitigated. Items such as a riverfront paved trail with landscaping along the River's edge, raising any structure one foot above the 100 year flood plain and/or flood proofing below the 100 year flood plain and establishing strict environments standards to prevent noise, air and water pollution should all be part of an approved plan. (This site was underwater during the flood of 1983.)

There are appropriate alternative locations for this trucking facility which are located away from the Colorado River on the Riverside Parkway. These sites are vacant and are zoned industrial.

This community has worked too long and hard in cleaning up the riverfront of salvage yards, low- level radioactive uranium mill tailings, and polluting industries to allow a potentially new polluting industry to locate on the riverfront.

Thank you for your consideration of my request.

Sincerely,

Bennett Boeschstein, AICP

xc. City Planning Commission

**Agenda Topic: Brady South Zone of Annexation-GPA 2007-051**

Requesting placing I-1 on the Colorado River bank and in the extensive Flood Plain and I-O on the River bank on two parcels eastward parts of which are also Flood Plain.  
Location: 347 and 348 27 ½ Rd and 2757 C ½ Rd.

Dear Planning Commissioners, City Councilmembers and City Planning Staff and City Manager.

You have a rare opportunity to weigh most carefully and consider information regarding zoning to be placed on the banks of our (Nation's-Interstate ) Colorado River. This is not a decision to be made without an in depth understanding of the impact of your decision. It is not one to be made hastily. It is not a political decision but it must be an unselfish and thoughtful one based upon many facts.

You may hear arguments that some of the newly acquired Brady Trucking Firm land on the river bank was zoned industrial when it was in the County and therefore it should remain industrial in the City. Those decisions were made early in the last century. Now that it has been annexed into the City, the applicant is requesting I-1 or Industrial 1, on a west parcel and I-O (Industrial / Office) on two east parcels. The argument to keep the zoning is no longer valid. We have all learned much about the importance of rivers, riparian habitat, flood plains and water quality since those early days when Industrial uses were allowed adjacent to or close to rivers.

**The U.S. Fish and Wildlife** has provided to YOU compelling reasons for the City NOT to put industrial zoning back on the Colorado River. The United States Fish and Wildlife's primary concern is the flood plain of this area. The Critical Habitat for endangered fish is inclusive of the Flood Plain. The Fish and Wildlife refers to the endangered fish in the report. Nearly ALL of the West Parcel is in the Flood Plain and some amounts of the east parcels are in the flood plain. The Rendering Plant was flooded in the early 1980's. I witnessed people canoeing on the property. The flood carried off a heavy log bench that was cut from a cottonwood tree on the south bank. You have been provided with copies of that extensive letter. **Rocky Mountain Bird Observatory** has given input on this area that should not be Industrial. **The Division of Wildlife** has recommended a 300 ft corridor along the river for wildlife.

The staff report CLAIMS that the proposed zoning is "Compatible" with adjacent zoning. Let's take a closer look at that.

Please refer to the staff report on page 1. "Surrounding Zoning"

NORTH: the surrounding zoning is CSR – Recreational (Las Colonias Park) and a very small amount across C & 1/2 Rd is I-1.  
SOUTH: R-5 and also CSR (Recreational). Eagle Rim Park is the CSR on the South border. Hopefully you understand that the River is not a buffer from Industrial to Residential because of the PHYSICS of sound. The BLASTING LOUD racket created by the Aspen Drilling Company, who had leased the property this summer from Brady in no.

*P. H. pg 1 of 2  
copy given  
to planning*



way can be considered compatible to the zoning at Eagle Rim Park or for the adjacent zoning of the neighborhoods. Proposed I-1 zoning would be noisy-not compatible to parks and residential zoning. Noise adjacent to residential areas should not be tolerated in any zone.

EAST: RSF-R in the County, again Residential Zoning

WEST: again CSR –Recreational- or Las Colonias Park

A Planning Commissioner observed that the zoning was not compatible at the Growth Plan Hearing.

**An alternative could be MIXED USE, (MU.** It is more protective of the River and compatible to adjacent zoning. **It has restrictions that support the South Downtown Plan** regarding Views from Eagle Rim. The applicant's proposal for zoning allows uses as outlined in **TABLE 3.5 Use/Zone Matrix - pg 23 of the staff report** that are a direct contradiction to the South Downtown Plan. **See the Downtown Neighborhood PLAN** pages 6 and 9. Heavy vehicles would be allowed and outdoor storage allowed. This can not be buffered from the view of the Orchard Mesa Eagle Rim Park which you know is high above the river.

**Gas and petroleum storage is Conditional in both I/O and I-1 zones but it is not allowed in Mixed Use. No storage of gas and petroleum is more protective of the river.**

The area that is not in the Flood Plain could be residential as allowed by Mixed Use although CSR would be better still.

In addition a land trade is possible and the applicant is willing. Also the applicant has received (according to the City staff) offers for this property. This matter should be tabled. However, if you must place zoning on these parcels at this point in time, then choose The City of Grand Junction's Planning Department alternative recommendation of "Mixed Use" as noted in the staff report. It respects the applicant, it is compatible to surrounding zoning and it is most protective of the river.

For your convenience I have included a copy of the U.S. Fish and Wildlife input regarding this matter, a map of the Flood Plain that he refers to and copies of the petition signed by many neighbors and trail users that was presented to the City Council when the applicant had requested a change in the "Growth Plan".

Thank you,

Penny Pauline Heuscher  
330 Mountain View Ct.  
Grand Junction, CO 81503  
August 30, 2007

*pg 20/2*

For inclusion in Planning Commission and City Council Packets.



Dear GJ Planning Commission:

My name is Janelle Heiden. I have for 16 years been a proud resident of Grand Junction, Colorado. That being said, I would like to offer you my opinion on a change that may be taking place in our community. As you may already know, I am writing this letter concerning the potential development of the Eagle Rim area in Orchard Mesa. I believe that we should keep it free of industrial use and use it primarily as a mix use area. In my opinion, using the land for the Big Trucking Company would destroy a lot of beautiful wild life and land that is in use by the Community every day. Also, the eagle Rim area is very close to the river, putting a trucking company there may danger the water and its natural habitats that live in or around it. I do know that this change would bring in money and jobs to our community but is it wroth the risk or destruction of a well known area? I believe not and think that this place is not safe and/or even convient to locate such a company.

Thank you for your time,  
Janelle Heiden, Central High School Student

Dear GJ Planning Commission:

I am a student at Central High School and I am expressing my opinion about the matter of the truck transporting business by the river by orchard mesa. I think that this would be a bad thing for the people and the environment from the possible contamination of the river and the surroundings, they would also be ruining the scenery and the animals around that area.

Sincerely, Scott Miller

Dear GJ Planning Commission:

My name is Ashley, this is my senior year at Central High School. I would have to say my opinion on this matter would have to be to make it a zoned mixed use. My understanding is the neighborhood overlooking this area does not want to see a trucking business run and spread out instead of there scenery. To me that's just a materialistic problem and is not a big deal. The big deal to me is the water, and what will happen if this is placed right next to a river. Water is more important in this world than any trucking business. I do understand it is there land but keep in mind we need good water. Thank you for taking the time to read my side of this.

Ashley Taylor

Hello, my name is Tim Ostrom. I'm a senior at Central High School. I think that the neighbors have a say in how the view will look. They are living there, they should at least get to express their opinion. Sure the company owns the land but it would be nice to keep the beautiful land that we have. Thank you for considering my opinion.

Sincerely, Timmy Ostrom

Dear GJ Planning Commission:

My name is Katy. I think Brady Trucking should be able to do whatever they want with the land. It's theirs to build on.

If Brady Trucking can build there factory without polluting the River, then I'm fine with it. I'm not the one who has to look at it every day. Thank you for reading this and considering my opinion and I hope you will use this to help with your decision.

Sincerely, Katy Kean

Grand Junction Planning Commission,

My name is Seth King. I'm a Senior at CHS and have lived in Mesa County for 17 yrs. My opinion on this issue of debate is a zoned mixed use. I know that Brady Trucking Company owns the land which they want to make industrial but it's not fair. I plan to live in the Mesa County for as long as I live, but if this is the way parks and trails are going to be treated I have no interest. That is why most people are in Mesa County, because of the nice parks and beautiful trails. Good luck with your decision.

Sincerely, Seth King

Dear GJ Planning Commission,

9-11-07

My name is Samantha Martinez and I moved here close to a year ago. Grand Junction is a really great place to live and has so many places. In my opinion I think the zoned mix use would be a better thing to do for the community. We need to keep the park and the water quality in good shape. The idea of having a bunch of industrial buildings around that area is not a good idea. The neighbors around the area would like to look out their windows in the morning to see a great view of the park and stuff, not some building and industrial things. I give you my opinion here today because I care about the community and the people around. Thank you for reading this.

Sincerely, Samantha D. Martinez

Dear: GJ Planning Commission

I am a student at Centairal high school. I have lived in Grand Junction all my life. I belive that the trucking company owns the land and if they want to make it a light Industrial zone then they can. How ever I think actions to help persurve the quality of are water need to be taken.

John Vantassel

Dear GJ Planning Comission,

Hello, my name is Alexandra Fisher. I attend Central High School. I help my parents pay taxes so I feel my voice should be hurd! My grandma lived in that area for quite a wile and I remember always going to the park and play and go down to the river and catch frogs. Yes, I'll agree that the trucking company owns the land, but what will this do to the quality. The neighbors can't really choose how there view is going to look but they should have a say in water pollution. So that zone should be demmed mixed use. The company will also cause air pollution and with a school right down the street all this pollution that is going to happen can damage the well being of out youth. Thank you for taking the time to read this letter and please take into consideration what I have to say.

Sincerely, Alexandra Fisher

Dear GJ Planning Commission,

My name is Veronica and I am a senior at Central High School. My opinion on this is that, yes, it doesn't seem fair to the neighborhood because of what could happen to their water supply. They could get different chemicals in their water, that could harm them. I do have to agree that yes the neighborhood does not own the property so you could really do whatever you wanted. But you also have to think about how it could effect them.

Thank You For Taking Our Opinions In Consideration  
Veronica Ortega

Dear GJ Planning Commission,

I am a senior a Central High School and I've lived here all my life. I think it would be ok to change it to a light industrial zone as long as the water quality is effected. I wouldn't mind big buildings going in there if they don't hurt the enviornment. Thank you for taking time and hearing out my opinion about this plan.

Thank you, Mac Cooke

Dear GJ Planning Commission,

I am a 17 year old Senior at Central High School. I have lived in Grand Junction for 13 years now. I recommend and hope you considering keeping the zoning as it is and wanting to change it. The Brady Trucking Company is thinking of changing it for the better but I don't think that they are considering the thought of how it will harm the water. So my vote is to keep the zoning the same as it is and changing it for industrial use.

From Daniel Ambriz

Dear GJ Planning Commision,

I'm Devin Schneider a senior at Central High School. I think the area should be zoned for mixed use. The small mountain town of Grand Junction is growing and that means more people. So there should be a park or something like it.

Sincerely, Devin Schneider 9-11-07

Dear GJ planning Commission

I am a student at Central High School. I am a Senior this year. I am writing about the Egale Rim Park. I don't really care what you decide, but I hope you make a decision that is best for everyone in the area.

Sincerely, Jeffrey Anderson

Dear GJ Planning Commission,

McKenna Blair 9-11-07

I am a senior at Central High School and would first like to thank you for taking the time to hear my opinion. I am glad that you have taken into consideration the opinions of those around this issue as well as those directly influenced by it.

As far as the "zoned" area stands with me, I must agree with the neighborhood on this topic. A light industrial zone is indeed a great and well thought-out plan, but at the same time, it only benefits the trucking company.

Should the neighborhood's plead be heard, more room for far more useful things can be created to better suite the community as a whole. I will not list these advantages because I'm sure the residence have already spoken the available possibilities.

I thank you again for listening to my opinion, and the opinion of my fellow students. My your final decision benefit our community in the best possible way.

Dear Planning Commission,

My name is Kevin Hill and being a Grand Junction citizen I believe that the trucking company should choose what they want. The trucking company owns the land. Grand Junction is a growing city and industry is going to happen. This zoning would be a great start to a blooming county and could jumpstart the towns livelihood. Brady should be allowed to build there as long as water quality measures are taken. I hope my opinion has helped you decide your choice.

Sincerely, Kevin Hill

Dear GJ planning commission,

My name is Gissela Tercero, I am a junior at Central High School. I have lived here all my life as well as my family. My opinion in all of this is that the trucking company should not go on with there plans because it would ruein the neighborhood and that part of orchard mesa. Mainly because of all the noise and trucks coming in and out. Personally I do not think it is a very good idea and the neighborhood should have this vote! Thank you very much for taking your time to read my opinion.

Gissela Tercero

Dear GJ Planning Commission,

My name is Brandon I am a junior at Central High School and I have lived in the valley for 12 years. I think that the area owned by Brady trucking should be zoned mixed so that the water won't be polluted and the park will stay pretty. These people were here first and should have the opportunity to live in a peaceful place like everyone else.

Sincerely, Brandon Kendall

Dear GJ Planning Commission,

My name is Zach Martinez. I am 16 years old. I have lived in Grand Junction for 13.

My opinion is a mix use. I am ok with that company opening their factory there. As long as it deosn't affect how the town is run. Also if it effect air pollution then i disagree. We polute to air already enough as it is. Water polution is another big deal with me. If it is going to polute anything it shouldn't be done. All polution does is kill the Earth and us faster.

Sincerely, Zach Martinez

Dear GJ Planning Commission,

9-11-7

I am a senior at Central HS, I have a job and getting ready for the real world. My opinion is that the Orchard Mesa Park should be zoned Mixed Use. I believe that even though I am only a student I should still have a say in what will happen to the Park because I will be the one who has to live with it. So please take my thought into consideration. We have to live with it so why put big companies there leave it as it is. Thanks for your time.

Concerned Student, Maggie Bagley 12<sup>th</sup> grade senior Central High School

Dear GJ Planning Commission,

Hello, I'm Chris McDonald and I am a junior at Central High School. Our teacher read a paper to us to see our opinion on what the Council is talking about doing with proposed Rezoning of the riverfront land across from Eagle Rim Park. Technically I like the idea, but what about the people that like the walk-way or the park? Where will this put the middle school? You have 29 road going right up to Orchard Mesa and 5<sup>th</sup> Street. I would stick with what we have right now, because there will be a lot of citizens upset about it if it happens. Really there isn't a reason for it. Thank you for your time spent reading this letter.

Concerned Student, Chris McDonald

Dear GJ Planning Commission,

I am a student at Central High School, and I'm a junior. I have lived in Grand Junction my whole life so far.

My opinion about the zoning is that I would like the zoned mixed use because I like the park and where it's located in Orchard Mesa. I think it should be this because I want the better water quality, and no flood plain. So this is what I think should happen.

Sincerely, Sara Ammerman

Dear GJ Planning Commission,

I'm Brittany Case, a Senior at Central High School. I think that the land should be zoned for mixed use. Grand Junction is growing big but I think that we should use that land for a park like setting. With Eagle Rim Park near by & the river front trail it should be used for recreation. I know I wouldn't want to be walking down a quiet peaceful river and then come into an industrial area that's loud, and the air is polluted. Grand Junction is a home at mountains and the small community feel. We don't need any more pollution in the air. Lets keep Grand Junction the home of the outdoors & make the zoned land park-like settings.

Thank You For your time, Brittany Case 9-11-07

Dear Grand Junction Planning Commission,

9/11/07

My name is Ashley Sidoneyz. I attend Central High School, and have lived in the Eaglerim park area a couple of times.

I think that Eaglerim should remain as a mixed use zone for a number of reasons. Considering that we are already having water issues, we need to leave the river alone to maintain good qualities of water and a good supply. Another reason being that the park serves so many purposes. Many of my friends enjoy the skate park, my younger brothers love the playground, and my parents and I enjoy the peacefulness of looking out at our city and what it is.

If we take this away, air will become polluted, we will have less clean water, and families will have to resort to other options for entertainment which may not be spent in Grand Junction. Our City is more of a homely place rather than an industrialized city. Please keep it this way.

Student of Central High School, Ashley Sidoneyz

Dear, GJ Planning Commission

Im a junior from central high school. I think the land should be zoned to mixed use. I think this because there is already a bridge put there for walking they don't need another one. I also think that by Putting another bridge there it would decrease wildlife habitat.

Sincerely, Student from central high school  
Chase Liddecoat

Dear Grand Junction Planning Commission,

My name is Muranda, I'm currently a senior at Central High School. I personally believe the zoned area should be a mixed area, which would include keeping the park, keeping the water quality high, and keeping property value around the area high. Many students, including myself, throughout this Grand Valley, will consider attending Mesa State and continuing to live in this area and community and possibly raise our children here. Why would we want to take away our landscape and parks in replace to trucks and industrial type things? I'm sure many people are going to benefit from clean water and a place for children to play, than a trucking company where only a few would prefer that option. I hope you consider others opinions when deciding what to do with the zoned area in Orchard Mesa.

Thanks, Muranda O'Grey

Dear GJ planning Commission,

My name is Nathan Bell and I am a student a Central High School. I am wrighting to you because I think that the river front should be zoned for mix use. Personaly I would rather have a cleaner river than some trucks pluting it up. I also like to BMX so if that jeperdises the skate park there that would suck. Also my family really like that boardwalk for bikes and walkers. And why would you want to take all that stuff away after you pretty much just put it in. I just think that it should stay the way it is because it has worked out good so far.

Sincerely, Nathan Bell

Dear, GJ Planning Commission,

I am Bryan A. Trice a senior at Central. I think you should make the Highway. It will help people how to not have a car, turck or S.U.V. Just make life easier on workers and man kind alike. The enivorment is already destroy so Just Do It

Bryan Tice CHS.

Dear GJ Planning Commision,

My name is Janelle and I'm a junior at Central high School. I have only lived in Junction for 3 yrs. My whole family is from this area pretty much.

My opinion on the whole River front being threatened is just go ahead with zoned light industrial. Brady trucking already owns the land so really nothing more to be done. Im sure after building the offices and buildings that you can figure away around the floodplain and make it work for all.

Thank you GJ Planning Commision for caring about our opinions!

Sincerely, Janelle Heil

Dear GJ Planing Commission.

My name is David Hamilton I pay my taxes so I believe so have a right to say some thing about what goes on. I believe that the area in question should be zoned as a miexed use zone because people live in this area. There is the need to make money that is what Brady Trucking is trying to do.

David Hamilton CHS

Dear GJ Planning Commity,

I am Michael Fraser from Central High School. I have lived here for close to 10 years of my life and I have been to the Eagle rim Park countless times. I think that your group should use the land better than put a noisy highway through my fav. Roller blading spot. I also waouldn't like to see this to industrial zone.

Thank you for reading this

Sincerlly, Michael Fraser

Dear GJ Planning Commission,

I'm 17 years old & a senior at Central High School. Iv been living here in GJ since I was 4 years old so what goes on in the community is very important to me an towards the Orchard Mesa Eagle Rim Park project. I think the zone should be a a Mixed Zone use. As long as it does not affect the water quality in the river, & as long as it does not make any more air pollution.

Sincerely, Sabrina Morales

Dear GJ Planning Commission,

My name is Trish, and I'm a junior at Central High School. I've lived in Grand Junction basically my entire life. Before my mom moved down here with my sister and me, my family lived in Denver and now we live all over the country.

I have read and heard about your idea to start rezoning of riverfront land across from Eagle Rim Park. Although I'm 16 and have a lot of friends around 17-19 yrs. Old we enjoy our environment very much. We like to drive around and occasionally stop by random parks to hang out. Rocket Park, Eagle Rim Park, and Longs Family Memorial Park are our favorite parks to hang out. The view of the sky late at night when your swinging on the swings is just so sweet to lose. Sure it is only one of the three parks we like to hang out at but still we go to Eagle Rim Park we go to the most and losing all the trees and fresh air would really suck.

Yours Truly, Patricia Shubert

Dear GJ Planning Commission,

My name is James Contreras and I'm a junior at Central High School. I have lived in Colorado most of my life but some changes can be good or bad. My opinion is that we should have a mixed use zone because there are homes and families that like to go out in about to have some fun. It could be dangerous in some ways like if an eight year old was playing by the construction the kid could get hurt and the family will sue the company.

Sincerely, James Contreras

Dear Brady Trucking,

9/11/07

We ask you to not put your trucking company next to our river water.

With the problems of pollution already you will add to that, along with other problems. The runoff can get high, and what if it floods? Well there goes all of your equipment down the river.

Many locals float down the river for a nice relaxed day and then when they come by you it's not so relaxed anymore. I really disagree with your company being built there. Many health problems can be a risk for not only you and your employees but the many people that live in Grand Junction. Please don't only think of you but the citizens that live here.

Sincerely Alyssa. M

## **MINUTES FROM 9/11/2007 PLANNING COMMISSION MEETING**

**GRAND JUNCTION PLANNING COMMISSION  
SEPTEMBER 11, 2007 MINUTES  
7:00 p.m. to 9:40 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Bill Pitts, Tom Lowrey, Patrick Carlow (1<sup>st</sup> alternate) and Ken Sublett (2<sup>nd</sup> alternate). Commissioners Lynn Pavelka-Zarkesh, Reggie Wall, and William Putnam were absent.

In attendance, representing the City's Public Works and Planning Department - Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Ken Kovalchik (Senior Planner), and Kristen Ashbeck (Senior Planner). Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.  
There were 42 interested citizens present during the course of the hearing.

**IV. FULL HEARING**

- 11. GPA-2007-051                    ZONE OF ANNEXATION – Brady South Annexation**  
Recommendation to City Council on a Zone of Annexation for property located at 347 and 348 27½ Road and 2757 C½ Road from County Heavy Industrial (I-2) to City Light Industrial (I-1) and Industrial Office Park (I-O).  
**PETITIONER:** Jennifer Brady – SLB Enterprises, LLC  
**LOCATION:** 347, 348 27½ Road and 2757 C½ Road  
**STAFF:** Kristen Ashbeck, Senior Planner

Chairman Dibble mentioned that a petition had been received that pertained to the Growth Plan Amendment, not the Zone of Annexation. Therefore, the petition would not be received into evidence this evening.

**PETITIONER'S PRESENTATION**

Robert Jones II of Vortex Engineering, 255 Vista Valley Drive, Fruita, Colorado, addressed the Commission as applicant's representative. Mr. Jones stated that applicant was requesting a zone of annexation of three parcels located directly south of the intersection of 27½ Road and C½ Road. The requested zoning is a combination of I-1 and I-O. Mr. Jones stated that the three parcels are approximately 12.6 acres in total size. He further stated that the existing zoning of the three parcels has been Heavy Industrial, I-2, for some time in unincorporated Mesa County. Applicant is requesting to zone the westernmost parcel I-1 and transition the zoning to I-O for the

two parcels to the east. He went on to state that the proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan. He also advised that the Growth Plan designation for these parcels is Industrial on the westernmost parcel and Commercial-Industrial on the two parcels to the east. Additionally, Mr. Jones stated that adequate public facilities are available or will be supplied at the time of specific development. The proposed zoning combination would allow for an adequate buffer between the CSR zoned property to the north and west and the residential properties to the east.

### **STAFF'S PRESENTATION**

Kristen Ashbeck, Senior Planner, of the Public Works and Planning Department made a PowerPoint presentation regarding the requested zone of annexation. Ms. Ashbeck confirmed that the annexation of the three parcels has been completed and the Growth Plan amendment was approved for the two easterly parcels in July 2007 by City Council. Kristen stated that the biggest difference between I-1 and I-O is that outdoor storage and display are allowed in I-1 much more so than they are in I-O as a CUP would be required in the I-O. Ms. Ashbeck stated that the zone districts conform with the Growth Plan Future Land Use Map and the proposed transition across the site as well as the natural buffers to the south and to the east will create the compatibility that the Code requires. She went on to state that public facilities and services are available or can be upgraded or supplied as the property develops in the future. Finding that the proposed Zone of Annexation request meets Code criteria, Ms. Ashbeck recommended approval of the I-1 and I-O Zone Districts as proposed by the applicant.

### **QUESTIONS**

Commissioner Cole asked if the requested zoning is much less intense zoning than what is presently on the property. Ms. Ashbeck confirmed that the requested zoning represents a significant down zoning from the current I-2 zoning.

Commissioner Pitts raised a concern regarding the 100-year floodplain. Ms. Ashbeck confirmed that the westerly parcel is most impacted by the floodplain. The other two parcels are not impacted as much and can be developed more readily as there are no regulations in the 500-year flood plain.

Commissioner Lowrey asked if applicant could still make use of the land with the M-U. Ms. Ashbeck stated that there are viable uses allowed within the M-U zone district.

Chairman Dibble asked if the I-O zone district would allow more latitude in defining what is done on the property as well as floodplains and setbacks. Ms. Ashbeck confirmed that industrial uses or outdoor operations and storage require additional levels of review by the Planning Commission.

Chairman Dibble asked what the differences between the I-O designation and the M-U designation are. Ms. Ashbeck stated the M-U still does allow some outdoor storage



and outdoor operation uses. She further stated that similar to the I-O and I-1 differences, in the M-U designation there are some uses that require a CUP wherein an I-O designation may not. The other major difference is that residential uses are allowed in the M-U Zone District.

Commissioner Sublett asked for clarification about buffering differences between the M-U and the I-O. Kristen Ashbeck stated that the I-O is very defined by the Code. However, in an M-U the buffers are to be built within the project and looked at specifically as the project develops.

## **PUBLIC COMMENT**

### **For:**

Russ Justice, operations manager for Brady Trucking, stated that they have asked for this zoning because it is quite a bit less than what is on the property. He stated that there is already a natural buffer on the south side of the property. He stated that they intend to be friendly to the community and to the river. They believe that the lighter zoning will accommodate future development.

Dale Hart stated that he has been looking for some industrial zoning within the City limits. He believes that the M-U designation would not be a very good thing for the City. He requested approval as requested by applicant. He would also like to see the boat launch for emergency rescue services to be maintained.

Bill Wagner, 300 Cedar Court, requested that the Commission consider the Los Colonias project as well as the riverfront. He believes a buffer on the westernmost parcel is needed to transition from residential to industrial. He would also like to see the riverfront trail be continued to the east end of the property.

Terry Reynolds, 557 Sol Lane, stated that he is part owner of the video surveillance system suppliers that are working with applicant. He stated that approval of this project would be a positive thing for Grand Junction and Brady Trucking's business.

Clayton Brown, 552 Eastbrook, stated that Russ Brady can be taken by his word and applicant's zoning as applied for should be granted.

Robert Jones, 1880 K Road, Fruita, stated that approximately 12 years ago he was a general contractor for the City of Grand Junction and poured part of the Riverfront Trail that is west of the Botanical Gardens. He believes this should be approved especially considering that applicant is proposing to extend the Riverfront Trail.

### **Against:**

Janet Magoon, 2752 Cheyenne Drive, made a PowerPoint presentation. She stated that she does not see the river as a natural buffer as it is not that wide. She further stated that the surrounding properties are primarily residential and park. Ms. Magoon

stated that she is extremely concerned about noise, odor and lights. She stated that she finds the future use of the three Brady parcels on the riverbank to be of extreme importance from a visual and noise aspect for especially Eagle Rim Park. Furthermore, she stated that no amount of landscaping can obscure the view from Eagle Rim Park. She also believes that industrial zoning along the bank of the Colorado River, in a floodplain, a reckless and irresponsible proposal. Ms. Magoon would suggest zoning all three parcels as Mixed Use as it would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

Bennett Boeschstein, a retired City planner, stated that he is also a former Community Development Director for the City of Fruita, prior to that he was Grand Junction's Community Development Director and prior to that he was Mesa County Planning Director. As such, he is very aware of certain clean up projects along the river. He went on to the assessor's webpage and stated that he has found some parcels owned by the City which would be more suitable for Brady Trucking. He said that the total acreage that the City of Grand Junction owns that can be swapped for Brady Trucking's 16.15 acres is 31.75 acres. Mr. Boeschstein further stated that the industrial zoning is incompatible because to the north and west there is a park; there is residential, a park and a school across the river; and the only industrial that abuts the subject parcels is a small corner on the eastern edge. He too believes that the M-U zone would be the most appropriate because it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials and requires appropriate screening, buffering and open space and enhancement of natural features and limits outdoor storage. He also believes that the City's floodplain needs to be strictly adhered to. He suggested that if approved, staff needs to examine the plan of development so that there is a riverfront paved trail with landscaping along the river's edge, raising the structures one foot above the 100-year floodplain and/or flood proofing below the 100-year floodplain, establishing strict environmental standards to prevent noise, air and water pollution. He urged the Commission to think about what the community has done to clean up the riverfront and to be very careful about this zoning decision.

Penny Heuscher of 330 Mountain View Court addressed the Commission and stated that Judges Robb and Ela, among many others, led this community with government in formulating a vision for the riverfront. She further stated that industrial has been taken off the river and industrial zoning is not appropriate for sensitive areas. She believes that Mixed Use is the most appropriate zoning for this area because it is more protective of the flood plain and the endangered fish, it would be a better transition, and allows more restrictions on things like outdoor storage and would be more in agreement with the South Downtown Plan. Ms. Heuscher also stated that the river does not act as a buffer from noise but rather accentuates noise. Finally, she believes that Community Recreational zoning would be the ultimate best zoning and a land swap would be best for the river and the community.

Katie Sewalson, 1537 Grand, a Central High School science teacher, appeared on behalf of herself and some of her students. Furthermore, she is a truck driver in the United States Army Reserves and is aware of pollution caused by trucks,. She stated that her main concern is with the pollution as well as aesthetics. She submitted some letters written by some of her students.

Hannah Holm, 1800 North 3<sup>rd</sup> Street, stated that she is the water organizer for the Western Colorado Congress but spoke on behalf of herself and several residents. She stated that she opposes industrial zoning for these parcels, particularly the I-1 zoning, primarily on water quality grounds and because of the flood plain issues. She also said that industrial activities so close to the river raise the potential for impact to the water quality from spills and also from storm water runoff. Ms. Holm also stated that the Mixed Use zoning would likely have fewer impacts on water quality from hazardous materials and there would be higher performance standards associated with it. She also believes that the Mixed Use zoning would open up more opportunities for development that could complement rather than detract from the parks and the neighborhoods.

Lee Gelatt, 320 Country Club Park, stated that he would like to encourage the Commission to be as restrictive as possible to the zoning. He represented that protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Mr. Gelatt submitted a letter from Mr. Rich Levad.

Enno Heuscher, Mountain View Court, stated that he is a former vice president of the Audubon Society. He recommends that the Commission turn down the current zoning request of Industrial Office and Industrial-1. According to Mr. Heuscher, the Mixed Use zoning would provide the best flexibility for the planners to help the owner have appropriate and safe development of this particularly ecologically sensitive site. The M-U zoning would allow for someone to live on the site to protect the assets of the commercial enterprise and would allow for more requirements for conditional use to ensure reasonable hours of operation.

### **PETITIONER'S REBUTTAL**

Robert Jones II addressed the concerns raised. Mr. Jones stated that it is important to realize that the supply of larger parcels zoned industrial are short in the location of the downtown region and believes that the community will derive benefits from the proposed zoning. Additionally, he said that the City and Riverfront Commission had the chance to purchase the subject property but did not. He also stated that the I-1 district on the western parcel will provide for the maximum buffer to Los Colonias Park. Mr. Jones stated that they had met with representatives of the Riverfront Commission to specifically discuss the potential and plan for extending the riverfront trail along the south side of this property directly adjacent to the Colorado River and continuing north along the east side of the parcel in order to have a connection into C½ Road. Accordingly, the trail and buffer should provide for an acceptable mitigation to the

Colorado River and the residential homes to the east and south. The trail along the river will be provided by the applicant at the time of site development.

## **QUESTIONS**

Chairman Dibble asked if it was Mr. Jones' understanding that both the I-O zone and M-U zone would allow outdoor storage. Mr. Jones stated that to some degree but there are many other uses not provided for in the M-U zone that are in the I-O.

Chairman Dibble asked if it was applicant's intention to include housing on any of the subject parcels. Mr. Jones said that it is not applicant's intent to place any residential units on this property.

Commissioner Cole asked whether or not the Riverfront Commission had the opportunity to buy this property. Mr. Jones said that it was his understanding that the Riverfront Commission had at one time approached the City to seek funding to purchase this property; however, it to his knowledge, that was denied.

Commissioner Pitts asked for clarification regarding outdoor storage. Kristen Ashbeck confirmed that industrial types of outdoor storage and operations are not allowed in an M-U; however, other kinds of outdoor storage are allowed.

Chairman Dibble asked Mr. Jones how applicant would deal with the floodplain issue on the western part of the property. Mr. Jones said that there are specific regulations and the present Storm Water Management Manual requires that non-habitable buildings have to be a minimum elevation above the 100-year floodplain. Also, no development in the flood way is permitted. He anticipates a fairly good size buffer on the south side of the property when you fit in some sort of trail and berm section coupled with the other regulations that are applied at the time of a site specific review, believes that would be adequate to mitigate the concerns raised.

Commissioner Sublett asked if either applicant or the Riverfront Commission has considered extending the trail directly west from the proposed I-1 property to meet the juncture of the trail with the portion coming off the pedestrian bridge across the river rather than going up to the part that already exists. Mr. Jones stated that would be the intent. He stated that the intent would be to provide for some sort of connection that would traverse the south side of the project and then come along and go along the east side and back out on C½ Road.

## **DISCUSSION**

Commissioner Carlow stated that he did not necessarily disagree with the long term goal involving the riverfront. He also said that he did not see much difference between the M-U and the I-O zone and would be in favor of approving the zoning as requested.

Commissioner Lowrey stated that although the majority of the property from 32 Road to Los Colonias Park on the north side of the river is Estate, Park or Conservation, he thought that as proposed the zoning request ended up being the most restrictive zoning considering the decisions that had already been made. He stated that he could reluctantly vote for the proposed zoning.

Commissioner Cole said that there are three options to be looked at: leave the property zoned as it is I-2; consider the M-U zone; or consider the I-1 and I-O as requested by applicant. It seemed to Commissioner Cole that the community would be much better served to grant this request and he would favor it.

Commissioner Pitts stated that from his standpoint, he was going to request that the Commission consider an M-U rather than the requested zoning.

Commissioner Sublett stated that he also really regretted that the City had gotten itself in this mess and that it was a mess because throughout the remainder of most of the country, great efforts had been going on for a considerable time period to clean up riverfronts and to make riverfronts into something that the public could actually use and be proud of." He said that he would reluctantly vote to support the applicant's request.

Chairman Dibble said that he believed requirements for screening and buffering were very different between the I-O, I-1 and M-U. Chairman Dibble also stated that Conditional Use Permits were allowed and must be required for some uses in the I-O district and also believed that there was more control associated with the I-O. Accordingly, he would be in favor of restricting the usage of all three parcels to an I-O zone.

Commissioners Pitts, Lowrey and Sublett concurred with Chairman Dibble for I-O zoning on all three parcels. After discussion of protocol and staff's recommendation, among other things, the following motion was made.

**MOTION: (Commissioner Lowrey) "Mr. Chairman, on the Brady South Zone of Annexation, GPA-2007-051, I move that the Planning Commission forward to the City Council a recommendation of approval of the I-O zone district on all three parcels for the Brady South Annexation with the facts listed in the staff report as previously stated."**

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

With no objection and no further business, the public hearing was adjourned at 9:40 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE BRADY SOUTH ANNEXATION TO  
INDUSTRIAL/OFFICE PARK (I-O) ZONE DISTRICT**

**LOCATED AT 347 AND 348 27-1/2 ROAD AND 2757 C-1/2 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Brady South Annexation to the Industrial/Office Park (I-O) zone district finding that it conforms with the land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The applicant has requested the zoning of the westerly parcel be I-1 and the easterly 2 parcels be I-O. The proposed zone district(s) meet(s) the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) and Industrial/Office Park (I-O) zone districts are in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned Light Industrial (I-1):

BRADY SOUTH ANNEXATION – 347 27-1/2 Road

All of GLO Lot 3 Section 24, T1S, R1W exc W 10CH

And the following properties be zoned Industrial/Office Park (I-O):

BRADY SOUTH ANNEXATION – 348 27-1/2 Road and 2757 C-1/2 Road

W 367.65FT OF LOT 2 SEC 24 1S 1W W OF DN and a PARCEL OF LAND IN GLO LOT 2 SEC 24 1S 1W DESC ASFOLL BEG S 89DEG 53' E 367.65FT & S 30FT FR NW COR SDLOT 2 S 89DEG53' E 335.18FT TO C-LI OF DRN S 33DEG52'W ALG SD C-LI 457.11FT TO A PT 14FT N OF PRESENT LI OF COLO RIVER N 56DEG05' W & PARALLEL WITH SD RIVER 96.94FT N 326.15FT TO POB

Said parcels total 12.62 acres (549,691 square feet), more or less, as described.

**INTRODUCED** on first reading the 21st day of May, 2008 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
President of the Council

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