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**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

MONDAY, FEBRUARY 1, 2010, 7:00 P.M.

Call to Order

Post Colors/Pledge of Allegiance – Troop 333
Invocation – Moment of Silence

Proclamations/Recognitions

Proclaiming February 7 – 13, 2010 as “Scouting Anniversary Week” in the City of Grand Junction

Certificates of Appointments

Visitor and Convention Bureau Board of Directors

Council Comments

Citizen Comments

*** Indicates New Item

® Requires Roll Call Vote

REVISED

*** CONSENT CALENDAR ***®

1. **Minutes of Previous Meeting** [Attach 1](#)

Action: Approve the Minutes of the January 20, 2010 Regular Meeting

2. **Setting a Hearing on the Noland Avenue Right-of-Way Vacations Located at Noland Avenue South of the Riverside Parkway** [File #VR-2009-225] [Attach 2](#)

This is a request by the City of Grand Junction to vacate three surplus right-of-way areas totaling 0.78 acres. These remnants have been rendered impractical as right-of-way because of the alignment of the Riverside Parkway through the area.

Proposed Ordinance Vacating Alley Right-of-Way Located Within Block One of the South Fifth Street Subdivision North of Noland Avenue and South of the Riverside Parkway

Proposed Ordinance Vacating Right-of-Way Located within Lot 20 of the South Fifth Street Subdivision North of Noland Avenue Acquired for the Riverside Parkway in Book 3973, Pages 628-631

Proposed Ordinance Vacating a Portion of the Noland Avenue Right-of-Way Located between 5th Street and 7th Street South of the Riverside Parkway and an Alley Right-of-Way Located within Block 2 of the South Fifth Street Subdivision between Struthers and the Riverside Parkway

Action: Introduction of Proposed Ordinances and Set a Hearing for March 1, 2010

Staff presentation: Judith Rice, Associate Planner

3. **Setting a Hearing Zoning the Sunlight Subdivision Planned Development and Approval of the Preliminary Development Plan, Located at 172 and 174 Sunlight Drive** [File #ANX-2006-348 and PP-2008-051] [Attach 3](#)

A request to zone 11.21 acres to PD (Planned Development) with a default zone of R-4 (Residential – 4 units per acre) and consideration of a Preliminary Development Plan (PDP) for Sunlight Subdivision.

Proposed Ordinance Zoning the Sunlight Subdivision Annexation to PD (Planned Development) Zone, by Approving a Preliminary Development Plan with a Default Zoning of R-4 (Residential – 4 Units Per Acre), Located at 172 and 174 Sunlight Drive

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 1, 2010

Staff presentation: Lori V. Bowers, Senior Planner

4. **Setting a Hearing for the TNG Rezone, Located at 29 Road and G Road** [File #RZ-2008-378] [Attach 4](#)

Request to rezone 2.63 acres, from an R-5 (Residential 5 units/acre) to a C-1 (Light Commercial) zone district.

Proposed Ordinance Rezoning One Parcel of Land from R-5 (Residential 5 Units Per Acre) to C-1 (Light Commercial), Located at 29 Road and G Road (TNG Rezone)

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 1, 2010

Staff presentation: Michelle Hoshide, Associate Planner

5. **Setting a Hearing for the Grand Junction Comprehensive Plan Adoption to Include the Area Between the Fruita and Palisade Buffers (21 Road and 34 Road), North to the Bookcliffs and South to Include Whitewater** [File #PLN-2009-219] [Attach 5](#)

The Comprehensive Plan replaces the City's Growth Plan, the Mesa County's Joint Urban Area Plan, Chapter 5 of the Mesa Countywide Land Use Plan, the 2000 Orchard Mesa Neighborhood Plan, and the 1998 North Central Valley Plan. The Comprehensive Plan establishes a vision for the community and through its goals and policies, that vision to become the most livable community west of the Rockies can be realized.

Proposed Ordinance Adopting the Grand Junction Comprehensive Plan, the Comprehensive Plan is for the Area Generally Located between the Fruita and Palisade Buffers (21 Road and 34 Road) and from the Bookcliffs to Whitewater

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 17, 2010

Staff presentation: Tim Moore, Public Works and Planning Director
Dave Thornton, Principal Planner

6. **Mesa State Cannell Avenue Electrical Loop Revocable Permit** [File #RVP-2010-005] [Attach 6](#)

A request for a revocable permit to allow an electrical loop to be installed within City right-of-way on the east side of Cannell Avenue between North and Texas Avenues.

Resolution No. 07-10—A Resolution Concerning the Issuance of a Revocable Permit to Mesa State College

®Action: Adopt Resolution No. 07-10

Staff presentation: Senta L. Costello, Senior Planner

7. **Autumn Place Growth Plan Amendment, Located at 1309 N. 16th Street** [File #GPA-2009-236] **[To be continued]** [Attach 7](#)

Request approval of a Growth Plan Amendment to change the Future Land Use Map designation from Residential Medium, 4 to 8 units per acre to Residential High, 12 plus units per acre, on the subject parcel, as well as all lots located between N. 15th Street to N. 16th Street, between Glenwood Avenue to Elm Avenue. This request is to provide consistency between the Future Land Use Map and the existing zoning.

Action: Continue the Public Hearing to April 5, 2010

Staff presentation: Lori V. Bowers, Senior Planner

8. **Public Hearing – Sign Code Amendment** [File #TAC-2009-251] **[To be continued]** [Attach 12](#)

Proposed amendment to repeal Section 4.2B6 of the Zoning and Development Code regarding lighted, moving and changeable copy signs.

Ordinance No. 4403—An Ordinance Repealing Section 4.2B6 of the City of Grand Junction Zoning and Development Code Regarding Lighted, Moving and Changeable Copy Signs

Action: Continue Public Hearing to March 1, 2010

Staff presentation: Lisa Cox, Planning Manager

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

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

9. **Refuse Trucks/Compressed Natural Gas Project**

These purchases will replace four refuse trucks currently in the City's fleet. These will be the first four CNG (Compressed Natural Gas) vehicles in the City's fleet and is the first stage in the City moving toward CNG (Compressed Natural Gas) vehicles and thus moving away from foreign oil dependency. Solid Waste will be converting it total fleet over the next 8 years. Garbage trucks will have the largest impact on this conversion as they are the largest user of diesel for the City.

These trucks have a 10 month delivery time, allowing the City to install a fueling and maintenance facility for CNG (Compressed Natural Gas) vehicles.

A. Front Loader Refuse Truck

[Attach 8A](#)

Action: Authorize the Purchasing Division to Award a Contract to Faris Machinery Company of Grand Junction, Colorado in the Amount of \$249,655 for the Purchase of One Front Load Refuse Truck for the Grand Junction Solid Waste Division

B. Side Load Refuse Trucks

[Attach 8B](#)

Action: Authorize the Purchasing Division to Award a Contract to Faris Machinery Company of Grand Junction, Colorado in the Amount of \$796,333 for the Purchase of Three Side Load Refuse Trucks for the Grand Junction Solid Waste Division

Staff presentation: Laurie Kadrach, City Manager
Greg Trainor, Utilities, Streets Systems and Facilities
Department Director
Darren Starr, Streets Systems and Solid Waste Manager

10. **Air Quality Memorandum of Agreement** [Attach 9](#)

The City of Grand Junction has been requested by the Colorado Department of Health and Environment Air Quality Division (CDPHE) to sign an Air Quality Memorandum of Agreement (MOA) with Mesa County and CDPHE. The purpose of the MOA is to address elevated air dust levels of concern in the Grand Valley that exceed the federal particulate matter standard (PM10, or dust) and to determine if the elevated dust levels are regional or not.

Action: Authorize the Mayor to Sign the Memorandum of Agreement, titled "A Cooperative Approach Towards Reducing PM10 (dust levels) in the Grand Valley in Mesa County, Colorado"

Staff presentation: Mike Brygger, Mesa County Health Department Air Quality Specialist
Eileen List, Industrial Pretreatment Supervisor

11. **Grant Award for Auto Theft Task Force** [Attach 10](#)

The Grand Junction Police Department has been awarded a grant from the Colorado Department of Public Safety for \$245,039. This grant award will support the formation of a joint auto theft task force for the Grand Valley. Participating agencies include: the Grand Junction Police Department, the Mesa County Sheriff's Office, the Fruita Police Department, and the Colorado State Patrol. The award is for the purchase of equipment vital to the mission of the task force, as well as overtime for participants. If approved, the City of Grand Junction will serve as the fiscal agent for the grant.

Action: Authorize the City Manager to Amend the Budget to Receive and Spend these Grant Funds in the Amount of \$245,039

Staff presentation: Troy Smith, Deputy Chief of Police

12. **Contract for the Parkway Sanitary Sewer Interceptor Parallel Line** [Attach 11](#)

This project is the second of four projects aimed at replacing, rehabilitating, or increasing capacity of aging sewer lines in the Persigo collection system. The City of Grand Junction as manager of the Persigo System will utilize Build America Bonds to fund the estimated \$4.6 million in projects.

The project begins east of 5th Street just north of the Colorado River and will conclude at the intersection of 15th St. and Winters Avenue where it ties into the existing 24" interceptor.

These projects were included with the City's unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the Build America Bonds in an effort to provide stimulus to the construction community.

Action: Authorize the City Manager to Sign a Construction Contract with M.A. Concrete Construction, Inc. Grand Junction, Colorado for the Parkway Sanitary Sewer Interceptor Parallel Line Project in the Amount of \$918,013.18

Staff presentation: Tim Moore, Public Works and Planning Director

13. **Public Hearing – James Annexation and Zoning, Located at 514 30 Road**
[File #ANX-2009-241] [Attach 13](#)

A request to annex 1.29 acres, consisting of one parcel located at 514 30 Road, and zoning the property to a C-1 (Light Commercial) zone district.

a. Accepting Petition

Resolution No. 08-10—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the James Annexation, Located at 514 30 Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4404—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, James Annexation, Approximately 1.29 Acres, Located at 514 30 Road

c. Zoning Ordinance

Ordinance No. 4405—An Ordinance Zoning the James Annexation to C-1 (Light Commercial), Located At 514 30 Road

®Action: Adopt Resolution No. 08-10 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4404 and 4405

Staff presentation: Brian Rusche, Senior Planner

14. **Public Hearing – Rimrock Landing Apartment Community Growth Plan Amendment, Located at 665 and 667 24 ½ Road** [File #GPA-2009-232]

[Attach 14](#)

Request approval of a Growth Plan Amendment for 14.6 +/- acres of land located at 665 and 667 24 ½ Road from Residential Medium High (8 – 12 du/ac) to Residential High (12+ du/ac) in anticipation of future multi-family residential development.

Resolution No. 09-10—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 14.6 +/- Acres Located at 665 and 667 24 ½ Road Known as the Rimrock Landing Apartment Community from Residential Medium High (8 – 12 Du/Ac) to Residential High (12+ Du/Ac)

®Action: *Adopt Resolution No. 09-10*

Staff presentation: Scott D. Peterson, Senior Planner

15. **Non-Scheduled Citizens & Visitors**

16. **Other Business**

17. **Adjournment**

Attach 1
Minutes

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

January 20, 2010

The City Council of the City of Grand Junction convened into regular session on the 20th day of January 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Bill Pitts, Linda Romer Todd, and Council President Bruce Hill. Councilmember Gregg Palmer was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Pitts along with Boy Scout Troop 318 led in the Pledge of Allegiance followed by an invocation by Dr. Paul Dibble, Retired Pastor Colorado Christian University.

Council President Hill recognized Dr. Paul Dibble who gave the invocation and served on the City's Planning Commission for many years. Council President Hill then recognized Boy Scout Troop 318 in attendance that helped with the pledge.

Appointments

Councilmember Pitts moved to reappoint Paul Petersen, Rick Martindale and appoint Jessica Stimmel, Glen Gallegos, and Per Nilsson all to the Visitor and Convention Bureau Board of Directors for three year terms to expire December, 2012. Councilmember Kenyon seconded the motion. Motion carried.

Recognitions/Presentations

“Water Partner of the Year” Presented by Regional Forest Supervisor Connie Clementson

Forest Supervisor Connie Clementson explained the award and stated this is quite an honor as there are 15 forests in this region. The City has financially invested thousands of dollars to protect the watershed. She then presented a gift and certificate of recognition to the Council President.

In turn, Council President Hill then made a presentation to Forest Supervisor Clementson, BLM Fire Management Officer Lee Rickard, and State Forester Kelly Rogers.

Recognition of Neighborhood Associations: Valley Meadows North, Bluffs West, and Chipeta West

Kristen Ashbeck, Neighborhood Services, described the Valley Meadows Subdivision and their participation in a variety of neighborhood programs. The neighborhood applied for a neighborhood pride grant to improve a common area. The project was completed last November. The adjacent neighborhood wants to partner with Valley Meadows North to do more improvements as a result of their efforts.

One of the residents spoke, thanked the City Council and lauded the assistance she received from Kristen Ashbeck, Neighborhood Services. She also asked that the City Council not cut the neighborhood pride program.

Council President Hill presented her with a framed certificate of recognition.

Kristen Ashbeck then described the Bluffs West neighborhood and gave a brief history of the neighborhood. The subdivision includes almost 12 acres of private open space.

One of the residents addressed the City Council and said they demolished the old sewer plant and graded the site. They have requested the neighborhood pride grant to move the irrigation system into that area and work on the irrigation pond. He complimented Kristen Ashbeck and her assistance.

Council President Hill presented him with a framed certificate of recognition.

Kristen Ashbeck then described a newer subdivision, Chipeta West. The old farmhouse still exists but there are 27 new homes. The residents recently assumed the Homeowners Association (HOA) responsibilities and they are a very active group. There is a strip along the road right-of-way that they need to maintain which is why they have applied for a neighborhood pride grant.

Gust Panos, a resident of the neighborhood, thanked Ms. Ashbeck and the Neighborhood Services Division. He complimented the neighborhood pride program and urged the City Council to keep it funded.

Council President Hill presented him with a framed certificate of recognition.

Council Comments

There were none.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Kenyon read the Consent Calendar and then moved to approve items #1 through #5. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the January 4, 2010 and January 6, 2010 Regular Meetings

2. Establish and Adjust Application Fees for Liquor Licensing

The State recently established an Art Gallery Permit allowing complimentary alcoholic beverages to be served in small quantities in an establishment whose primary focus is art, precious and/or semi-precious metals or stones. There has been some interest in these permits in the local galleries and therefore it is necessary for the City to establish the application and renewal fees to be charged. The maximum permit and application fees are established by the State; the City is proposing a lesser fee for applications for renewal.

In 2007, the Colorado Legislature authorized an increase in the liquor license application fees allowed to be charged by local jurisdictions. The law allowed for a stepped increase through 2010, which was been approved and authorized by the City Council with Resolution No. 61-08. The stepped increase for transfer of ownership application fees capped at \$750 and Resolution No. 61-08 failed to recognize that cap. The proposed resolution corrects that oversight.

Resolution No. 06-10—A Resolution Establishing Application Fees for Art Gallery Permits and Amending Transfer of Liquor License Application Fees in the City of Grand Junction, Colorado

Action: Adopt Resolution No. 06-10

3. Setting a Hearing Zoning the James Annexation, Located at 514 30 Road [File # ANX-2009-241]

A request to zone the 1.29 acre James Annexation, consisting of one parcel located at 514 30 Road, to a C-1 (Light Commercial) zone district.

Proposed Ordinance Zoning the James Annexation to C-1 (Light Commercial)
Located at 514 30 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 1, 2010

4. **Setting a Hearing for the Sign Code Amendment** [File # TAC-2009-251]

Proposed amendment to repeal Section 4.2B6 of the Zoning and Development Code regarding lighted, moving and changeable copy signs.

Proposed Ordinance Repealing Section 4.2B6 of the City of Grand Junction Zoning and Development Code Regarding Lighted, Moving and Changeable Copy Signs

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 1, 2010

5. **Setting a Hearing for the 7th Street District Rezone** [File # RZ-2009-253]

Consideration of a rezoning of the 7th Street District from PD, Planned Development to PRD, Planned Residential Development – 7th Street with a default zone of R-8, Residential – 8 du/ac.

Proposed Ordinance Zoning the 7th Street District Planned Residential Development by Approving a List of Uses with a Default R-8 (Residential 8) Zone

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 17, 2010

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing - Trail Side Subdivision Rezone, Located at 381 31 5/8 Road [File #RZ-2009-136]

Request to rezone 9.15 acres located at 381 31 5/8 Road, from an R-5 (Residential 5 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district.

The public hearing was opened at 7:30 p.m.

Brian Rusche, Senior Planner, presented this item. He described the request, site, and location. The plan was approved by the Planning Commission on May 27, 2008. The applicant has asked that the property be rezoned to allow for more units. The property is surrounded by zoning of R-4 and R-8. The request does meet the rezone criteria in the

Code and is in conformance with the Growth Plan and the Pear Park Neighborhood Plan. The Planning Commission recommended approval on December 8, 2009.

Jeffrey Fleming, 2419 Hidden Valley Drive, is the planner and developer on the project. With the current market and new information on the need in the community they are asking for additional density as a better transition from the surrounding industrial uses. The plan will add one more lot and change the setbacks to allow for duplexes. They have also been speaking with Housing Resources and they may be interested in purchasing some units in the subdivision.

Councilmember Kenyon asked for Mr. Fleming's definition of affordable homes. Mr. Fleming said affordable by a school teacher, a fireman and other middle class working people. The price range would be \$160,000 to \$200,000 depending on the finishes. The additional density reduces the cost of each lot by 20%.

Councilmember Pitts asked about the multi-family structures. Mr. Fleming said eight multi-family units are allowed so some will be duplexes.

There were no public comments.

The public hearing was closed at 7:38 p.m.

Ordinance No. 4402—An Ordinance Rezoning the Property Known as the Trail Side Subdivision from R-5, Residential 5 Units per Acre, to R-8, Residential 8 Units per Acre, Located at 381 31 5/8 Road

Councilmember Todd moved to adopt Ordinance No. 4402 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Construction Contract for the Persigo Vault and 54" Reinforced Concrete Pipe (RCP) Rehabilitation Project

This project is one of four projects aimed at replacing, rehabilitating, or increasing capacity of aging sewer lines in the Persigo collection system. The City of Grand Junction as manager of the Persigo System will utilize Build America Bonds to fund the estimated \$4.6 million in projects.

These projects were included with the City's unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the Build America Bonds in an effort to provide stimulus to the construction community.

Tim Moore, Public Works and Planning Director, presented this item. He described the project which will rehabilitate pipe under the Persigo Wash. The funding is from the Build America Bonds. Mr. Moore detailed the budget and the costs. The bid came in

under budget so there will be some savings. The three contractors who bid on the job are all specialty contractors and none are local.

Councilmember Kenyon asked how the bonds would be paid back. Mr. Moore said the two enterprise funds will repay the bonds through customer rates. Councilmember Kenyon asked if this is a good time to go forward with this line of work. Mr. Moore said the bids are at the 2005 and 2006 rates so this is a good time to construct these projects.

Councilmember Todd moved to authorize the City Manager to sign a construction contract with Insituform Technologies, Inc. Colorado Springs, Colorado for the Persigo Vault and 54" RCP Rehabilitation Project in the amount of \$859,655. Councilmember Coons seconded the motion.

Council President Hill complimented the leadership team going forward with these expedited plans through financing in order that the City reap significant savings with the current construction climate.

Roll was called and the motion carried.

Construction Contract for the 2010 Waterline Replacement Project – Phase 2

This project is Phase 2 of a three phase project aimed at replacing aging water lines in the City's water distribution system. The City of Grand Junction received a \$3.8 million low interest loan through the Colorado Water Resources and Power Development Authority (CWRPDA) to fund these waterline replacement projects.

These projects were included with the City's unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the CWRPDA loan in an effort to provide stimulus to the construction community.

Tim Moore, Public Works and Planning Director, presented this item. The project is for Phase Two and replaces two waterlines. This project is funded through a low interest loan through the Colorado Water Resources and Power Authority. Mr. Moore described the budget and how the bids came in under budget. The low bidder is from Windsor and not one the City has had experience with. References were called and the City also ensured there were no local preferences from that area.

Councilmember Coons moved to authorize the City Manager to sign a construction contract with Schmidt Earth Builders, Inc. of Windsor, Colorado for the 2010 Waterline Replacement Project Phase 2 in the amount of \$851,336.20. Councilmember Kenyon seconded the motion. Motion carried.

Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year and Subrecipient Contract for Project within the 2009 CDBG Program Year [File #CDBG 2009-06]

Amend the City's Action Plan for CDBG Program Year 2009 to revise the grant to Mesa Developmental Services (MDS) to remodel seven group homes within the City limits rather than remodel the main program office and the Subrecipient Contract formalizes the City's award of \$40,000 to MDS as allocated from the City's 2009 CDBG Program previously approved by Council.

Kristen Ashbeck, Senior Planner in Neighborhood Services, presented this item. She explained the change to the contract and how Mesa Development Services will use the funding for the group homes rather than for their main offices as originally planned. Many of the improvements are related to energy efficiency.

No comments were received during the thirty day comment period as advertised. Marilee Langfitt representing Mesa Developmental Services was present but did not wish to speak.

There were no public comments.

Councilmember Beckstein moved to 1) approve the amendment to the City's CDBG Consolidated Plan 2009 Action Plan to reflect the revision to Project CDBG 2009-06 to remodel seven group homes; and 2) authorize the City Manager to sign the subrecipient contract with Mesa Developmental Services for the City's 2009 CDBG program year. Councilmember Coons seconded the motion. Motion carried.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:55 p.m.

Stephanie Tuin, MMC
City Clerk



Attach 2
Noland Avenue ROW Vacations, Located at
Noland Ave. South of the Riverside Parkway

CITY COUNCIL AGENDA ITEM

Date: January 19, 2010
Author: Judith Rice
Title/ Phone Ext: Associate
Planner/4138
Proposed Schedule: February 1,
2010
2nd Reading: March 1, 2010

Subject: Noland Avenue Right-of-Way Vacations - Located at Noland Avenue South of the Riverside Parkway
File #: VR-2009-225
Presenters Name & Title: Judith Rice, Associate Planner

Executive Summary:

This is a request by the City of Grand Junction to vacate three surplus right-of-way areas totaling 0.78 acres. These remnants have been rendered impractical as right-of-way because of the alignment of the Riverside Parkway through the area.

Vacation #1: Alley right-of-way located within Block One of the South Fifth Street Subdivision, north of Noland Avenue and south of the Riverside Parkway.

Vacation #2: A portion of right-of-way located within Lot 20 of the South Fifth Street Subdivision, north of Noland Avenue acquired for the Riverside Parkway in Book 3973, Pages 628-631.

Vacation #3: A portion of Noland Avenue right-of-way located between 5th Street and 7th Street south of the Riverside Parkway and an alley right-of-way within Block 2 of the South Fifth Street Subdivision between Struthers and the Riverside Parkway.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

If vacated, these right-of-way remnants will be sold or leased by the City contributing to future growth and development in the lower downtown area.

Action Requested/Recommendation:

Introduce Proposed Vacation Ordinances and Set a Public Hearing for Monday, March 1, 2010.

Board or Committee Recommendation:

Planning Commission will consider the requested right-of-way vacations on January 26, 2010.

Background, Analysis and Options:

See attached Staff Report and Background Information.

Financial Impact/Budget:

Not applicable.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

None.

Attachments:

Vacation Areas Location Map

Site Location Map

Aerial Photo Map

Future Land Use Map

Existing City Zoning Map

Vacation Ordinance #1

Vacation Ordinance #2

Vacation Ordinance #3

BACKGROUND INFORMATION				
Location:		Noland Avenue South of the Riverside Parkway Between 5 th Street and 7 th Street		
Applicants:		City of Grand Junction		
Existing Land Use:		Surplus Right-of-Way		
Proposed Land Use:		Commercial or Light Industrial		
Surrounding Land Use:	North	Riverside Parkway and VanGundy Salvage		
	South	Elam Construction and Undeveloped City Property		
	East	Riverside Parkway, Trade Shops, Retail Services		
	West	South 5 th Street and Jarvis Salvage		
Existing Zoning:		N/A		
Proposed Zoning:		C-2 (General Commercial) and I-1 (Light Industrial)		
Surrounding Zoning:	North	C-2 (General Commercial) and I-1 (Light Industrial)		
	South	C-2 (General Commercial) and I-1 (Light Industrial)		
	East	C-2 (General Commercial) and I-1 (Light Industrial)		
	West	C-2 (General Commercial)		
Growth Plan Designation:		N/A		
Zoning within density range?	X	Yes		No

ANALYSIS

1. Background

The alignment of the Riverside Parkway through the area of Noland Avenue and the South Fifth Street Subdivision created remnants of certain right-of ways rendering them impractical as right-of-way. If vacated, the three subject right-of-way remnants will be combined with adjacent properties to be sold or leased by the City.

If vacated, the remnants will acquire the existing zoning of the properties with which they are combined.

There have been no previous applications for vacation of these right-of-way remnants.

2. 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, Grand Valley Circulation Plan and other adopted plans and policies of the City.*

The Vacation of the three remnant areas of right-of-way does not impact the Grand Valley Circulation Plan or policies adopted by the City of Grand Junction. Current traffic and street patterns in this area provide adequate circulation and connectivity. The Urban Trail Plan will not be affected by this vacation. Vacating the right-of-way will facilitate reduction of maintenance and generate revenue from the sale or lease.

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

No parcel will be landlocked as a result of the vacations. All parcels abutting these right-of-way remnants have other access to public streets.

- 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 to any parcel nor will any property affected by the proposed vacations be devalued.

- 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).*

The vacations will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services provided to any parcel of land will not be reduced if these right-of-way remnants are vacated.

- 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.*

Adequate public facilities and services will not be inhibited to any property. Appropriate multipurpose easements will be reserved and retained over the entire area of all the right-of-way remnants.

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

The City will benefit by the reduction in street maintenance and from the revenue generated from the sale or lease of these lands.

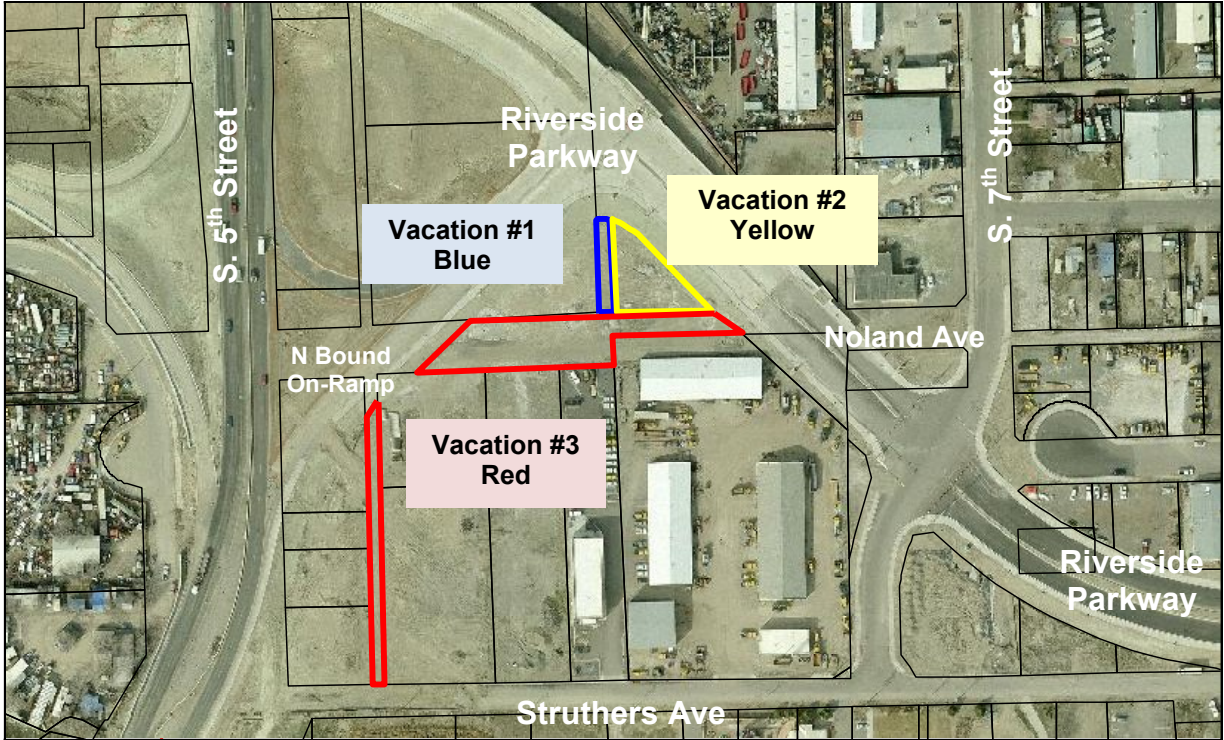
FINDINGS OF FACTS/CONCLUSION/CONDITION:

After reviewing the City of Grand Junction application, VR-2009-225 for the vacation of three areas of public right-of-way, the following finding of facts has been determined:

1. The requested Vacations are consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
3. The City shall reserve and retain a perpetual Multipurpose Easement on, along, over, under, through and across the entire area of the vacated rights-of-ways.

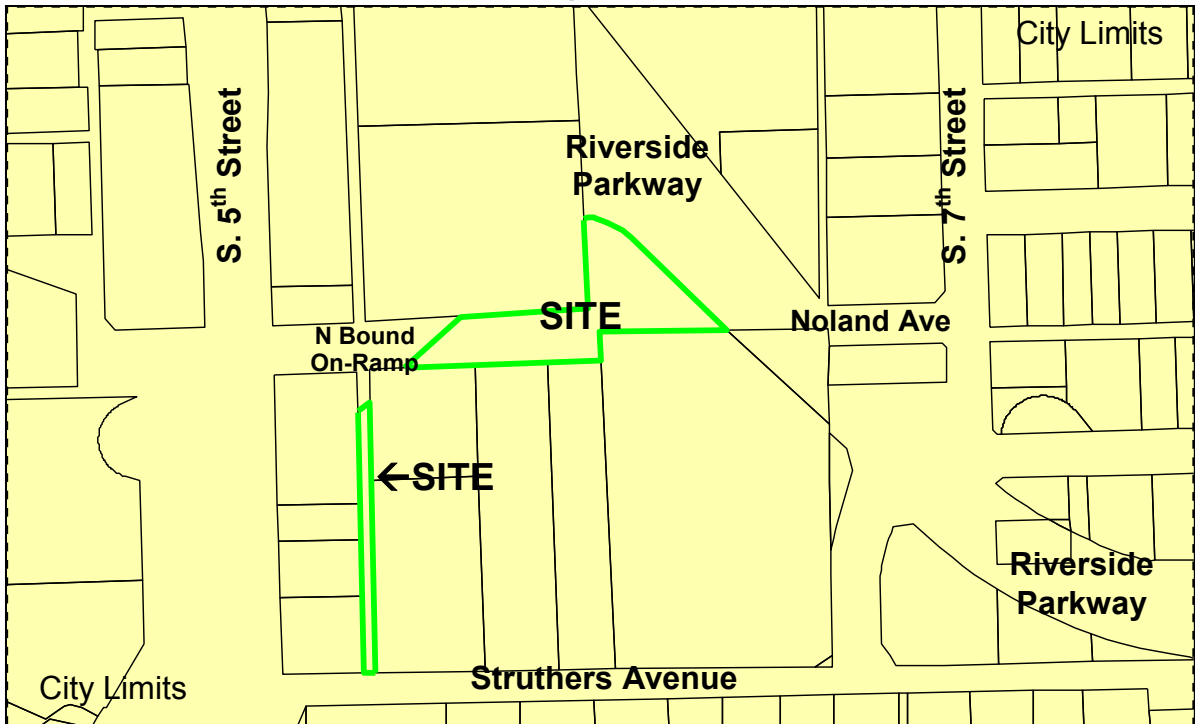
Vacation Area Locations

Figure 1



Site Location Map

Figure 2



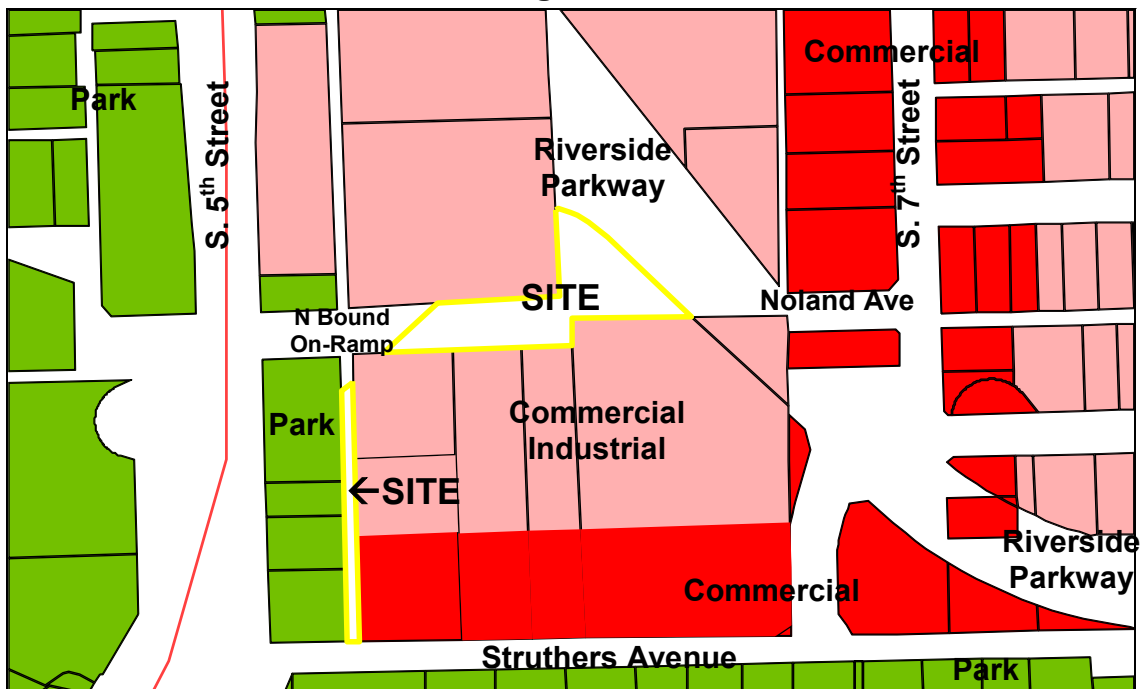
Aerial Photo Map

Figure 3



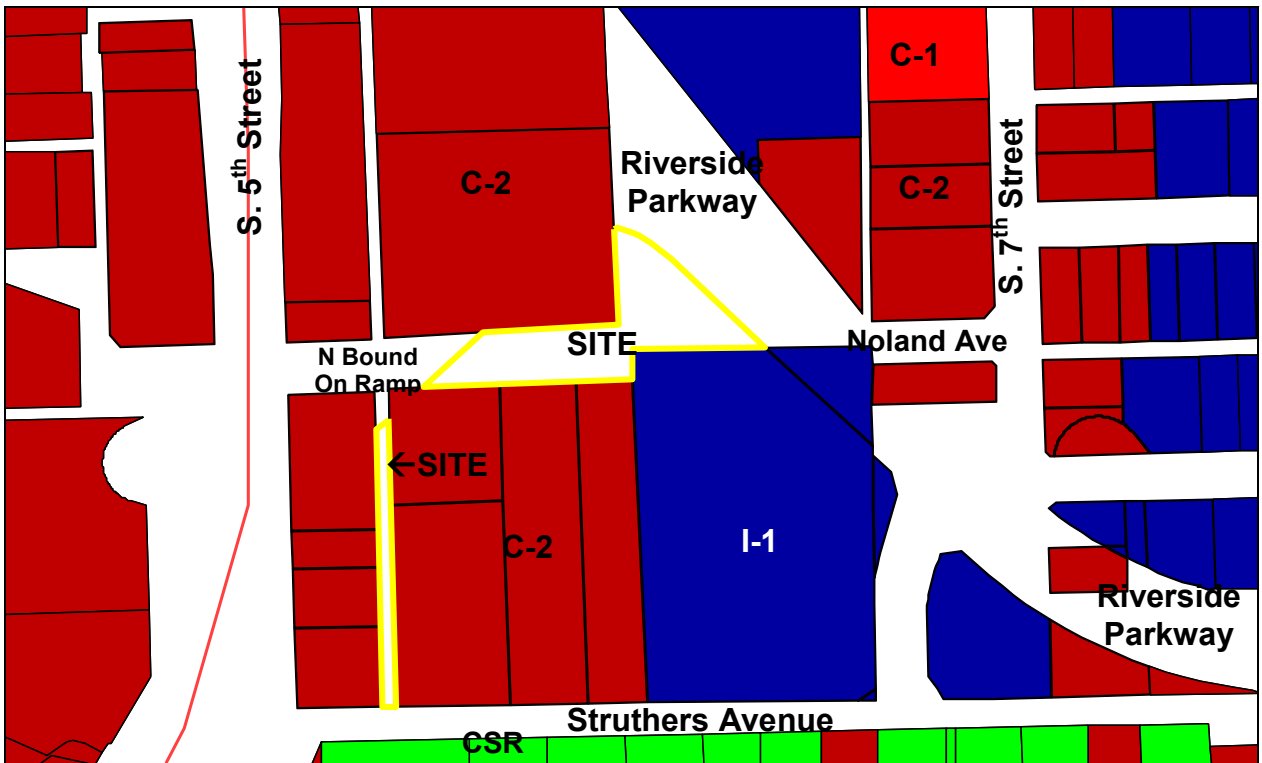
Future Land Use Map

Figure 4



Existing City Zoning Map

Figure 5



CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING ALLEY RIGHT-OF-WAY LOCATED WITHIN BLOCK ONE OF THE SOUTH FIFTH STREET SUBDIVISION NORTH OF NOLAND AVENUE AND SOUTH OF THE RIVERSIDE PARKWAY

RECITALS:

A request to vacate an alley right-of-way located within Block One of the South Fifth Street Subdivision north of Noland Avenue and south of the Riverside Parkway, has been made by the City. The City shall reserve and retain a perpetual Multipurpose Easement on, along, over, under, through and across the entire area of the right-of-ways to be vacated.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

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

Dedicated right-of-way to be vacated:

Vacation # 1

A parcel of land lying in the Northwest Quarter (NW1/4) of Section 23, Township One South, Range One West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

ALL of that certain alley right of way, lying north of the line formed between the Southeast corner of Lot 19 and the southwest corner of Lot 20, Block 1, South Fifth Street Subdivision, as same is recorded in Plat Book 7, Page 19, Public records of Mesa County, Colorado, AND South of the following described curve:

Commencing at the Southeast Corner of said Lot 19, and considering the South line of said Lot 20 to bear N89°06'45"W, with all bearings herein relative thereto; thence N00°52'27"W, along the East line of said Lot 19, a distance of 108.75 feet to the POINT OF BEGINNING; thence 17.09 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 19°34'53", and which chord bears N87°46'43"E a distance of 17.00 feet to the West line of said Lot 20.

Containing 1,861 square feet, more or less, as described.

Introduced for first reading on this _____ day of _____, 2010.

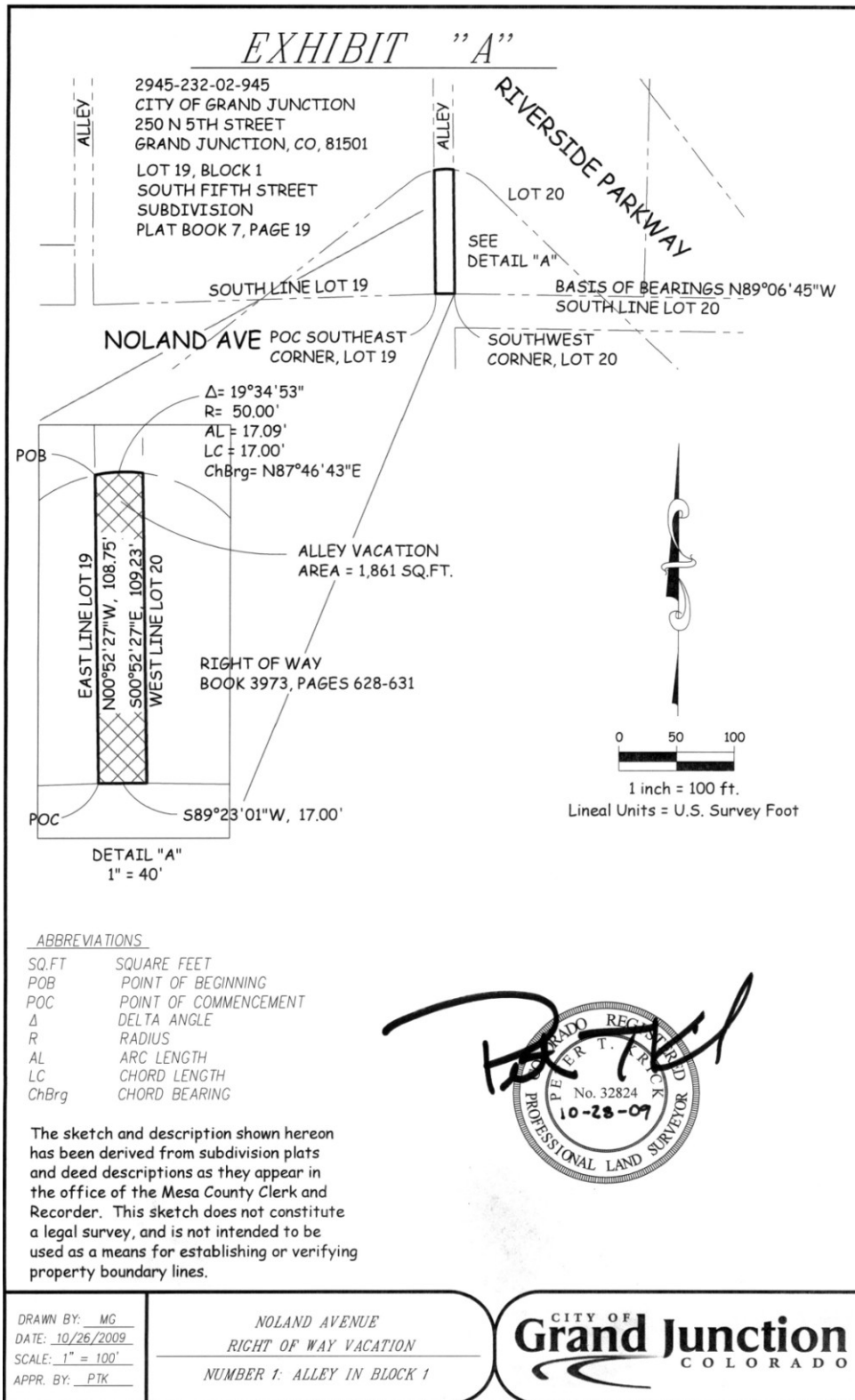
PASSED and ADOPTED this _____ day of _____, 2010.

ATTEST:

President of City Council

City Clerk

Vacation #1 Exhibit A



CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING RIGHT-OF-WAY
LOCATED WITHIN LOT 20 OF THE SOUTH FIFTH STREET SUBDIVISION
NORTH OF NOLAND AVENUE ACQUIRED FOR THE RIVERSIDE PARKWAY IN
BOOK 3973, PAGES 628-631**

RECITALS:

A request to vacate a portion of right-of-way located within Lot 20 of the South Fifth Street Subdivision, north of Noland Avenue acquired for the Riverside Parkway in Book 3973, Pages 628-631, has been made by the City. The City shall reserve and retain a perpetual Multipurpose Easement on, along, over, under, through and across the entire area of the right-of-ways to be vacated.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

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

Dedicated right-of-way to be vacated:

Vacation # 2

A parcel of land lying in the Northwest Quarter (NW1/4) of Section 23, Township One South, Range One West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

A portion of that certain right of way, as described in Book 3973, Pages 628-631, as same is recorded in the Public records of Mesa County, Colorado, being that portion of said right of way within Lot 20, Block 1, South Fifth Street Subdivision, recorded in Plat Book 7, Page 19 in said Public records, lying south and west of the following described line:

Commencing at the Southwest corner of Lot 20, Block 1, South Fifth Street Subdivision, and considering the South line of said Lot 20 to bear N89°06'45"W, with all bearings herein relative thereto; thence N00°52'27"W, along the West line of said Lot 20, a distance of 109.23 feet to the POINT OF BEGINNING; thence 31.71 feet along the arc of a 50.00 foot radius curve, concave southwest, through a central angle of 36°20'05", and which chord bears S64°15'49"E a distance of 31.18 feet to a point of tangency; thence S46°05'46"E a distance of 140.83 feet to the South line of said Lot 20.

Containing 7,718 square feet, more or less, as described.

Introduced for first reading on this _____ day of _____, 2010.

PASSED and ADOPTED this _____ day of _____, 2010.

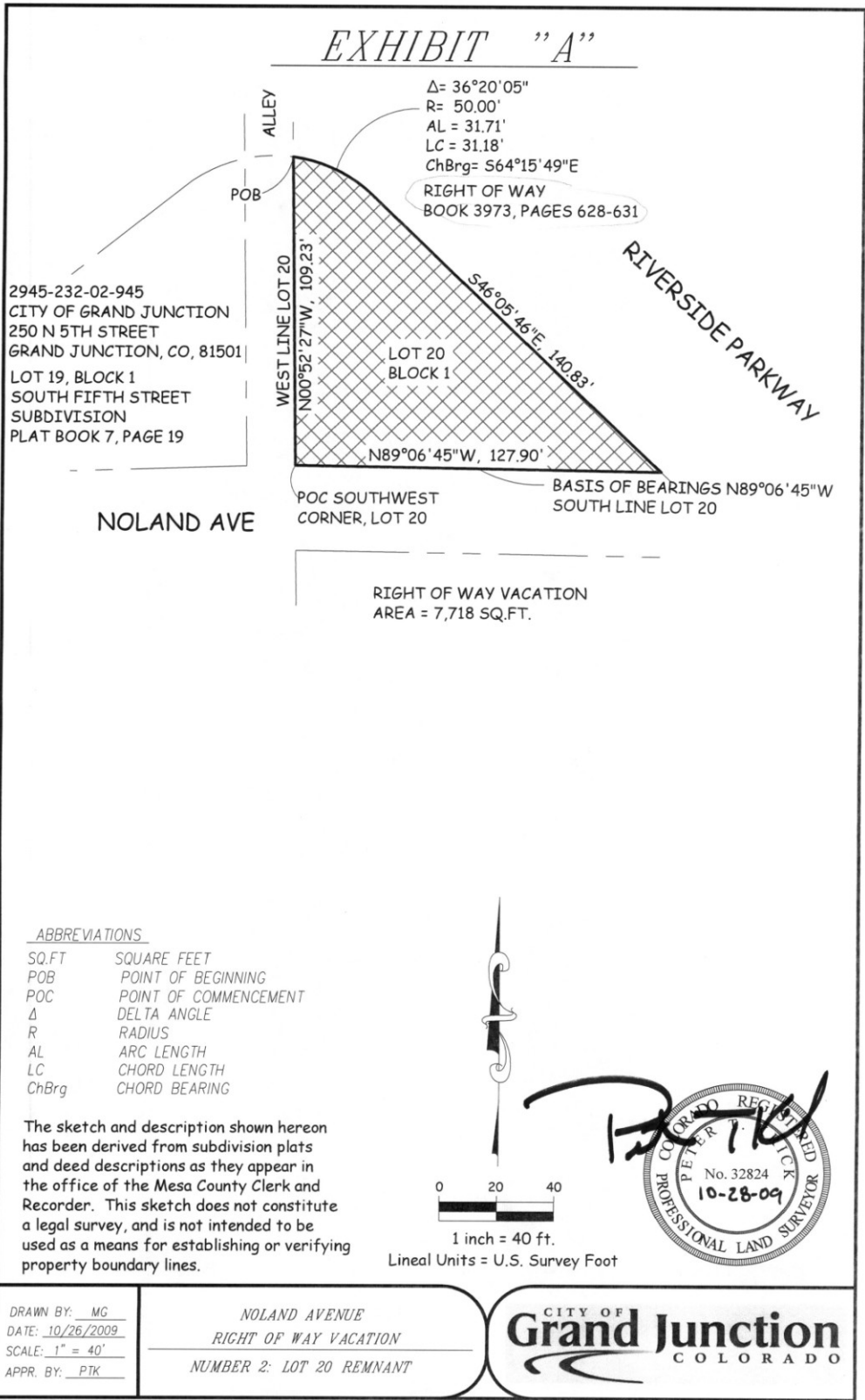
ATTEST:

President of City Council

City Clerk

Vacation #2 Exhibit A

EXHIBIT "A"



CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING A PORTION OF THE NOLAND AVENUE RIGHT-OF-WAY LOCATED BETWEEN 5TH STREET AND 7TH STREET SOUTH OF THE RIVERSIDE PARKWAY AND AN ALLEY RIGHT-OF-WAY LOCATED WITHIN BLOCK 2 OF THE SOUTH FIFTH STREET SUBDIVISION BETWEEN STRUTHERS AND THE RIVERSIDE PARKWAY

RECITALS:

A request to vacate a portion of Noland Avenue right-of-way located between 5th Street and 7th Street south of the Riverside Parkway and an alley right-of-way within Block 2 of the South Fifth Street Subdivision between Struthers and the Riverside Parkway, has been made by the City. The City shall reserve and retain a perpetual Multipurpose Easement on, along, over, under, through and across the entire area of the right-of-ways to be vacated.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

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

Dedicated right-of-way to be vacated:

Vacation # 3

Two parcels of land lying in the Northwest Quarter (NW1/4) of Section 23, Township One South, Range One West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

That portion of Noland Avenue right of way, as depicted in the South Fifth Street Subdivision, recorded in Plat Book 7, Page 19 in the Public records of the Mesa County Clerk and Recorder, lying east of the following described line:

Commencing at the Northwest corner of Lot 14, Block 2, said South Fifth Street Subdivision, and considering the North line of said Lot 14 to bear N89°18'40"E, with all bearings herein relative thereto, thence N89°18'40"E, along the North line of said Lot 14, a distance of 58.65 feet to the POINT OF BEGINNING; thence N51°29'00"E a distance of 108.74 feet to the North line of said Noland Avenue,

AND west of the following described line:

Commencing at the Southwest corner of Lot 20, Block 1, said South Fifth Street Subdivision; thence S89°06'45"E, along the South line of said Lot 20, a distance of 127.90 feet to the POINT OF BEGINNING; thence S46°05'46"E a distance of 43.97 feet to the South line of said Noland Avenue, TOGETHER WITH

That portion of that sixteen foot wide alley right of way within Block 2 said South Fifth Street Subdivision, lying North of the North line of Struthers Avenue as extended between Lot 5 and lot 6, said Block 2, and South of the following described curve;

Commencing at the Northwest corner of Lot 14, Block 2, said South Fifth Street Subdivision; thence S00°14'02"W, along the West line of said Lot 14, a distance of 51.44 feet to the POINT OF BEGINNING; thence 24.27 feet along the arc of a 400.00 foot radius curve, concave Southeast, through a central angle of 03°28'35" and which chord bears S41°29'10"W a distance of 24.27 feet to the west line of said alley right of way.

Containing 24,395 square feet, or 0.560 acres, more or less, as described.

Introduced for first reading on this _____ day of _____, 2010.

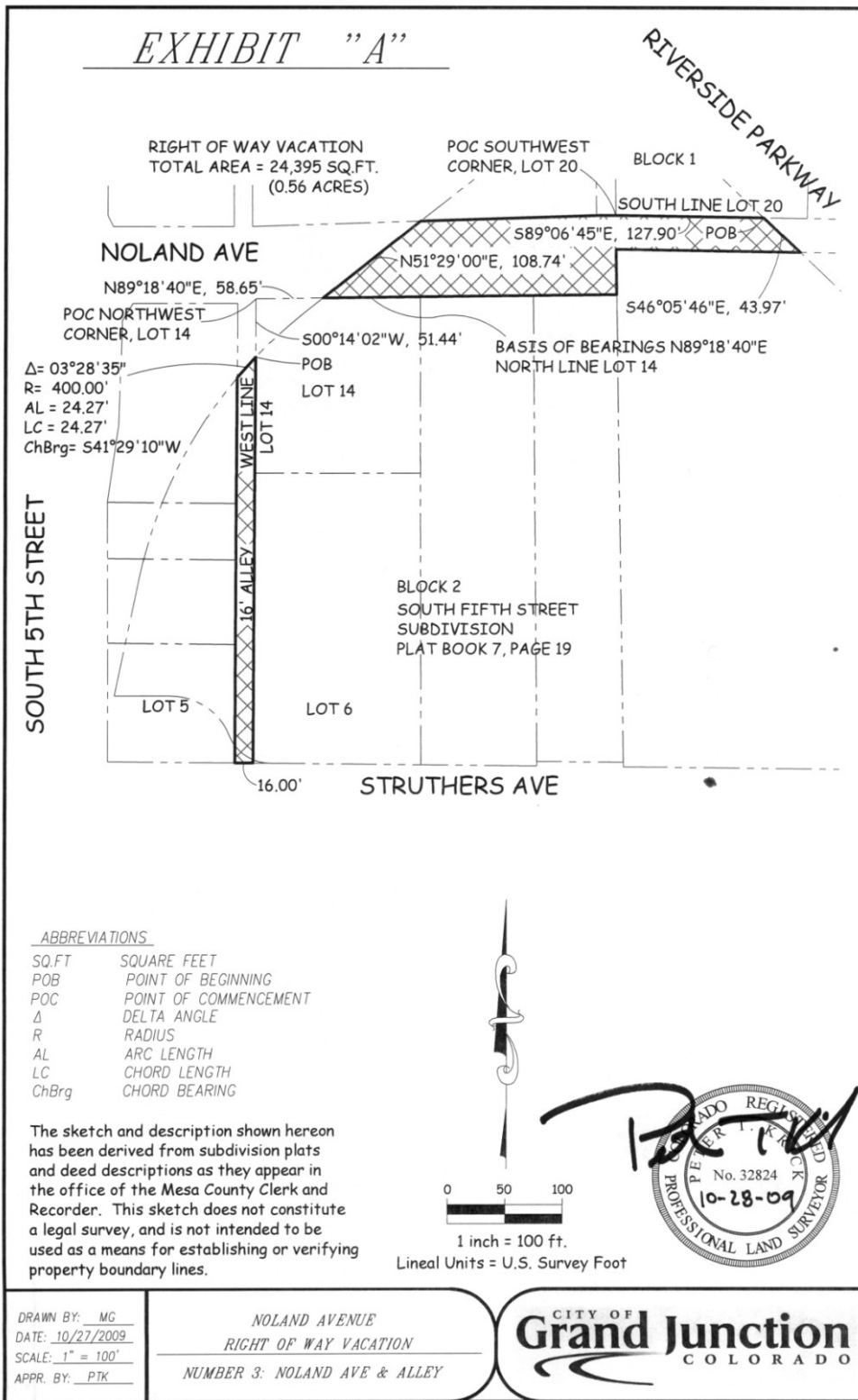
PASSED and ADOPTED this _____ day of _____, 2010.

ATTEST:

President of City Council

City Clerk

Vacation #3 Exhibit A





Date: Monday, January 25, 2010

Author: Lori V. Bowers

Title/ Phone Ext: Senior Planner/ 4033

Proposed Schedule: 1st Reading Monday, Feb. 1, 2010

2nd Reading: Monday, March 1, 2010

Attach 3
Zoning the Sunlight Subdivision Planned Development and Approval of the Preliminary Development Plan, Located at 172 and 174 Sunlight Drive

CITY COUNCIL AGENDA ITEM

Subject: Zoning the Sunlight Subdivision Planned Development and Approval of the Preliminary Development Plan, Located at 172 and 174 Sunlight Drive
File #: ANX-2006-348 and PP-2008-051
Presenters Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

A request to zone 11.21 acres to PD (Planned Development) with a default zone of R-4 (Residential – 4 units per acre) and consideration of a Preliminary Development Plan (PDP) for Sunlight Subdivision.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The subject parcel was annexed into the City since 2007. The Planned Development zoning will provide an orderly design for the neighborhood, therefore keeping property values intact and not degrade the quality of life in the adjacent neighborhoods.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Since single-family housing (one house on one lot) will continue to be the dominant residential pattern for the Grand Junction area, this project will add to the inventory for those seeking housing in a Planned Development with a greater quality and quantity of public and/or private open space and easy access to other recreational amenities.

Action Requested/Recommendation:

Introduce the Proposed Ordinance and Set a Public Hearing for Monday, March 1, 2010.

Board or Committee Recommendation:

Planning Commission forwarded a recommendation of approval at their January 26, 2010 meeting.

Background, Analysis and Options:

Please see the attached Staff report.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Preliminary Development Plans (Composite and Preliminary)
Planned Development Ordinance

BACKGROUND INFORMATION					
Location:		172, 174 Sunlight Drive			
Applicants:		Freestyle Design & Building c/o Ted Munkres, owner; Bob Blanchard, representative.			
Existing Land Use:		Residential and vacant land			
Proposed Land Use:		Residential Planned Development			
Surrounding Land Use:	North	Residential			
	South	Residential, large lot			
	East	Residential, large lot			
	West	Residential, large lot			
Existing Zoning:		None			
Proposed Zoning:		Planned Development (PD)			
Surrounding Zoning:	North	County RSF-4			
	South	County RSF-4			
	East	County RSF-4			
	West	County RSF-4			
Growth Plan Designation:		Residential Medium Low, 2-4 du/ac			
Zoning within density range?		X	Yes		No

ANALYSIS

1. Background

In 2005 an application was submitted to the City for annexation into the City of Grand Junction, with a request to zone the property consistent with the existing County zoning of RSF-4 (Residential Single Family – 4 units per acre). Staff recommended the zone district of R-2 (Residential – 2 units per acre) for the property, based on an analysis of the topography of the site, the substandard road network in the area and as a transition between the RSF-4 densities to the north and the even more topographically challenged properties to the south. The application was subsequently withdrawn. In February of 2007, a new application was submitted for the subject property, which was then annexed into the City. At that time the applicant requested deferral of the zoning in order to allow time to propose a Planned Development (PD) zone district in conjunction with a Preliminary Development Plan.

The proposed plan consists of 33 single family detached lots on 11.21 acres. It is bounded on the north by existing residential subdivisions and on the east, south and west by single family residences on lots larger than one acre. The Orchard Mesa Canal also abuts the property along the southern most edge.

A TEDS exception was granted in June, 2009 for reduced street lighting. The exception allows for only two street lights where nine would have been required. Street lights will

be placed at 28 1/2 Road where it enters into the subdivision and at the intersection of Sunlight Drive and River Divide Road. This request furthers a goal and objective of the Orchard Mesa Neighborhood Plan and Section 7.2.F. regarding nighttime light pollution.

Another TEDS exception was granted on December 1, 2009 to allow for a shorter approach tangent to the intersection of 28 1/2 Road and the proposed River Divide Road (northerly); and another shorter approach tangent to 28 1/2 Road and Country Ridge Road (southerly). Through the TEDS exception process it was determined that the reduced approaches are acceptable and that a note shall be added to the final plans and engineered construction drawings establishing the sight triangles and limiting structures and landscaping to meet the requirements of TEDS.

Relocation of an existing irrigation easement benefitting the Alpine Water Users Group will be required at the time of final platting. "Alpine Water" has agreed to work with the applicant on relinquishment and suitable relocation of the irrigation easement.

Density

The density of the proposed project is 2.9 dwelling units per acre. This density is consistent with average density of the surrounding subdivisions to the north and meets the default zone of R-4 and the Future Land Use designation.

Access

Access is obtained from Sunlight Drive, which bounds the property on the west. 28 1/2 Road, if it were extended directly south, would bound the property on the east. As proposed, 28 1/2 Road will curve into the subdivision and end in a cul-de-sac.

Road Design

All roads will be dedicated public right-of-way with Glory View Drive extended into the subdivision only as a pedestrian / bicycle path. The residential lots will obtain access internally from River Divide Road. There are two cul-de-sacs proposed within the subdivision, River Divide Court and 28 1/2 Court. Two TEDS Exceptions were granted for this project and were described above.

Open Space / Park

There are four Tracts within the subdivision. These Tracts are for the purpose of detention and open space features as well as containing the canal. The detention/open space areas will be landscaped and a subdivision entry sign will be provided. Signage for the pedestrian connection to Glory View Drive will show the access to the Old Spanish Trail, located south of the property. The Tracts will be owned and maintained by the HOA. Proof of the formation of the HOA will be required at the time of Final Plat.

Lot Layout

All lots are designed for single-family detached dwelling units. The lots range in size from 8,000 square feet to 21,000 square feet. A fourteen foot multi-purpose easement is provided across the front of each lot. Irrigation easements are also provided. All of the lots meet the dimensional standards for the default zone, except those abutting the cul-de-sacs, which results in irregularly shaped lots, which is typical of lots abutting cul-de-sacs. This is addressed in the Ordinance.

Landscaping

All Tracts will be landscaped and will serve as open space as well as detention areas. Xeriscape type landscaping will be encouraged throughout the subdivision. A fencing plan has been submitted as part of the landscaping plan. Lower two-rail fences will be installed on the lots abutting the open space tracts. Privacy fencing will be allowed between the lots (6-foot solid) as depicted on the preliminary overall landscape plan.

Phasing

The Sunlight Subdivision Planned Development is to be developed in one phase. The Zoning and Development Code, Section 2.12.C.4.c, under Validity states, "The effective period of the preliminary development plan shall be...at the time of preliminary development plan approval". The applicant requests that when this approval is obtained that the preliminary development plan approval be extended to the maximum allowed time frame of 10 years to complete the review of the final development plan and record the Final Plat. Both Section 2.3.B.13, dealing with the common procedures for all applications requiring a public hearing, and Section 2.8.B.5, which deals with the validity period for preliminary subdivisions, allows for extensions beyond the standard two year time period up to a maximum of 10 years. The applicant is requesting that the Planning Commission consider their request of 10 years, as required by Section 2.12.B.2.j, as an appropriate phasing or development schedule. Given the current economic climate, this may be a reasonable request.

Long-Term Community Benefit

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Chapter 3 of the Code. The Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative design;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed development has met the following long-term community benefits:

1. Innovative design that will limit the visual impacts of homes from the public rights-of-way by making use of walk-out basements creating a single story streetscape;
2. A greater quantity, over 23,000 square feet of common open space will be provided for both passive and active recreational use; protection of natural resources.
3. A pedestrian path and Old Spanish Trail connection will be provided through the extension of Glory View Drive. Trail signage will be provided to improve the visibility of this trail that is located south of the subject property.
4. Use of low water usage grasses in the common open space and drainage areas;

5. Covenants to be enforced by the home owners association will be developed to address development on individual lots including encouraging the use of xeriscape landscape material; and
6. Storm drainage will be improved to control runoff and prevent discharge onto neighboring lots.

Default Zone

The dimensional standards for the R-4 zone, as indicated in Table 3.2 (including Footnotes) in the Zoning and Development Code, are as follows:

Density: Maximum density is 4 units/acre; minimum density is 2 units/acre.

Nonresidential FAR: N/A

Maximum Lot Coverage: 50%

Minimum lot area: 8,000 square feet

Minimum lot width: 75 feet

Minimum street frontage: 20 feet

Front yard setback: 20/25

Side yard setback: 7/3

Rear yard setback: 25/5

Maximum building height: 35 feet

Deviations

Eight lots do not meet the minimum lot width requirement, of 75 feet, which is measured at the front setback. These lots are: Lots 5 through 9, Block 1; Lots 5 through 7, Block 2; which are located at the end of the two cul-de-sacs.

3. Section 2.12.C.2 of the Zoning and Development Code

Requests for a Planned Development Preliminary Development Plan must demonstrate conformance with all of the following:

- a) The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code.
 - 1) The Growth Plan, Major Street plan and other adopted plans and policies.

The property is designated Residential Medium Low, 2 to 4 dwelling units per acre on the Future Land Use Map. The proposed density of 2.9 dwelling units is consistent with the Future Land Use Map of the Growth Plan. The project is also consistent with the goals and policies of The Grand Valley Circulation Plan as well as the Orchard Mesa Area Plan.

- 2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code.
 - a. The existing zoning was in error at the time of adoption.

This criterion does not apply to the zoning of annexations.

- b. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transition, etc.

There has been (until recently) consistent growth in the 201 Persigo area, and growth in the Orchard Mesa area. The proposed subdivision is less dense than the existing subdivisions to the north and north east. Other properties in this area have been annexed into the City but have not yet been developed.

- c. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.

The proposed rezone to Planned Development is compatible with the neighborhood. The default zoning of R-4 is consistent with the existing County zoning of RSF-4. Nighttime lighting has been reviewed and a TEDS exception has been provided to reduce the number of street lights normally required by the Code. The streets will connect and provide through traffic from Sunlight Drive to 28 1/2 Road.

- d. 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 public facilities are available or will be supplied at the time of further development of the property.

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

The property was annexed into the City for the purpose of residential development, under the Persigo Agreement. The proposed plan is in accordance with the Future Land Use map designation of the Growth Plan, which is directed towards accommodating the community's needs.

- f. The community will benefit from the proposed zone.

The community will benefit by providing more housing in an area experiencing growth.

- 3) The planned development requirements of Chapter Five of the Zoning and Development Code.

The Preliminary Development Plan is consistent with all applicable requirements of Chapter Five. The proposed residential density of approximately 3 homes per acre is consistent with the Growth Plan designation of Residential Medium Low, 2 to 4 units per

acre. The proposed subdivision encompasses over 11 acres of land, which is larger than the required five acre minimum. The project will be in compliance with all the development standards except those deviations from the default zoning of R-4, which are contained within the PD Ordinance. These deviations are common for lots which are irregular in size due to the lots being located on cul-de-sac.

- 4) The applicable corridor guidelines and other overlay districts in Chapter Seven.

The requirements of Chapter Seven regarding nighttime light pollution have been reviewed and granted a TEDS exception for reduced lighting, as discussed above.

- 5) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public services and facilities exist in the area and will be extended throughout the subdivision. Both sewer and water are available via a connection from the surrounding developments. City sewer is provided. Ute is the water supplier.

- 6) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate traffic and pedestrian circulation has been provided. Vehicular access is provided from Sunlight Drive on the west, and 28 1/2 Road on the east. Pedestrian and bicycle access will be provided from a connection with Glory View Lane on the north. This will also be marked as an access to the Old Spanish Trail, located south of this subdivision, near the Gunnison River bluff area.

- 7) Appropriate screening and buffering of adjacent property and uses shall be provided.

The proposal is for a residential subdivision, which is adjacent to other residential subdivisions, therefore no screening or buffering is required.

- 8) An appropriate range of density for the entire property or for each development pod/area to be developed.

The density at approximately 3 homes per acre is consistent with the Residential Medium Low Growth Plan designation.

- 9) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The default zoning designation of R-4 and its minimum standards have been applied to this Planned Development. The only deviations are those commonly found with irregularly shaped parcels which abut cul-de-sacs.

- 10) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

A phasing schedule for the property has been proposed, and was discussed above. The Planning Commission is the decision maker as to accepting the proposed maximum amount of time, up to ten years. Given the current economic climate, this may be an appropriate amount of time to complete this project.

- 11) The property is at least twenty (20) acres in size.

The property is 11 acres in size.

- b) The applicable preliminary plat criteria in Section 2.8.B of the Zoning and Development Code.
 - 1) The preliminary subdivision plan will be in conformance with the Growth Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans;

As described above, the property is designated Residential Medium Low, 2 to 4 dwelling units per acre on the Future Land Use Map. The proposed density of 2.9 dwelling units is consistent with the Future Land Use Map of the Growth Plan. The project is also consistent with the goals and policies of The Grand Valley Circulation Plan as well as the Orchard Mesa Area Plan. The current Urban Trails Master Plan does not show any trails within the parameters of this subdivision. It is acknowledged that the Old Spanish Trail does exist south of this property, but is not considered to pass through this site.

- 2) The Subdivision standards in Chapter Six;

The subdivision standards that are applicable to this application include plans and specification standards which the proposed PDP shows to be consistent with all the adopted plans and policies.

- 3) The Zoning standards in Chapter Three;

The standards found in Chapter Three cover the minimum lot sizes, lot widths, setbacks and height. The default zone for this property is R-4. This proposal meets the minimum lot size of 8,000 square feet. The lots range in size from 8,000 square feet to 21,286 square feet. All of the lots meet the minimum lot width of 75-feet, measured at the front setback, which is 20-feet. The exceptions to this are the following, which have been incorporated into the Zoning Ordinance: Lots 5 through 9, Block 1; Lots 5 through 7, Block 2; which are located at the end of the two cul-de-sacs.

- 4) Other standards and requirements of the Zoning and Development Code and other City policies and regulations;

Except for the requested deviation from the R-4 zone district discussed above, all City development standards are being met.

- 5) Adequate public facilities and services will be available concurrent with the subdivision;

All infrastructure will be built to City standards and will be functional when certificate of occupancies are issued.

- 6) The project will have little or no adverse or negative impacts upon the natural or social environment;

There will be no negative impacts on either the natural or social environment. The developer is taking advantage of the sloping terrain by providing walk-out basements that will allow for the appearance of single-story homes. The pedestrian connection and signage directing people to the Old Spanish Trail should not be a negative impact.

- 7) Compatibility with existing and proposed development on adjacent properties;

Sunlight Subdivision is compatible with existing and anticipated residential developments surrounding the property through comparable densities and creative design.

- 8) Adjacent agricultural property and land uses will not be harmed;

There are no apparent agricultural properties or land uses adjacent to this site.

- 9) Is neither piecemeal development nor premature development of agricultural land or other unique areas;

The proposal is neither piecemeal nor premature. The property has not been used agriculturally for many years.

- 10) There is adequate land to dedicate for provision of public services;

All infrastructure and services can be provided according to City standards.

- 11) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities;

All public improvements will be installed per City standards and will be accepted for maintenance by the City once the warranty period is over. All private open space areas will be maintained by a Home Owners Association. Proof of the formation of the HOA will be required when the Final Plat is ready for recording. All common areas will also need to be addressed in the Covenants, Conditions and Restrictions for the Sunlight Subdivision, which will be reviewed with the Final Plat by the City Attorney's Office per Section 12.D.4.b of the Zoning and Development Code.

- c) The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.

- 1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan;

This has been discussed above, and the proposal meets this criterion.

- 2) Conditions of any prior approvals

There are no prior approvals. The only condition has been that the property has been without zoning since the annexation became effective in March of 2007, at the owner's request. With approval of this Plan, a PD zoning will be placed on the property.

- 3) Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

These have all been addressed within this staff report above.

- 4) Quality site design practices

Section 2.2.D.4.b(4)(A thru K) is the review criteria for a Major Site Plan. Since this is a residential subdivision, it has been reviewed for compliance with the subdivision regulations found in Chapter Six, Chapter Three, Chapter Seven and the procedures found in Chapter Two.

- d) The approved ODP, if applicable.

There is no approved ODP.

- e) The approved PD rezoning ordinance, if adopted with an ODP.

The PD Ordinance is attached for review. There is no ODP.

- f) An appropriate, specific density for all areas included in the preliminary plan approval.

The overall density is 2.9 dwelling units per acre. The project is proposed to be built in one phase only.

- g) The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP.

The area is slightly over 11 acres; therefore this proposal meets the five acre minimum for this criterion.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Sunlight Subdivision application, file number PP-2008-051 for a Planned Development, Preliminary Development Plan, the Planning Commission makes the following findings of fact and conclusions:

1. The requested Planned Development, Preliminary Development Plan is consistent with the Growth Plan.
2. The review criteria in Section 2.12.C.2 (Planned Development Review Criteria) of the Zoning and Development Code have all been met.
3. The review criteria in Section 2.8.B (Subdivisions) of the Zoning and Development Code have all been met.
4. The proposed phasing schedule, per Sections 2.12.C.4.c (Planned Development Application and Review Procedures); 2.3.B.13 (Permits Requiring Public Hearing) and 2.8.B.5 (Subdivisions) is acceptable as proposed.

PLANNING COMMISSION RECOMMENDATIONS:

The Planning Commission forwards two recommendations to the City Council:

- 1) A recommendation of approval to zone 11.21 acres to PD (Planned Development) with a default zone of R-4, file number ANX-2006-348; and
- 2) Approval of the requested Planned Development, Preliminary Development Plan for Sunlight Subdivision, file number PP-2008-05, with the findings and conclusions listed above.

City Limits
Shown in pale
yellow

Site Location Map

172 and 174 Sunlight Drive



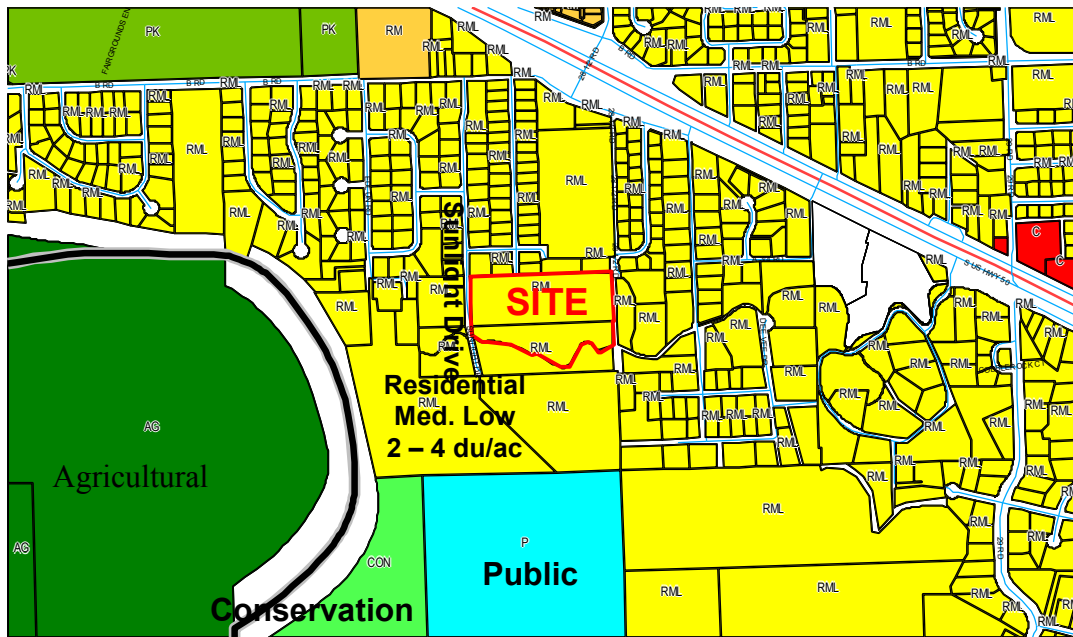
Aerial Photo Map

172 and 174 Sunlight Drive



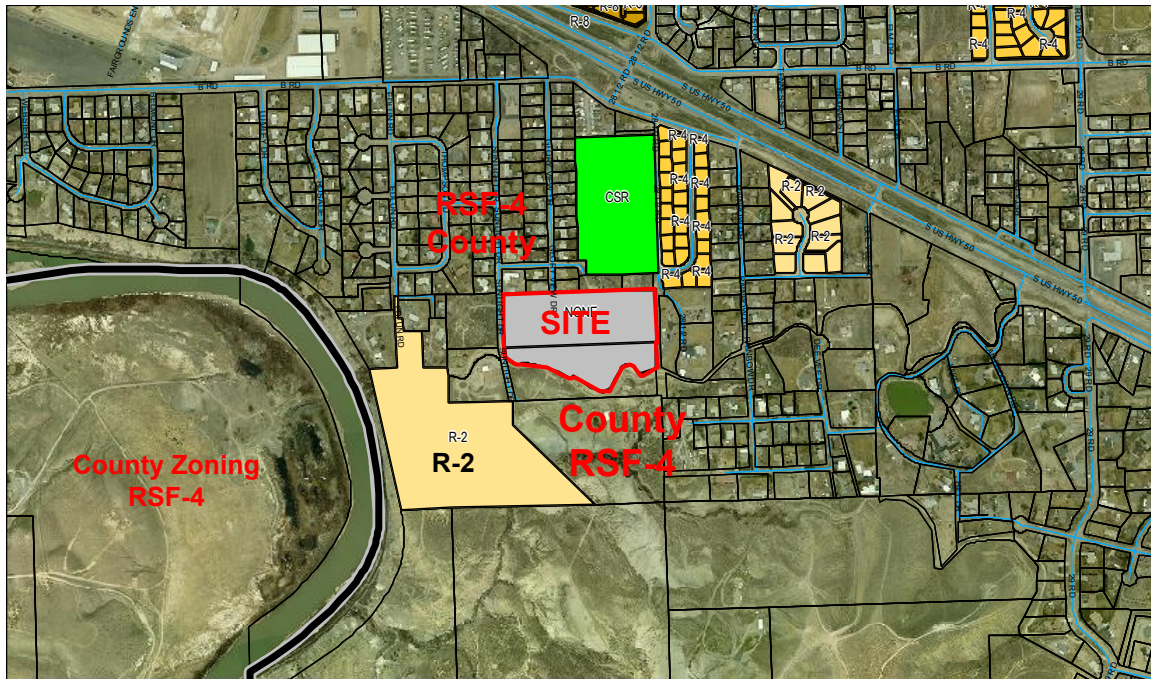
Future Land Use Map

172 and 174 Sunlight Drive

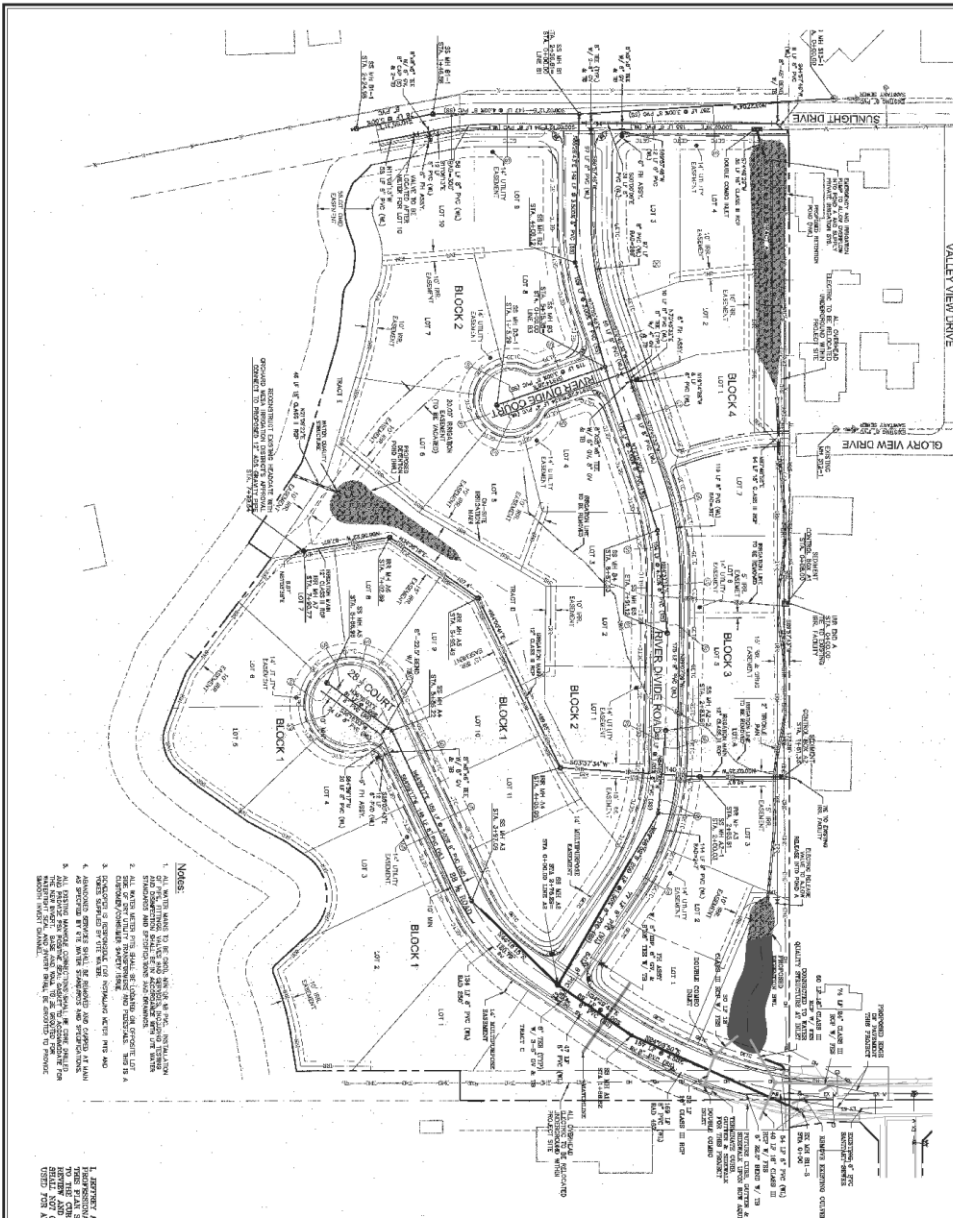


Existing City and County Zoning Map

172 and 174 Sunlight Drive



SUNLIGHT P.D.
PRELIMINARY COMPOSITE PLAN
 A TRACT OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE 6TH-LINE
 MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITION.

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

LEGEND:

- PROPOSED LOT LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- PROPOSED FIBER OPTIC
- PROPOSED TELEPHONE
- PROPOSED CABLE TV
- PROPOSED POWER
- PROPOSED LIGHTNING
- PROPOSED RAILROAD
- PROPOSED HIGHWAY
- PROPOSED AIRPORT
- PROPOSED CANAL
- PROPOSED DRAINAGE
- PROPOSED FLOOD CONTROL
- PROPOSED OTHER

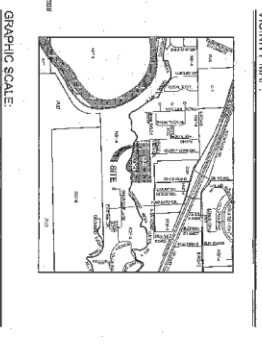
GRAPHIC SCALE:

0 100 200 300 400 500 FEET

KEY:

811

Call before you dig



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE SUNLIGHT SUBDIVISION ANNEXATION TO PD (PLANNED DEVELOPMENT) ZONE, BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT ZONING OF R-4 (RESIDENTIAL – 4 UNITS PER ACRE), LOCATED AT 172 AND 174 SUNLIGHT DRIVE

Recitals:

A request to zone 11.21 acres to PD (Planned Development) by approval of a Preliminary Development Plan (Plan) with a default R-4 (Residential-4 units per acre) zone has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-4) and adopt the Preliminary Development Plan for the Sunlight Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-4 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing the following:

1. Creative site planning and design that will limit the visual impacts of homes from the public rights-of-way by making use of walk-out basements creating a single story streetscape;
2. Over 23,000 square feet of common open space will be provided for both passive and active recreational use;
3. A pedestrian path and Old Spanish Trail connection will be provided through the extension of Glory View Drive. Trail signage will be provided to improve the visibility of this trail that is located south of the subject property.
4. Use of low water usage grasses in the common open space and drainage areas;
5. Covenants to be enforced by the home owners association will be developed to address development on individual lots including encouraging the use of xeriscape landscape material; and
6. Storm drainage will be improved to control runoff and prevent discharge onto neighboring lots.

Deviations from the default zone include: Eight lots do not meet the minimum lot width requirement, of 75 feet, which is measured at the front setback. These lots are: Lots 5 through 9, Block 1; Lots 5 through 7, Block 2; which are located at the end of the two cul-de-sacs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

Sunlight Annexation No. 3
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 68.00 feet to the Point Of Beginning; thence S00°08'16"E along said East line a distance of 212.58 feet; thence S89°58'03"W a distance of 896.16 feet; thence N00°01'39"W a distance of 280.41 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along the North line of said SE 1/4 NW 1/4 a distance of 857.12 feet; thence S00°08'16"E a distance of 10.00 feet; thence N89°57'24"E along a line being 10.00 feet South of and parallel with the North line of said SE 1/4 NW 1/4 a distance of 27.00 feet; thence S00°08'16"E along a line being 11.50 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 53.00 feet; thence S89°57'24"W a distance of 13.50 feet; thence S00°08'16"E along a line being 25.00 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 165.00 feet; thence N89°57'24"E a distance of 15.00 feet; thence N00°08'16"W along a line being 10.00 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 160.00 feet; thence N89°57'24"E a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 5.69 acres (247,769 square feet), more or less, as described.

Sunlight Annexation No. 4
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 280.58 feet to the Point Of Beginning; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 214.03 feet; thence S89°51'44"W a distance of 30.00 feet to a point on the West right of way of 28 1/2 Road recorded in Book 2424, Page 593 of the Mesa County, Colorado public records; thence along the Northerly sideline of a canal easement recorded in Book 2398, Pages 49 through 51, of the Mesa County, Colorado

public records the following fourteen (14) courses: (1) S81°22'39"W a distance of 33.73 feet; (2) thence 57.13 feet along the arc of a 270.04 foot radius curve, concave Southeast, having a central angle of 12°07'15" and a chord bearing S75°19'02"W a distance of 57.02 feet; (3) thence S69°15'24"W a distance of 10.81 feet; (4) thence 8.87 feet along the arc of a 7.43 foot radius curve, concave Northeast, having a central angle of 68°22'34" and a chord bearing N76°34'12"W a distance of 8.35 feet; (5) thence N42°23'49"W a distance of 49.29 feet; (6) thence 88.38 feet along the arc of a 49.03 foot radius curve, concave South, having a central angle of 103°16'38" and a chord bearing S85°58'06"W a distance of 76.89 feet; (7) thence S34°20'02"W a distance of 24.05 feet; (8) thence S28°05'51"W a distance of 44.34 feet; (9) thence S35°12'30"W a distance of 61.65 feet; (10) thence S39°12'47"W a distance of 25.61 feet; (11) thence 49.55 feet along the arc of a 39.66 foot radius curve, concave Northwest, having a central angle of 71°35'03" and a chord bearing S75°00'24"W a distance of 46.39 feet; (12) thence N69°11'59"W a distance of 55.26 feet; (13) thence 4.05 feet along the arc of a 14.47 foot radius curve, concave Northeast, having a central angle of 16°02'57" and a chord bearing N61°10'02"W a distance of 4.04 feet; (14) thence N53°08'05"W a distance of 140.34 feet; thence S35°10'58"W a distance of 27.50 feet to the centerline of said canal easement; thence along the centerline of said canal easement the following fifteen (15) courses; (1) N56°29'58"W a distance of 96.42 feet; (2) thence N73°26'34"W a distance of 114.21 feet; (3) thence 33.26 feet along the arc of a 177.69 foot radius curve, concave Southwest, having a central angle of 10°43'27" and a chord bearing N78°48'18"W a distance of 33.21 feet; (4) thence N84°10'03"W a distance of 28.15 feet; (5) thence 8.45 feet along the arc of a 16.06 foot radius curve, concave Northeast, having a central angle of 30°08'08" and a chord bearing N69°05'59"W a distance of 8.35 feet; (6) thence N54°01'54"W a distance of 4.98 feet; (7) thence 12.30 feet along the arc of a 24.23 foot radius curve, concave Southwest, having a central angle of 29°05'22" and a chord bearing N68°34'10"W a distance of 12.17 feet; (8) thence N83°06'25"W a distance of 9.64 feet; (9) thence 19.90 feet along the arc of a 43.47 foot radius curve, concave South, having a central angle of 26°14'01" and a chord bearing S83°46'23"W a distance of 19.73 feet; (10) thence S70°39'11"W a distance of 14.85 feet; (11) thence 35.75 feet along the arc of a 48.52 foot radius curve, concave Northwest, having a central angle of 42°13'12" and a chord bearing N88°14'03"W a distance of 34.95 feet; (12) thence N67°07'18"W a distance of 10.21 feet; (13) thence N41°26'43"W a distance of 4.84 feet; (14) thence 31.52 feet along the arc of a 145.02 foot radius curve, concave Southwest, having a central angle of 12°27'14" and a chord bearing N47°40'17"W a distance of 31.46 feet; (15) thence N53°53'51"W a distance of 9.14 feet to the East line of a road right of way recorded in Book 2398, Pages 148 and 149 of the Mesa County, Colorado public records; thence N10°55'00"W along the East line of said road right of way described in Book 2398, Pages 148 and 149 a distance of 78.53 feet to a point on the South line of that certain parcel described in Book 4001, Page 471 of the Mesa County, Colorado public records; thence S89°58'04"W along the South line of said parcel described in Book 4001, Page 471 a distance of 0.78 feet to a point on the East line of a road right of way recorded in Book 788, Page 242, of the Mesa County, Colorado public records; thence N00°01'41"W along the East line of said road right of way described in Book 788, Page 242 a distance of 330.39 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along the North line of the SE 1/4 NW 1/4 of said Section 31, a distance of 75.00 feet; thence S00°01'39"E a distance of 280.41 feet; thence N89°58'03"E a distance of 896.16 feet, more or less, to the Point of Beginning.

Said parcel contains 5.52 acres (240,310 square feet), more or less, as described.

- A. Sunlight Subdivision Preliminary Development Plan is approved with the Findings of Fact and Conclusions listed in the Planning Commission Staff Report dated January 26, 2010 and the City Council Staff Report dated February, 1, 2010, including attachments and Exhibits.

- B. The default zone is R-4 (Residential – 4 units per acre) with deviations contained within this Ordinance.

Introduced on first reading this _____ day of _____, 2010 and ordered published.

Adopted on second reading this _____ day of _____, 2010.

ATTEST:

City Clerk

Mayor



Date: Feb 1, 2010
Author: Michelle Hoshide
Title/ Phone Ext: Associate
Planner / 4043
Proposed Schedule: February 1,
2010
2nd Reading: March 1, 2010

Attach 4
TNG Rezone, Located at 29 Road and G Road

CITY COUNCIL AGENDA ITEM

Subject: TNG Rezone - Located at 29 Road and G Road
File #: RZ-2008-378
Presenters Name & Title: Michelle Hoshide, Associate Planner

Executive Summary:

Request to rezone 2.63 acres, from an R-5 (Residential 5 units/acre) to a C-1(Light Commercial) zone district.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain develop and enhance a healthy, diverse economy.

The rezoning of the property located at 29 Road and G Road will allow the growth of the commercial area of our city by creating more commercially zoned properties.

Action Requested/Recommendation:

Introduce a Proposed Ordinance and Set a Public Hearing for Monday, March 1, 2010.

Board or Committee Recommendation:

On December 8, 2009, Planning Commission forwarded a recommendation of approval for the request to rezone the property from an R-5 (Residential 5 units/acre) zone district to a C-1 (Light Commercial) zone district finding that the request is consistent with the purpose and intent of the Growth Plan and Section 2.6.A of the Zoning and Development Code.

Background, Analysis and Options: See attached

Financial Impact/Budget: N/A

Legal issues: None

Other issues: None

Previously presented or discussed: No previously presented discussions.

Attachments:

Site Location Map/ Aerial Photo Map
Future Land Use Map/ Existing City Zoning Map
Ordinance

BACKGROUND INFORMATION				
Location:		29 Road and G Road		
Applicants:		Owner: 29 Road and G Road LLC Representative: TurnKey Consulting LLC.		
Existing Land Use:		Vacant		
Proposed Land Use:		Light Commercial		
Surrounding Land Use:	North	Vacant		
	South	Vacant		
	East	Vacant		
	West	Vacant		
Existing Zoning:		R-5 (Residential 5 units per acre)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	R-5 (Residential 5 units per acre)		
	East	R-5 (Residential 5 units per acre)		
	West	PD (Planned Development)		
Growth Plan Designation:		Commercial		
Zoning within density range?	X	Yes		No

1. Background:

On September 29, 2009 the TNG Subdivision Simple Subdivision was recorded creating two lots. The original property, of 25.5 acres, located at 29 Road and G Road, was split by the Highline Canal, G Road and 29 Road. The northern lot of 2.63 acres was created by the pre-existing boundaries that split the property. The property owner has proposed the rezone to allow the northern property to meet the Future Growth Plan designation of Commercial.

2. Rezone Criteria of the Zoning and Development Code:

In order to maintain internal consistency between the Code and the Zoning Maps, map amendments and rezones must demonstrate conformance with criteria one or all criteria two through six for approval:

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

The existing zoning was in error at the time of adoption. Originally, the property was part of a parcel with a Future Growth designation of Residential Medium and Commercial. The practice at the time was to zone the parcel the predominant zone district. Therefore, the entire property was zoned R-5 (Residential 5 units/acres) to satisfy the Residential Medium designation.

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

The Future Land Use Map has designated this property and the properties to the north and west as Commercial.

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

The proposed rezone furthers the goals and policies of the Growth Plan. The Future Land Use Map has designated this property and the properties to the north and west as Commercial. This corridor is proposed to be a principal arterial. A commercial zoning would allow the lot to be fully utilized by providing amenities to the surrounding existing and future residential developments.

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

Public facilities and services do not currently exist. The closest water main is provided to the east by Ute water with a 2" line. Upon development of this land public services would be required to be installed.

5. *There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.*

There is an inadequate supply of C-1 (Light Commercial) zoned land available in the area surrounding the 29 Road and G Road property. All surrounding properties to the north and west are zoned PD (Planned Development) with a Future Growth Plan designation of Commercial. All the property to the south and east are zoned R-5 (Residential 5 units/acre) with a Future Growth Plan designation of Residential Medium.

6. *The community or neighborhood will benefit from the proposed zone*

The rezone will allow the property to develop according to the Future Land Use Map as Commercial and allow the lot to be fully utilized by providing potential amenities to the surrounding existing and future residential developments.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. R-5 (Residential 5 units/acre)
- b. C-1 (Light Commercial)
- c. C-2 (General Commercial)

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

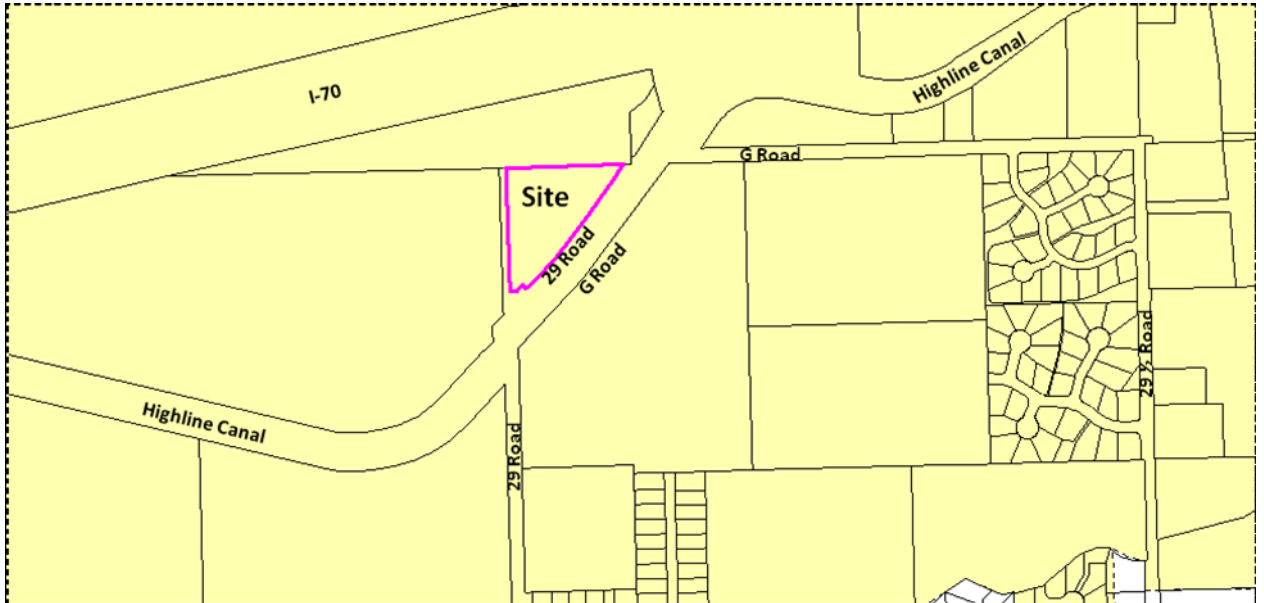
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested rezone to City Council with the findings and conclusions listed above.

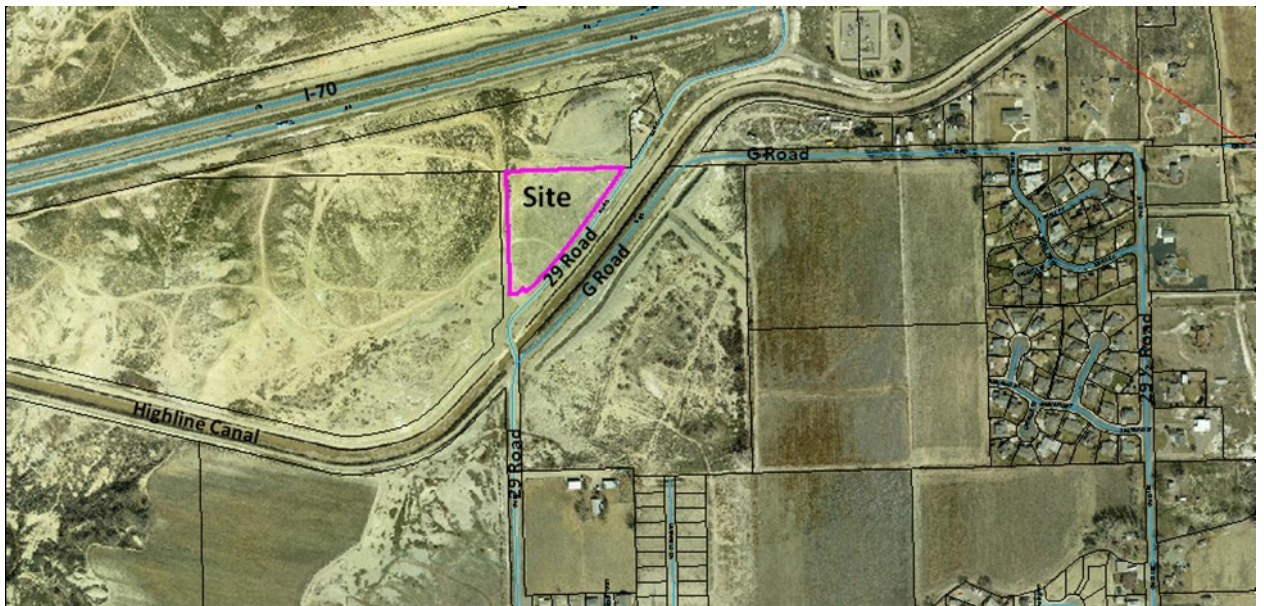
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the TNG Subdivision Rezone, RZ-2008-378, staff moves we forward a recommendation of approval to City Council on the request to rezone from R-5 (Residential 5 units/acre) zone district to C-1 (Light Commercial) zone district, with the findings and conclusions listed in the staff report.

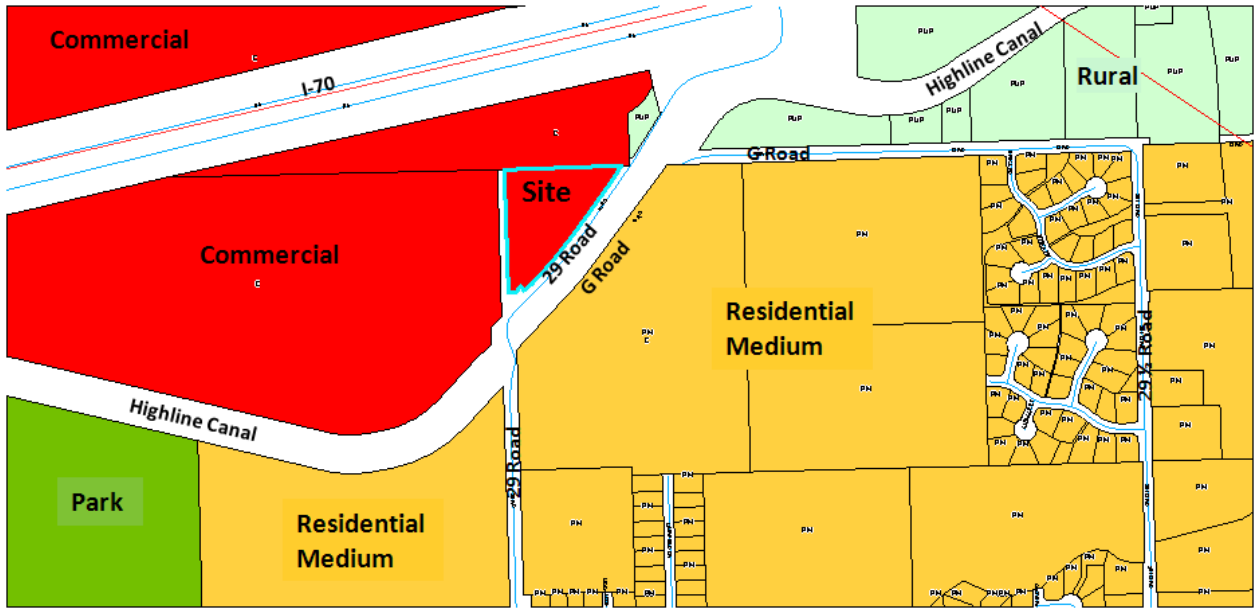
Site Location Map



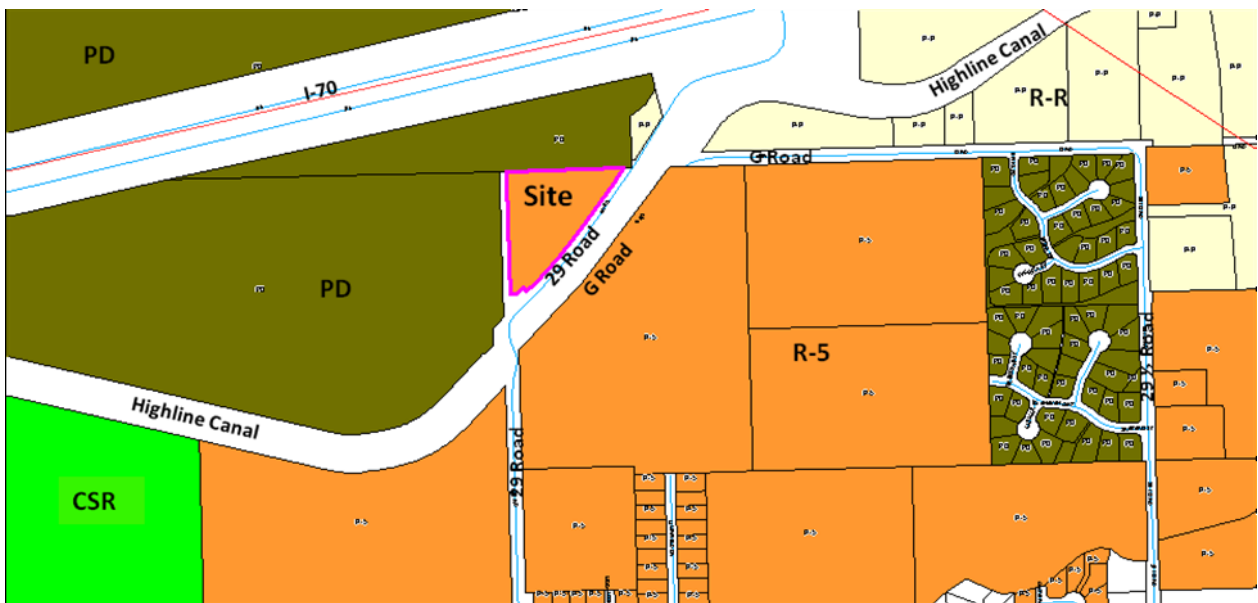
Aerial Photo Map



Future Land Use Map



Existing City Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PARCEL OF LAND FROM
R-5 (RESIDENTIAL 5 UNITS PER ACRE) TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 29 ROAD AND G ROAD (TNG REZONE)

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-5 (Residential 5 units per acres) to C-1 (Light Commercial).

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, Commercial Industrial. 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 TO THE C-1 (LIGHT COMMERCIAL) ZONE DISTRICT:

Lot 1 in the TNG Subdivision, located in NW1/4 NW1/4 Section 5, T1S, R1E, Ute P.M. City of Grand Junction, County of Mesa, State of Colorado

Introduced on first reading on the _____ day of _____, 2010

PASSES and ADOPTED on second reading this _____ day of _____, 2010.

Attest:

President of the Council

City Clerk



Date: 18 January 2010
 Author: David Thornton
 Title/ Phone Ext: 244-1450
 Proposed Schedule: _____^{1st}
Reading on February 1, 2010
 2nd Reading
February 17, 2010

Attach 5
Adoption of the Grand Junction Comprehensive Plan

CITY COUNCIL AGENDA ITEM

Subject: Grand Junction Comprehensive Plan Adoption to Include the Area Between the Fruita and Palisade Buffers (21 Road and 34 Road), North to the Bookcliffs and South to include Whitewater.
File #: PLN-2009-219
Presenters Name & Title: Tim Moore, Public Works and Planning Director Dave Thornton, Principal Planner

Executive Summary:

The Comprehensive Plan replaces the City’s Growth Plan, the Mesa County’s Joint Urban Area Plan, Chapter 5 of the Mesa Countywide Land Use Plan, the 2000 Orchard Mesa Neighborhood Plan, and the 1998 North Central Valley Plan. The Comprehensive Plan establishes a vision for the community and through its goals and policies, that vision to become the most livable community west of the Rockies can be realized.

How this item relates to the draft Comprehensive Plan Goals and Policies:

The Comprehensive Plan will finalize Council goals and polices as described in the Plan.

Action Requested/Recommendation:

Introduction of the Ordinance Adopting the Grand Junction Comprehensive Plan and Set a Hearing for February 17, 2010.

Board or Committee Recommendation:

At the January 12, 2010 joint hearing with Mesa County Planning Commission, Planning Commission recommended approval of the Grand Junction Comprehensive Plan. Mesa County Planning Commission intends to adopt a resolution adopting the Grand Junction Comprehensive Plan on February 25, 2010.

Background, Analysis and Options:

Please see attachments.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

No other issues.

Previously presented or discussed:

The Grand Junction Comprehensive Plan as presented and recommended has been discussed at numerous meetings and workshops with City Council over the past 30 months.

Attachments:

1. Draft Grand Junction Comprehensive Plan provided under separate cover (paper copy provided previously).
2. Joint Planning Commission Hearing Summary
3. Project Report
4. Public Comments
5. Ordinance

Joint Planning Commission Hearing Summary

Summary of Joint Public Hearing with City and County Planning Commissions

Joint Planning Commission Public Hearing Held

A Joint Hearing with the City of Grand Junction Planning Commission and the Mesa County Planning Commission was held January 12, 2010. There were fourteen people who spoke in favor of the Plan and were either in full support of the Plan or had a request for specific changes. The changes included changing the industrial land use along the river to conservation/greenbelt area (5 people), and reducing the amount of density in the Appleton area (1 person). There was one person that spoke against adopting the Plan voicing his concern that the "Blended Map" should not be a part of the Plan.

Planning Commission Recommends Approval

At the January 12, 2010 joint hearing with Mesa County Planning Commission, Grand Junction Planning Commission recommended (7-0) approval of the Grand Junction Comprehensive Plan. Mesa County planning Commission (7-0) adopted the Grand Junction Comprehensive Plan. The Mesa County Planning Commission will formally adopt a resolution adopting and certifying the Plan to the Board of County Commissioners on February 25th after the Grand Junction City Council acts on the plan. No action is required by the Board of County Commissioners.

No Major Changes to the Plan

Approval of the Comprehensive Plan by both Planning Commissions included no major changes to the Plan. The requested change made by City Council on page 3 of the Plan document as well as several typo/grammar or word choice changes/corrections presented to the Planning Commissions by Staff were the only changes to the Plan recommended to City Council. These minor changes include:

<u>Page #</u>	<u>Column / Location</u>	<u>Recommended Change or Correction</u>
3	Center / 5 th bullet, 19 th line	Remove last four words "and compete with us"
10	First / 6 th line	Underline "Policies"
17	Center / 1 st line	Change the word "existing" to
"Proposed"		
17	Center / last line	Add "i" in the misspelled word "policies"
19	First / 2 nd line	Change the word "Area" to "Community"
24	First / 1 st , 17 th , 22 nd lines	Change "sub areas" to Planning Areas"
36	Center / Table 1	Add "Future" between "Plan" and
"Land Use"		
46	First	Replace Figure 33 with most current
map & revise		
		description to read "Figure 33: Mixed-Use Centers"
77	Last / Figure 61	Move label to correct position on
photo		
117	Last / 7 th line	Add "and" between "in" and "around"

159	First / 1 st Sub-heading	Change “Appleton Sub-Area Plan –
2009” to		“Northwest Sub –area Concept Plan – 2008
159	First / Sub-heading	Add “(A Sub-area study conducted as
part of the		2009 Comprehensive Plan)” under the Sub—
		heading
161	Center / Sub-heading	Change “Central Orchard Mesa Plan –
2009” to		“Central Orchard
Mesa Sub-area Concept Plan		– 2008”
161	Last / Sub-heading	Add “Community” between “Whitewater”
and “Plan”		
168	First / 1 st paragraph	Delete “2009” before “Comprehensive
Plan”		
169	Last / 6 th line	Replace “High School” with “Youth
Council”		

Draft Joint Planning Commission Hearing Minutes From January 12, 2010

**MESA COUNTY AND GRAND JUNCTION PLANNING COMMISSION
JOINT MEETING
JANUARY 12, 2010 MINUTES
6:00 p.m. to 8:37 p.m.**

The Mesa County and Grand Junction Planning Commission Joint Meeting was called to order at 6:00 p.m. by Grand Junction Chairman Pro-Tem Ebe Eslami. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Ebe Eslami (Chairman Pro-Tem), Reginald Wall, Lynn Pavelka-Zarkesh, Patrick Carlow, Richard Schoenrad, Mark Abbott and Rob Burnett.

In attendance, representing the County Planning Commission, were John Justman (Chairman), Mark Bonella (Vice-Chairman), Christi Flynn, Sam Susuras, Joe Moreng, Pat Bittle and Phillip Jones.

In attendance, representing the City Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner) and Dave Thornton (Principal Planner). Representing Mesa County was Keith Fife (Long Range Planning Division Director).

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.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Pro-Tem Eslami announced that tonight's meeting was a joint meeting between the City of Grand Junction and the Mesa County Planning Commissions to consider taking action on the Grand Junction Comprehensive Plan. He explained that a presentation would be made by staff, followed by opportunity for the public to speak either in favor or in opposition to the plan, after which the public hearing would be closed for comment and the Planning Commissioners would proceed with their deliberation and decisions.

The Chairman further stated that there would be two separate votes whereby the City Planning Commission would vote to make a recommendation to the Grand Junction City Council regarding adoption of the Plan. The City Council is scheduled to hold a public hearing on the adoption of the Comprehensive Plan on February 17, 2010. The County Planning Commission would vote to approve the Plan as an amendment to the Mesa County Master Plan and adopt a resolution to adopt and certify the amendment to the Mesa County Board of County Commissioners. The County Planning Commission would not adopt a resolution during this meeting; however, a resolution would be considered for approval by the Mesa County Planning Commission on February 25, 2010 after the Grand Junction City Council took final action on the Plan. After consideration of the Plan by both Planning Commissions, the joint business portion of the meeting would be concluded and the City Planning Commission would hold election of officers.

Public Hearing

3. Comprehensive Plan

The Mesa County Planning Commission will consider adoption of the Grand Junction Comprehensive Plan. The Grand Junction City Planning Commission will consider a recommendation for the adoption of the Grand Junction Comprehensive Plan to the Grand Junction City Council.

FILE #:	2009-0294-MP1 and PLN-2009-219
PETITIONER:	Mesa County and City of Grand Junction
LOCATION:	County and City wide
STAFF:	Keith Fife, Mesa County and Dave Thornton, City of Grand Junction

STAFF PRESENTATION

Mr. Dave Thornton, Principal Planner for the City of Grand Junction Public Works and Planning, made a PowerPoint presentation regarding the proposed Comprehensive Plan. He distributed several handouts which included a list of changes or corrections

which he indicated would be part of the record and the Plan document, a revised ordinance to be reviewed by City Council, and copies of recently received letters from the public. Mr. Thornton stated that he along with Keith Fife, Mesa County Long Range Planning Division Director, would be making the presentation that evening.

Mr. Keith Fife, (Mesa County) Long Range Planning Division Director, stated that the City and County had jointly adopted the 1996 Growth Plan (City) and the Joint Urban Area Plan (Mesa County) as part of the County-wide Land Use Plan in 1996, a process that began in 1994. Since that time the Plan had been reviewed and updated. In 2007, the City and County began the Grand Junction planning process which takes a look at the next 25 years believing that the area would continue to grow and probably double in population and employment needs by the year 2035. This was based on the historic growth trend over the past 50 years. Mr. Fife said that the public support for the plan was evident throughout the planning process and participants wanted the ability to see this community continue to grow while maintaining their quality of life here. Higher densities, mixed uses, more concentrated land uses with walkable areas in growth centers scattered throughout the valley were envisioned. He added that this planning process kept intact the most recently adopted plans that were in the planning area which were identified as the Clifton Fruitvale Community Plan and the Whitewater Community Plan which are both unincorporated areas.

Mr. Fife stated that there had been over 300 meetings or workshops held with regard to the Comprehensive Plan. The adoption of the Comprehensive Plan would replace the existing Grand Junction Growth Plan and the Mesa County Joint Urban Area Plan as well as sunset some older plans such as the Orchard Mesa Neighborhood Plan and the North Central Valley Plan. Other neighborhood plans within the planning area would continue to be in effect such as the Redlands, Pear Park, Clifton-Fruitvale and Whitewater and H Road Northwest Plans; however, if there were any inconsistencies between the Comprehensive Plan and those neighborhood plans, the Comprehensive Plan would prevail as the most current plan.

The Grand Junction City Council created the following vision statement for the Comprehensive Plan: To become the most livable community west of the Rockies. Some of the attributes to achieve livability included things such as being a fiscally sustainable area, the retention of regional center status, medical regional services, and a healthy lifestyle.

Mr. Fife then discussed the Guiding Principles which reflected the Plan's vision. The goals described the broad desired results of the Plan which would be achieved through public policies and programs so implementation would be an ongoing effort. Highlights of the goals include:

- The implementation of the Comprehensive Plan
- Maintaining the community separators between the communities
- Support ordered and balanced growth throughout the community
- Continuing development of the downtown area
- A broader mix of housing types for all income levels and all age groups

- Preservation of existing buildings and the appropriate re-use of those buildings
- Provide buffers for adjacent uses with different densities or unit types
- Enhancement of the visual appeal of the community
- A well-balanced transportation system which protects natural resources
- Continuing the regional neighborhood and community park programs
- Protection of open space corridors for recreation
- Transportation and environmental purposes
- Place a priority on public facilities and services in the capital improvement programming
- Continue to be a regional provider of goods and services

Mr. Thornton added that the Comprehensive Plan would be implemented through service delivery programs and through public and private land use development and service decisions. City residential zoning decisions would be guided by the blended residential land use categories map. Mr. Thornton said that the blended map was split into three categories of Residential Low (Rural - 5 units per acre density), Residential Medium (4 - 16 units per acre) and a Residential High (greater than 16 units per acre). The concept was such that through the use of blending the various densities within those ranges and using techniques through the zoning and development code, compatibility could be achieved between different housing types within the various areas of the community. Plans need to be implemented consistently over time, however, they need to be able to change as the community changes. Therefore, plan reviews should be undertaken every 3 to 5 years.

Mr. Thornton said that when deciding changes to the Plan, the City had jurisdiction inside the Persigo 201 boundary. The County may, if deemed appropriate, comment on the change prior to adoption. When deciding changes to the Plan outside of the Persigo 201 boundary, the County would have jurisdiction and likewise the City may, if deemed appropriate, comment on a change prior to adoption by the County. He went on to say that there were two ways to amend the Plan – Administrative Changes and Plan Amendments. The Public Works and Planning Director had the authority to make Administrative Changes, such as minor additions or clarifications to the Plan and policies, or to correct errors or grammar. Plan amendments will require review by the Planning Commission with a recommendation to City Council who is the final decision maker.

A Plan amendment would occur prior to a development application for a land use action such as a rezone or a subdivision. A Plan amendment could be requested by a citizen, property owner, City or County official, or City or County staff. According to Mr. Thornton, the City may amend the Comprehensive Plan if the proposed changes were consistent with the goals and policies and at least one of the five approval criteria were met. Mr. Thornton concluded that he believed that the Grand Junction Comprehensive Plan was consistent with the purpose and intent of the Growth Plan, the County-wide Land Use Plan and the Persigo Agreement, and that the review criteria in the land use codes had all been met.

PUBLIC COMMENT

For:

Jeffery Fleming, 2992 North Avenue, stated that he was a professional planner and wanted to speak in favor of the Comprehensive Plan. He thanked the staff for all of the work put into this. He reiterated the goal of the plan – to become the most livable community west of the Rockies. He said that as the area grew, certain burdens were put on the community which may be perceived as negative.

He said that right now the average home had a greater need for a bigger garage than it did for more bedrooms because the family size was shrinking. He added that low density sprawl took an enormous toll on the natural resources of air, water and land. Low density also increased congestion by making the drive further to get to basic necessities and increased risks to children by making them walk further to school and increased infrastructure cost by requiring more water lines, more sewer lines, utilities, streets, and more maintenance.

Taxes and housing costs would also be increased by low density. Mr. Fleming said that the food supply was weakened by putting pressure on farms to be developed and by taking their water supply. Low density created urban sprawl putting pressure on open spaces rather than keeping the city in the city. Low density suburban living was not a sustainable plan according to Mr. Fleming. The comprehensive plan addressed all of those issues in a positive way. By increasing density as proposed homes would be more affordable by having smaller parcels of land. He concluded by stating that he fully supported it and again thanked staff for all the work put into it.

Dan Graham, 3245 Applewood Street, a volunteer board member of the Mesa Land Trust, spoke in reference to the goal pertaining to the community separator program. He spoke on behalf of the Land Trust and stated that they felt that the Planning Commission had done a good job of taking that separator into account and wholeheartedly supported it. He went on to say that the Land Trust had been a cooperater with the City and the County by way of preservation of approximately 58,000 acres of land in Mesa County for the preservation of wildlife habitat, open space and agriculture. This goal was something that really needed to be pursued and fully realized. Additionally, the two separator programs of Palisade and Fruita were mainly being preserved by conservation easements that were donated and purchased through the Land Trust. He said that while working on a lot of plans the hardest part about plans was trying to get them put into effect. He said that they supported the plan and would like to do anything they could to see that the goals were achieved.

Roland Cole, 659 Grandview Drive, said that as a former member of the City Planning Commission and former chairman, he had been involved in this process from the beginning. He encouraged the Commissioners to pass this onto City Council with a favorable recommendation as it would be good. He said that this was probably the most important document that the Commissions would have to act on during their tenure on the Planning Commissions because it set out the direction for this community for the next 25 or so years. The Commissions had the responsibility of following that, of

using it for their guide to be able to plan this community and develop this community in an orderly manner. There had been a lot of efforts, a lot of time, a lot of work, and a lot of scrutiny to get this plan where it ought to be as it was now. He added that a city that was progressive had a good comprehensive plan and urged the Commissions to pass this plan, to recommend it to City Council and believed it was a good plan for the community.

Chairman Pro-tem Eslami stated that the community owed Mr. Cole a lot of debt because of his years of service.

George Callison, 2247 Codels Canyon Drive, stated that he had business interests in the City and also was a board member of the Mesa Land Trust. He spoke in favor of the Comprehensive Plan. He added that this plan was a thoughtful and balanced approach. He specifically addressed the goal of maintaining buffers between communities with agricultural lands mainly through the use of conservation easements that were monitored and maintained by the Mesa Land Trust. He urged the Commissioners to support this plan.

Dick Pennington, 780 23-7/10 Road, Grand Junction, said that he was for the Comprehensive Plan but thought that in the northwest area, the Appleton Plan, that there should be some adjustments there. He disagreed with the proposed density in that particular area. He said that approximately four years ago he was denied for 1 to 2 units per acre and now 4 to 8, 8 to 16 and 16 to 24 units were being proposed. He added that even though all of the utilities were there he had been turned down. He thought that the density in that particular area needed to be lowered considerably. He hoped that the Planning Commissioners would think about the heavy density.

Penny Heuscher, 330 Mountain View Court, stated that she appreciated the advanced planning efforts made by the City. She said that one way the town could be made more sustainable was by reducing the need to drive a long way for services. She noticed that there were more industrial sites located on the plan which she felt was encouraging. Ms. Heuscher also stated that placing Industrial zoning on the river bank was antiquated and conflicted with goals regarding transitioning and enhancement of visual appeal. She next pointed out that the City Planning Commission received testimony on the industrial zoning along the river bank and reiterated that if industrial zoning was put in the flood plain and along the river bank then more dykes would be needed. She noted that the area had a higher and better purpose and in reality should be incorporated into park land with wetland preserve.

Steven Kesler, 2329 Meridian Court, Grand Junction, acknowledged that this plan had been going on for more than two years and had been put together by a whole lot of people from all sides involved in the community. He said that he was extremely pleased to be a part of this. He said that he could not imagine a plan that would make everyone happy as there were too many diverging views. He said that everyone needed to be willing and able to plan for growth. Mr. Kesler reminded the Commissions

that there had been an enormous amount of work that had gone into the plan and appreciated the Commissions' understanding of the variables that had gone into it.

Bennett Boeschstein, a professional planner, thanked the Commissions for the Comprehensive Plan and commended both Planning Commissions as well as the City Council and Board of County Commissioners. He reinforced the idea of village centers as he believed they were great concepts as mixed use areas, close to residential areas and were great sustainable areas. Next he discussed neighborhood centers which he believed reduced the need for long-term, long automobile trips, provided services close to where people lived and worked. He did not believe that the trail master plan, the Regional Transportation Plan, needed to be redone. Mr. Boeschstein wanted to see the implementation of the green waterfront concept along the Colorado and Gunnison Rivers. He identified appropriate uses within the green waterfront concept as trails, parks, open space and wildlife sanctuaries and should not include industrial uses and only those commercial uses which enhanced the riverfront as places where people could enjoy the river such as riverfront restaurants, cafés, and museums, among others. He next addressed the South Downtown Plan zoning which encouraged live-work environments and would appreciate having more population to help support the Botanical Gardens and use of the riverfront parks. He also discussed implementation tools regarding the support for agriculture, conservation easement programs, and continued support of cooperative planning areas and transfer of development rights. He would also like the inclusion of recognition of historic neighborhoods. Lastly he pointed out that in the plan there was a map he identified as being Figure 78 on page 91 which depicted an incorrect placement of a line.

Janice Shepherd, 2310 Cyprus Court, applauded the high density idea. She was concerned about the ease of rezoning because of adjacent parcels because of the domino effect that it could have. She thought a more thorough review on any rezoning needed to be done. She addressed the bicycle paths and how difficult it was to ride a bike east-west in the City and would like to have a more concrete vision of the paths. She also thought the plan needed to take into account aggressive ATVers who needed to be fenced out of any green space within the City and the surrounding communities. Lastly, she said that she would like to see a long-range plan where a broader green belt would be developed and reiterated that it was important that the flood plain stay green.

Dave Cale, 2692 Continental Drive, thanked the Planning Commissions for all of their work and having a vision. He also spoke with regard to the riverfront and hoped that they would reconsider the industrial zoned plat on the riverfront. He pleaded that they consider taking off the industrial zoning off the riverfront.

Janet Magoon, 2752 Cheyenne Drive, read a letter she had submitted. She said that the proposed future land use map still designated an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the river. She said that it did not make any sense. She stated that she believed the purpose of zoning was adopted and enacted to segregate uses that were thought to be incompatible and should be used to prevent new development from conflicting with neighboring uses and

to preserve the character of the community. She said that you could not have high intensity next to parks and pointed out the goals that the subject parcel conflicted with such as transitioning and enhanced visual appeal, protection of air, water and natural resources and protection of parks.

(Mesa County) Vice-Chairman Bonella reiterated that they had asked the public not to repeat testimony.

Mac Cunningham stated that the Planning Commissions would in fact be the deciders of land use and the devil was in the details. He referenced the Persigo Agreement which was great in intent but not adhered to. He said that both of the boards had an opportunity to make a clear statement to the City Council and County Commissioners relative to areas of concern. His specific concern was that the map was a guidance document. Specifically, that the existing zoning on which many property owners in this valley acquired property or had owned property under the current language have no assurance that their density would be respected. There was a great probability in some areas of the city that down zoning would occur. He further stated that the future needed to be planned for and assurances should be provided to existing property owners that their rights as established would be protected. Mr. Cunningham requested that whatever the final adoption was that there be strong wording that there would be no down zoning to occur within this plan.

Bob Engelke, 2111 Yellowstone Road, stated that he had many objections to parts of the plan but it was better than where we were and hoped that the Commissions would go forward with it.

Terry Lorentzen, 2910 El Toro Road, spoke in favor of the plan. He said that it was important to see some increased density because there was a demand for housing with increased density. Some of the benefits of increased density included allowing infrastructure to be used to its full capacity. He encouraged the commissions to adopt the proposals and believed that being able to use adjacent property made good common sense that would allow a change in the zoning. This would be a method to get that done in some sort of expeditious way.

Against:

Steve Voytilla, 2099 Desert Hill Road, said that some consideration needed to be given to the people who have lived here their entire lives. He disagreed with some of the comments made regarding foreclosure rates and stated that there were more foreclosures in the \$200,000 to \$300,000 price range. He said that he did not see a need for the Blended map.

A brief recess was taken from 7:46 to 7:53.

QUESTIONS

(Grand Junction) Commissioner Abbott asked for an explanation of the process regarding a property currently zoned Rural and then discovering their neighbor would

be putting five homes on the acre next door and also raised the issue of the appeal process. Mr. Thornton said that currently in order to determine whether a rezone was appropriate, one would have to first go through a Growth Plan amendment, work through the public process, have a neighborhood meeting, and talk strictly regarding the Growth Plan. Then, if successful, the applicant would come back to request a rezone and again have to go back to the public. As proposed, one could request a rezone using the Blended map if the rezone request fell within an appropriate density range. It would still, however, be considered in a public hearing and have to meet all of the goals and policies of the Comprehensive Plan and the vision of the community. He stated that they were looking at ways to create more housing and different types of housing for all of the various life stages.

(Grand Junction) Commissioner Abbott asked who would be in charge of approving the change. Mr. Thornton said that there would be a recommendation by the Planning Commission and then it would go on to City Council.

(Mesa County) Vice-Chairman Bonella asked about people on the opposite end with County RSF-4 zoning as an example within a blended area and would the City look more favorably at that? He stated that he was worried that it would become too politicized. Mr. Thornton said that, as stated on the proposed Blended map, generally future development should be at a density equal to or greater than the allowed density of the applicable County zone district. However this was not guaranteed. There may be land use issues such as topography that physically constrained development that would suggest a lower density might be more appropriate than what the Mesa County zoning would permit.

(Mesa County) Vice-Chairman Bonella raised a question regarding the criteria and stated that he did not see anything where it showed that only one of the criteria needed to be met. Mr. Thornton said that it was addressed with the “and/or” language after each criterion. Vice-Chairman Bonella said that he would like to see that it said one of the following must be met as he read this as all five criteria had to be met. (Grand Junction) Commissioner Wall agreed that it should be more specific.

Jamie Beard, Assistant City Attorney, addressed the Commissioners concern by stating that as long as the word “or” was in the language that legally she was comfortable that it could be one, or more, criteria. She said that the language could be changed for clarification, however, technically the current language did address the stated concern.

DISCUSSION

(Mesa County) Chairman Justman said that he had been asked to enter into the record a petition that was given to the City of Fruita which contained approximately 500 signatures. It pertained to having the City of Fruita remove their post-mapped plan of its proposed trails outside incorporated City limits which included trails along ditch banks, canals, drainages, washes and any other private or public right-of-way. He said that the signatories to that petition were opposed to that and entered the petition into the record.

(Mesa County) Chairman Justman agreed that density should be at a density equal to or greater than the allowed density of the applicable County zoning district. He would like to have that language part of the record.

(Mesa County) Commissioner Susuras said that he had been involved with the Comprehensive Plan since Day 1 and stated that it was a good plan that would be good for the City. He complimented both City and County staff and everyone involved in putting the Plan together. He thought that it was well done. He mentioned a statement that the Comprehensive Plan was and must be flexible and that transitions must be accommodated – gradually moving from where we were today to where we want to be. He also mentioned that the Plan stated that Plan reviews would be done every 3 to 5 years but may be considered more or less often as necessary to reflect changes in community goals and needs. He further stated that Mesa County considered the Comprehensive Plan an advisory document to the County and future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. He believed that statement was very general. He said that he would vote for it and thought it was a great plan.

(Mesa County) Vice-Chairman Bonella said that he was 4th generation resident and Mesa County was pretty unique. He said that he was all for the riverfront and believed that with the right plan and right design, everyone could get along. He said that his biggest concern was that if you pick on one piece of industrial, what would be next. He added that it's part of the community and created jobs, and part of what makes a community a complete community. He thought that it was a good plan overall.

(Mesa County) Chairman Justman agreed with Vice-Chairman Bonella.

(Grand Junction) Commissioner Wall concurred. He said that he liked the Plan because it was flexible, the market would help determine how the City would grow, and it helped the planning process become more transparent and would save people money.

(Grand Junction) Commissioner Abbott said that he too would support the Plan. The decisions made would not be set in stone and would not be solely decided by staff. He thought it was a good plan that should be supported.

(Mesa County) Commissioner Bittle stated that she was also in support of the Plan. She liked that amendments could be initiated by property owners, City or County officials or staff.

(Grand Junction) Commissioner Pavelka-Zarkesh reminded everyone that this plan worked well for both the city and county which was a great undertaking. It built a lot of efficiencies with the types of housing, consolidating, services, and infrastructure.

(Mesa County) Commissioner Jones stated that he did not think it appropriate that property owners could lose their rights based on what their current zoning was. With respect to industrial, he understood the concerns regarding the riverfront.

(Mesa County) Commissioner Moreng thought the Plan was a wonderful vision for the future by addressing a lot of the needs especially regarding housing, recreation, transportation and commended the people who worked on it. He concluded that he was in favor of it.

(Mesa County) Commissioner Flynn said that she was in favor of it and agreed with previous comments. She said that she understood the need to save the farm ground but thought it was a good plan and was in favor of it.

(Grand Junction) Commissioner Eslami said that he was also in favor of this Plan as it was flexible.

MOTION: (Commissioner Abbott) “Mr. Chairman, on item PLN-2009-219, Grand Junction Comprehensive Plan, I propose that we forward to the City Council our recommendation of approval.”

(Mesa County) Chairman Justman reminded everyone that the Mesa County Planning Commission was just voting on it tonight, and if passed, a resolution would not be signed until after City Council’s final approval. (Mesa County) Vice-Chairman Bonella asked if City Council changed the Plan would it then come back to Planning Commission for re-approval? Keith Fife said that it was being approved as is; however, if the City and County don’t agree, then there could be two plans which he considered to be highly unlikely.

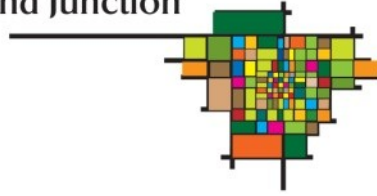
Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

MOTION: (Commissioner Susuras) “Mr. Chairman, on item 2009-0294-MP1, Grand Junction Comprehensive Plan, I propose that we adopt the Grand Junction Comprehensive Plan as an amendment to the Master Plan and adopt a resolution Number MCPC-2010-01, adopting and certifying the amendment to the Mesa County Board of County Commissioners in accordance with section 30-28-108 of the Colorado Revised Statutes and is also with the appropriate additional corrections as outlined by the staff, as modified.”

Commissioner Moreng seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

Upon motion by Vice-Chairman Bonella and second by Commissioner Flynn, the joint public hearing was adjourned.

Project Report



Project Report

A. BACKGROUND

What has changed since the 1996 Growth Plan (Chapter 5 of the Mesa Countywide Land Use Plan)?

- We have grown substantially.
- Most of the easily developed parcels within the Growth Plan boundaries have been developed.
- Tourism and agri-tourism are a significant part of our local economy.
- The community's draw as a regional provider of goods and services has grown tremendously.
- The number of platted lots for single family detached housing has outpaced creation of lots for other housing types.
- In early 2009 the inventory of vacant platted lots in the City limits for single family detached homes was 1858 lots. This is over two times what is needed annually when the City's population is growing at 3.5%. Note: There was an additional 3600+ single family lots in the development process and not yet platted.
- We have a limited supply of industrial land, especially the past 10 years.

What We Know

- Redevelopment of existing urban areas is often more difficult than green fields
- Land for future growth is constrained by natural geography and by the amount of surrounding public lands
- New growth will occur outside of the 1996 Growth Plan area and from development of the urban core
- Growth in a compact fashion will help minimize sprawl
- Our valley is unique and careful planning for the future is necessary to retain its unique qualities

Public Support for a New Plan

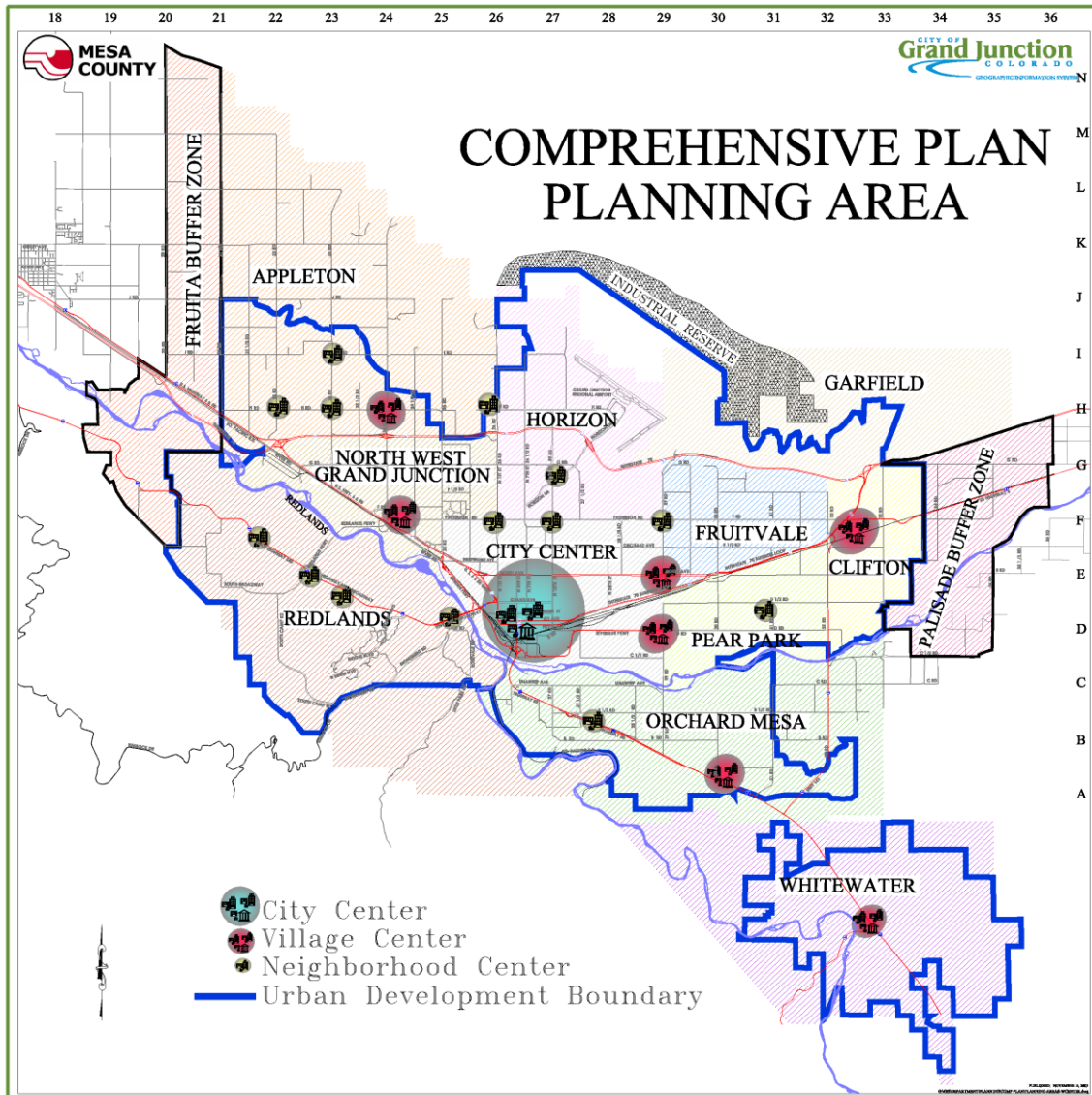
Citizens want a Plan to address important issues such as:

- Increasing density and intensity in core areas, especially in the City Center
- Creating a broader mix of housing opportunities
- Providing basic services closer to where people live
- Establishing mixed-use centers
- Balancing our transportation system (auto, truck, transit, bicycle, pedestrian) and connecting neighborhoods
- Establishing parks, open space corridors and planning for future parks needs inside the urban area as well as providing access to and recreational opportunities on public lands surrounding the community

- Planning for infrastructure and service needs
- “Transitioning”, a concept where intensity of adjacent land uses are decreased from higher intensity uses.
- Focusing growth inward, while conserving as much agricultural land as possible near the edge of the community.
- Maintaining the buffer areas (community separators) between Grand Junction, Fruita and Palisade.
- * Sticking to the plan.

B. PROJECT LOCATION/DESCRIPTION

Generally, the planning area can be described as that area which lies between the Fruita and Palisade buffers (21 Road and 34 Road) and from the Bookcliffs to Whitewater (see map).



C. PUBLIC PROCESS

The Grand Junction Comprehensive Plan is a joint effort by the City of Grand Junction and Mesa County. It was developed through a lengthy process of work sessions with a Steering Committee, Technical Advisory Committee, City Council, Grand Junction Planning Commission, Mesa County Planning Commission and Board of County Commissioners in addition to well-attended public meetings and review by City and County staff and regional agencies. The Plan was prepared between the late summer of 2007 and the fall of 2009 to reflect current thinking in the community while planning for growth of the Grand Junction area over the next 25-years.

The planning process provided opportunities for the public and other stakeholders to participate at each key step. There were more than 285 meetings or events during the planning process and hundreds of people participated. These methods of interaction are summarized below:

Steering Committee Meetings:

A Steering Committee was formed to help direct the Plan process. Twenty-one community members from varying backgrounds and interests were appointed by the Grand Junction City Council (including a member of the Grand Junction Youth Council). The group met numerous times at key points during the process to review ideas, comment on direction and help identify and represent community viewpoints.

Technical Advisory Committee Meetings:

City and County staff from various disciplines, along with other “experts,” gathered periodically throughout the process to review the plan’s progress and identify and address technical issues.

Round Table Meetings:

Representatives from the City of Fruita and the Town of Palisade, were invited to meet with elected officials from Mesa County and the City of Grand Junction, four times during the process to ensure the Comprehensive Plan acknowledged and embraced each community’s recently adopted plans.

Joint Planning Commission Meetings:

Fourteen joint meetings were held during the process to keep the Grand Junction Planning Commission and Mesa County Planning Commission up to date and informed on the process, community issues and to seek their direction on the Plan.

Public Meetings/Open Houses:

A series of seven public open houses/meetings were held for a total of thirteen community meetings as follows:

Public Meeting Series #1 (fall of 2007) Chip Game:

The first public workshop focused on a “chip game” as a consensus-building tool. Participating teams placed “chips” representing various densities and land use types on a map of the study area. A keypad polling system was used to build consensus and gather information and participant opinions. The results of the chip game and key pad polling were used to help develop the initial land use scenarios.

Public Meeting Series #2 (fall of 2007) Emerging Principles:

An open house was held to display the results of the chip game and polling from Public Meeting #1, convey emerging principles that would guide the plan, and gather feedback on the Plan’s direction. Baseline information about the region was also displayed.

Public Meeting Series #3 (spring of 2008) Growth Scenarios:

Four alternative future growth scenarios for future growth in the valley were revealed. Each scenario was explained and early implications of the land use pattern were discussed.

Public Meeting Series #4 (summer of 2008) Building a Preferred Scenario:

A comparison of alternative scenarios was presented key pad polling was used to gain insight on participant views and direction for a preferred alternative for the future.

Public Meeting Series #5 (summer of 2008) Preferred Scenario:

The preferred alternative scenario was presented. Participants commented (via written comment and key pad polling) on the preferred alternative to further refine the plan.

Public Meeting Series #6 (fall of 2008) Draft Plan:

The draft plan was presented based on the guiding principles, preferred alternative land use scenario, and policy direction developed during the process.

Public Open House (Summer 2009) Revised Draft Plan

The seventh opportunity allowed the public to view and comment on the draft Comprehensive Plan’s Blended Residential Land Use Map proposal and review the latest goals and policies of the Plan.

Sub-area Plans:

In March of 2008 two open houses (at the beginning and end of the month) were held for both the Orchard Mesa area and the Appleton/North area. The purpose of this sub-area planning was to plan at a more detailed level for the potential expansion of the Persigo sewer service area. In addition, these sub-areas were selected because the planning process had identified these primarily rural areas to experience significant change in the next 25 years. Citizens of each area participated in planning these sub-areas using the Chip Game exercise, keypad polling and other public comment/feedback techniques. As a result the Persigo Board made revisions to the Persigo sewer service area boundaries in April 2008.

Stakeholder Meetings:

Stakeholders representing various interests in the community were gathered at the onset of the process so that issues, ideas and trends could be collected. Many stakeholders were contacted throughout the process to monitor issues and coordinate plans. Other stakeholders became regular participants at the public meetings. The stakeholders were invited back to review the preferred alternative prior to Public Meeting series #5.

Community Survey:

A statistically valid community survey was mailed to 8,000 randomly selected households within the planning area. Additional surveys were available to the public through the City and County Planning offices. Although valued during the process, the surveys available at public meetings and at the planning offices were calculated separately from those sent out randomly.

Information tables:

Information booths were set up at the 2008 County Fair, 2008 Main Street Farmers Market and other City/County social events. The planning process and community priorities were provided and comments were taken. Information was also provided at the City and County offices. City and County staffs were available to receive comments throughout the process.

Targeted Outreach:

The Comprehensive Plan team targeted various civic groups during the process to help ensure awareness of the Plan and incorporate community issues. Groups targeted included the Grand Junction Chamber of Commerce, Redlands Rotary Club, Associated Members for Growth and Development (AMGD), Kiwanis Club of Grand Junction, Rotary Club of Grand Junction, the Redlands Neighborhood, Grand Junction Tamarisk Coalition, the northwest area neighborhood and Grand Junction Youth Council. Many other interests groups were invited to participate in stakeholder interviews.

Project Website:

A project webpage was created on the City's website. It displayed documents generated during the planning process such as meeting minutes, public survey results, proposed plans and drawings, photographs and meeting schedules.

Published Information:

Several times during the process, information was provided to the local newspapers, radio stations and public access station. Information was conveyed via press releases, the City's newsletter, newspaper inserts, advertisements, television segments and memos inserted in utility bill mailings. Emails conveying information about the process were also sent at different times throughout the process.

Staff-lead Meetings:

Several times during the process, staff held open meetings for public comment on the Comprehensive Plan.

City Council Retreat:

City Council held a 3 day retreat (June 26-28, 2009) with City staff to discuss and refine the draft Comprehensive Plan's Vision, Goals, Policies, and amendment processes. Members of the public attended as well. The concept of the Blended Residential Densities Map was one result of the retreat.

Joint City Council and Board of County Commissioner Meetings:

The City Council and Board of County Commissioners met several times over the course of the planning process to be briefed on the plan's progress and discuss various issues. They also met September 1, 2009 and October 13, 2009 to review the results of the June City Council Retreat and further refine the draft Comprehensive Plan's Vision, Goals, Policies and amendment processes. This resulted in a consensus direction from the elected bodies to the Planning Commissions for a final draft Comprehensive Plan.

Draft Plan Public Comment Period:

Once drafted, the plan was circulated for a thirty day public comment period (November 18 – December 18, 2009).

Public Hearings:

A formal joint public hearing process is being held by the Grand Junction Planning Commission and the Mesa County Planning Commission on January 12, 2010. The City Council will hold a public hearing on February 17, 2010.

D. IMPACT ON GROWTH PLAN/JOINT URBAN AREA PLAN, NEIGHBORHOOD AND AREA PLANS

The Comprehensive Plan will replace the City's Growth Plan and Mesa County's Joint Urban Area Plan (Chapter 5 of the Countywide Land Use Plan). It will prevail when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (2002 Redlands Area Plan, 2004 Pear Park Plan, 2006 Clifton/Fruitvale Community Plan, 2007 H Road Northwest Plan, and 2006 Whitewater Community Plan). However, two neighborhood or area plans will sunset with adoption of the Comprehensive Plan: the 2000 Orchard Mesa Neighborhood Plan and the 1998 North Central Valley Plan.

E. COMPREHENSIVE PLAN VISION AND GUIDING PRINCIPLES

The Comprehensive Plan establishes the following Vision:

Becoming the Most Livable Community West of the Rockies¹

To achieve our goal to become the most livable community west of the Rockies, we need to change the way we grow. We cannot sprawl in all directions and achieve this goal. Business as usual will not achieve our goal. If we follow this Comprehensive Plan we can achieve our goal of being the most livable community west of the Rockies. The vision of the Comprehensive Plan will not happen overnight. The Comprehensive Plan is and must be flexible and we must expect that we will accommodate transitions. The Plan calls for gradually moving from where we are to where we want to be.

The vision for our community has not changed significantly since the 1996 Growth Plan; however, our community has changed. We have grown substantially and we are at a very significant crossroads. Most of the easily developed parcels within the Growth Plan boundary have been developed. Redevelopment of existing urban areas is often difficult but needed. Job growth in the heavy commercial and industrial sectors has consumed much of the available and designated industrial land in the community. Additional areas are needed for and to sustain those high impact land uses. We are constrained by topography and by the amount of public lands that surround us. We face more intense development and redevelopment in the urban core. We need a strong plan to guide our growth.

We want to live in a community that provides housing, jobs, services, health and safety for all its residents. As a community we value our agricultural background, we enjoy open spaces and a small-town feel. We want to have services and shopping close to where we live to cut down the amount of cross-town traffic and commute times to our jobs and to reduce air pollution. We want neighborhoods and parks to be connected and close so our children have a safe place to play. We are willing to increase density in core areas if that can prevent sprawl and encourage preservation of agricultural lands. We would like a broader mix of housing for all. We want a community with a healthy economy and opportunities to raise our families in a supportive, safe environment with good schools. We want a transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians. We want opportunities for growth without sacrificing the quality of life that we have come to expect. Tourism and agri-tourism are a significant part of our economy. Without careful planning agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl.

¹ **What does “Most Livable” Mean? It is a community that has the following:**

- It is fiscally sustainable - It has vibrancy – lots of things happening - It is organized, functioning and orderly - It promotes a healthy life style - It has a broad and balanced range of uses - It is safe - It has a diversity of housing for a spectrum of incomes - It is child and senior friendly - It has exceptional medical services - It provides superb educational opportunity - It provides quality employment opportunities with a mix of job types and a business friendly environment

Through this Comprehensive Plan we will guide our growth and retain the unique qualities of our mesas, agricultural lands and developed areas. The Comprehensive Plan establishes a range of density/intensity for the Plan area. The City must make land use decisions consistent with the Plan for our future. Mesa County considers the Comprehensive Plan an advisory document.

The Comprehensive Plan establishes “**Six Guiding Principles**” that will shape our growth.

1. **Concentrated Centers** - The Plan calls for three types of centers; the City Center, Village Centers, and Neighborhood Centers. The Plan establishes “Mixed Use Opportunity Corridors” along some major corridors.
2. **Sustainable Growth Patterns** - Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.
3. **Housing Variety** - allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.
4. **A Grand Green System of Connected Recreational Opportunities** - Take advantage of, and tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.
5. **Balanced Transportation** - Accommodate all modes of Transportation including: Air, Transit, Freight, Auto, Bike, and Pedestrian.
6. **A Regional Center** - Preserve Grand Junction as a provider of diverse goods and services and residential neighborhoods. The Plan calls for a community that provides strong health, education and other regional services. The Plan calls for the continued development and delivery of those services.

The Comprehensive Plan establishes **Twelve Goals and Thirty Policies**:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policies:

- A. City and County land use decisions will be consistent with the Future Land Use Map. Mesa County considers the Comprehensive Plan an advisory document.
- B. The Comprehensive Plan will prevail when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan.
- C. The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.
- D. For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

Goal 2: To maintain community separators (buffer areas) between Grand Junction, Fruita and Palisade which define these distinct communities.

Policy:

- A. The City will support the Intergovernmental Agreement (IGA) for the Cooperative Planning Areas of Grand Junction/Fruita/Mesa County and Grand Junction/ Palisade/Mesa County.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policies:

- A. To create large and small “centers” throughout the community that provides services and commercial areas.
- B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Policy:

- A. The City will support the vision and implement the goals and actions of the Strategic Downtown Master Plan (when adopted).

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policies:

- A. In making land use and development decisions, the City and County will balance the needs of the community.
- B. Encourage mixed-use development and identification of locations for increased density.
- C. Increasing the capacity of housing developers to meet housing demand.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Policy:

A. In making land use and development decisions, the City and County will balance the needs of the community.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policy:

A. In making land use and development decisions, the City and County will balance the needs of the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policies:

- A. Design streets and walkways as attractive public spaces;
- B. Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities;
- C. Enhance and accentuate the City 'gateways' including interstate interchanges, and other major arterial streets leading into the City;
- D. Use outdoor lighting that reduces glare and light spillage, without compromising safety;
- E. Encourage the use of xeriscape landscaping;
- F. Encourage the revitalization of existing commercial and industrial areas.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Policies:

- A. The City and County will work with the Mesa County Regional Transportation Planning Office (RTPO) on maintaining and updating the Regional Transportation Plan, which includes planning for all modes of transportation.
- B. Include in the Regional Transportation Plan detailed identification of future transit corridors to be reserved during development review and consider functional classification in terms of regional travel, area circulation, and local access.
- C. The Regional Transportation Plan will be used as a basis for development review and to help prioritize capital improvement programming. The City and County will maintain Capital Improvement Plans (CIPs) which prioritize road and alley improvements based on needs for traffic flow, safety enhancements, maintenance and linkages.
- D. A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions. The Plan will be integrated into the Regional Transportation Plan.
- E. When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in

neighborhoods with the community's need to maintain a street system which safely and efficiently moves traffic throughout the community.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

A. A parks master plan that identifies regional, community and neighborhood parks and open space. The plan will be integrated into the Regional Transportation Plan and the trails master plan.

B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

C. The City and County support the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policy:

A. The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policies:

A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

B. The City and County will provide appropriate commercial and industrial development opportunities.

G. HOW THE COMPREHENSIVE PLAN WILL BE IMPLEMENTED

The Comprehensive Plan will be implemented through the City's and County's respective Zoning and Development Codes, capital improvements plans, service delivery programs, annual work programs, and both public and private land use, development and service decisions. Although it is primarily through zoning that the vision, goals and policies of the Comprehensive Plan will be realized, the Plan will guide ongoing implementation actions to be detailed in annual work programs of both the City and County. Future residential and nonresidential zoning decisions will reflect the Comprehensive Plan's Future Land Use Map. Residential zoning decisions will also be guided by the Comprehensive Plan's Blended Residential Land Use Categories Map.

Future Land Use Map

The Future Land Use Map designations indicate the range of uses envisioned in the planning area. Various zoning districts will implement these future land designations. Inside the Urban Development Boundary urban land uses are planned that will support Grand Junction's role as a Regional Center. With a new emphasis on developing Centers, the Comprehensive Plan establishes mixed use designations that provide for a

wide range of residential densities intermixed with nonresidential land uses. In areas located outside the Urban Development Boundary, rural and estate land use designations are found.

Density Ranges and the Blended Residential Land Use Categories Map

Within the current Persigo sewer service area, the Blended Residential Land Use Categories Map groups or “blends” compatible densities (see Table) into three land use categories of Residential Low, Residential Medium and Residential High. The Blended Residential Land Use Categories Map and the Future Land Use Map are designed to be used in concert and will both be implemented through the City’s zoning map and code.

Blended Residential Land Use Categories Table								
Residential Categories	Comprehensive Plan Future Land Use Designations							
	Rural	Estate	RL	RML	RM	RMH	RH	Urban RH
Residential Low (Rural to 5 du/ac)	X	X	X	X				
Residential Medium (4du/ac to 16du/ac)					X	X		
Residential High (16du/ac to 24+du/ac)							X	X

This allows an appropriate mix of density and zoning districts for a specific area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development. For example, single family detached housing is the expected housing type in the Residential Low category. In the Residential Medium category the type of housing would range from single family small lot detached to multi-family development including small apartment buildings. In the Residential High category large condominium and apartment complexes would be allowed. Establishing residential housing using these three categories allows for flexibility in the residential market, helps streamline the development process and supports the Comprehensive Plan’s vision and commitment to the establishment of Neighborhood Centers, Village Centers and concentrating compact growth in the City Center.

Market conditions will help establish appropriate residential densities creating a wider mixture of housing type and density, all within the same land use designation. For example, in an area shown as Residential Medium (RM) on the Future Land Use Map, zoning districts allowing a range of densities between four dwelling units per acre and sixteen dwelling units per acre are considered compatible.

Differences in neighboring density will transition from one density to the other through the use of buffering and transitioning standards that are incorporated within the City and County zoning and development codes. Specific detailed zoning standards will further implement the density transition concept.

Annual Work Program

City and County Staffs will review and determine through their annual work programs implementation items to meet the vision, goals and policies of the Comprehensive Plan.

Some projects will need to be completed jointly. The City will be revising the Zoning and Development Code in 2010 to implement the Comprehensive Plan.

H. PLAN AMENDMENT PROCESS

It is important that land use decisions (e.g. development projects and re-zoning) be consistent with the Comprehensive Plan. If they are not, the Comprehensive Plan will cease to be an effective guide for decision-making and may have legal ramifications. Often courts rely on plans to support land use and zoning decisions.

Keeping the Plan Current

Great places are a result of thoughtful plans being implemented consistently over time. The Plan needs to be kept current - which means that it needs to change as the community changes. Plan reviews will be done every three to five years, but may be considered more or less often as necessary to reflect changes in community goals and needs.

The Amendment Process and Criteria

The Comprehensive Plan is both a statement of long-term objectives and a guide to day-to-day development review decisions by the City, County and many others. The Comprehensive Plan is a collaboration between the City of Grand Junction and Mesa County to coordinate planning decisions in the immediate region around Grand Junction.

The Plan makes the following recommendations which must be implemented through revisions to the City and County zoning and development codes:

When deciding changes to the Plan, the City has jurisdiction inside the Persigo 201 Boundary, the County may, if it deems appropriate, comment on the change prior to adoption. When deciding changes to the Plan outside the Persigo 201 Boundary, the County has jurisdiction and, likewise, the City may, if it deems appropriate, comment on the change, prior to adoption.

Jurisdictional Approvals

Changes to various areas of the Grand Junction Comprehensive Plan require different land use approvals. For example:

- Land use changes located within the City limits may be approved by the City and do not require County approval.
- Changes to land use designations inside the Persigo 201 Boundary (outside City limits) require City annexation and approval and do not require County approval.
- Changes to land use designations outside of the Persigo 201 Boundary require County approval and do not require City approval.

- Changes to the Persigo 201 Service Area require approval by the Persigo Board, which is comprised of the Board of County Commissioners and the City Council.
- Each entity will have an opportunity to comment on proposed changes to the Comprehensive Plan prior to adoption of the amendment by the other entity.

Administrative Changes to the Comprehensive Plan by the City of Grand Junction

Where the City of Grand Junction has sole jurisdiction, the Planning Director has the authority to:

- Make minor additions or clarifications to the policy section;
- Correcting errors or grammar;
- Make land use designation changes for property that has multiple land use designations and is consistent with project approvals;
- Approve flexibility in the location of the Village and Neighborhood Center by granting a 1/2 mile leeway; and
- Allow the processing of a rezone application or request without a plan amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to a land use designation that would support the requested zone district.

Amendments to the Comprehensive Plan by the City of Grand Junction

An amendment is required when a requested change significantly alters the land use or the Comprehensive Plan document.

- Amendments to the Comprehensive Plan may only be approved by City Council with a recommendation by the Planning Commission.
- An amendment would occur prior to a development application for a land use action such as a rezone, subdivision, etc.
- The amendment process will allow stakeholders to provide input.
- An Amendment may be requested by a citizen, property owner, City or County official, or staff.

Criteria for Plan Amendments

Where the City of Grand Junction has sole jurisdiction, the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

1. Subsequent events have invalidated the original premise and findings; and/or
2. The character and/or condition of the area has changed such that the amendment is consistent with the plan; and/or
3. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
4. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
5. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

I. PUBLIC COMMENT

Several letters and e-mails commenting on the Comprehensive Plan draft are attached to this report.

J. COMPLIANCE WITH MASTER PLANS AND ZONING & DEVELOPMENT CODES

Rationale for adopting a Comprehensive Plan is articulated in the Grand Junction Growth Plan and the Mesa Countywide Land Use Plan. The plan contains language that directs staff to conduct planning processes. Plans are also to be consistent with section 3.2.8 of the Mesa County Land Development Code 2000 and section 2.5.C of the Grand Junction Zoning and Development Code 2000.

The Mesa County Planning Commission may approve Plans only if it is determined that the proposed Plan is consistent with the overall purpose and intent of the Mesa County Master Plan and with any intergovernmental agreements then in effect between the County and any other unit of government and only after consideration of each of the following criteria. The City Planning Commission may recommend approval of a Plan if it is consistent with the purpose and intent of the Growth Plan and meets certain criteria.

Master Plan Approval Criteria (section 3.2.8 of the Mesa County Land Development Code) and Growth Plan Amendment Review Criteria (section 2.5.C of the Grand Junction Zoning and Development Code)

- a. There was an error in the original Master Plan such that then-existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for;

Findings: There is no error, however, the City's Growth Plan/Mesa County's Joint Urban Area Plan were adopted in 1996 as a guide to public and private growth decisions through the year 2010. The plan has had numerous amendments since 1996 and was updated in 2003, the Grand Junction Comprehensive Plan is based on current data, trends, analysis, and input and updates and replaces these Plans. The plan is based on a new vision, along with goals and policies articulated by the current City Council and Board of County Commissioners.

- b. Events subsequent to the adoption of the Master Plan have invalidated the original premises and findings;

Findings: Events subsequent to the adoption of the Growth Plan/Joint Urban Area Plan have not invalidated the original premises, however, the area has grown substantially with most of the easily developed parcels already developed; the number of platted lots for single family detached housing has outpaced lots for other housing types with few areas left to

accommodate these other housing types. There is also a limited supply of industrial land for future industrial growth.

- c. The character and/or condition of the area has changed enough that the amendment is acceptable.

Findings: The character or condition of the area since the adoption of the Growth Plan/Joint Urban Area Plan has changed enough to adopt the Grand Junction Comprehensive Plan and have it replace the Growth Plan/Joint Urban Area Plan. The area has grown substantially with most of the easily developed parcels already developed; the number of platted lots for single family detached housing has outpaced lots for other housing types with few areas left to accommodate these other housing types. There is also a limited supply of industrial land for future industrial growth.

- d. The change is consistent with the goals and policies of the Master Plan, including applicable special area, neighborhood, and corridor plans;

Findings: The Grand Junction Comprehensive Plan is necessary and recommended in the Growth Plan/Joint Urban Area Plan. The Growth Plan/Joint Urban Area Plan was adopted as a guide to public and private growth decisions through the year 2010 with a need to either update the Plan or adopt a new Plan. The following are among the many Growth Plan/Joint Urban Area Plan goals and policies supporting adoption of the Grand Junction Comprehensive Plan.

Goal 1: To achieve a balance of open space, agricultural, residential and nonresidential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.6: The City and County may permit the development of limited neighborhood service and retail uses within an area planned for residential land use categories.

Policy 1.8: The City and County will use zoning and special area policies (adopted as part of this plan) to describe the preferred types of non-residential development in different parts of the community.

- Goal 3: To implement the plan through the coordinated and consistent actions of Grand Junction, Mesa County and other service providers.

Policy 3.5: The City and County will coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.

Goal 4: To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.

Policy 4.3: The City and County may, by mutual agreement and plan amendment, expand the boundaries of the Urbanizing Area....
The City and County may, by mutual agreement, amend the Urban Growth Boundary to adjust the community's supply of urban land to better achieve community goals.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 8: To support the long-term vitality of existing centers of community activity....

Policy 8.3: Downtown Commercial Core Area: The City and County will support efforts to increase the vitality of the downtown.

Policy 8.10: Hospital Environs: The City should encourage the growth and development of retail, office and service uses related to hospital operations.

Policy 8.12: Mesa State College: 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.

Policy 8.13: Mesa State College: 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.

Goal 9: To recognize and preserve valued distinctions between different areas within the community.

Policy 9.1: The City and County will update existing area plans and create new plans where more detailed planning is needed.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.1: The City and County should encourage public and private investments that contribute to stable residential areas and encourage redevelopment of transitional areas in accordance with the Future Land Use Map.

Goal 12: To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Policy 12.1: The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.

Goal 13: To enhance the aesthetic appeal and appearance of the community's built environment.

Policy 13.4: The Community's streets and walkways will be planned, built, and maintained as attractive public spaces.

Policy 13.5: Community entryways will be enhanced and accentuated at key entry points to the City including interstate interchange areas, and other major arterial streets leading into the City.

Policy 13.6: Outdoor lighting should be minimized and designed to reduce glare and light spillage, preserving "dark sky" views of the night sky, without compromising safety.

Goal 14: To encourage public awareness and participation in community activities.

Policy 14.1: The City and County will maintain open planning processes, providing opportunities for all affected parties to participate in public workshops and hearings involving plan amendments, area planning and periodic plan reviews.

Policy 14.2: The City will use its newsletter, public service announcements and other media sources to notify the public of all public meetings and events.

Policy 14.3: The City and County will provide a variety of options for people to express their views on public issues, including formal

and informal public meetings, mail-in comments sheets on specific proposals and other mechanisms.

Policy 14.4: The City and County will support efforts to educate and inform neighborhood groups.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Policy 15.1: The City and County will encourage the development of residential projects that compatibly integrate a mix of housing types and densities.

Goal 17: To promote a healthy, sustainable, diverse economy.

Goal 18: To maintain the City's position as a regional provider of goods and services.

Policy 18.1: The City and County will coordinate with appropriate entities to monitor the supply of land zoned for commercial and industrial development and retain an adequate supply of land to support projected commercial and industrial employment.

Goal 20: To achieve a high quality of air, water and land resources.

Policy 20.2: The City and County will support efforts to maintain or improve the quality of green spaces along the Colorado and Gunnison Rivers.

Goal 23: To foster a well-balanced transportation system that supports the use of a variety of modes of transportation, including automobile, local transit, pedestrian and bicycle use.

Policy 23.10: The City and County identify and develop a coordinated trails system in cooperation with appropriate community interests.

Goal 26: To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.

Policy 26.6: The City and County will coordinate with the school district to achieve cost savings through joint development of school and recreational facilities.

Policy 26.8: The City and County will require that provisions be made for on-going maintenance of open space areas by an appropriate public or private entity.

Goal 27: To include open space corridors and areas throughout the planning area for recreational, transportation and environmental purposes.

Goal 28: The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.

Policy 28.3: The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.

e. Public and community facilities are adequate to serve the type and scope of land use proposed;

Findings: A current inventory, analysis, and public input shaped the policies of the plan. As a result, the existing and planned community facilities are adequate, or can be provided, to serve the scope of land uses proposed.

f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

Findings: As we plan for the next 25 years it has been determined that growth will demand more land and at different allowed densities than the current Growth Plan/Joint Urban Area Plan provides for and is available within the planning area. The community needs to grow in a more compact way, in centers as the Comprehensive Plan proposes. Suitably designated land as recommended by the Comprehensive Plan is needed to accommodate the next 25 years of growth.

g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Findings: The Comprehensive Plan will provide benefits for the entire community as a whole. This Plan reflects the current needs as gathered through the Comprehensive Plan planning process. The Plan reflects changes in the character of the area since the 1996 Growth Plan/Joint Urban Area Plan were adopted. The Plan establishes specific goals and policies that will guide the implementation of the Plan.

K. FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Junction Comprehensive Plan, the Planning Commission made the following findings of fact and conclusions:

5. The proposed Grand Junction Comprehensive Plan is consistent with the purpose and intent of the Growth Plan.
6. The review criteria in Section 2.5.C of the Grand Junction Zoning and Development Code have all been met.

L. PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval at their January 12, 2010 Joint Hearing with Mesa County Planning Commission.

PUBLIC COMMENTS

DAVIDSON HOMES ~ PRECISION CONSTRUCTION
2992 North Ave
Grand Junction, CO 81504
www.DavidsonHomesCo.com



10-29-09

re:Blended Residential Plan

City Councilmembers
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Councilmembers:

As a developer within the bounds of the Comprehensive Plan, I would like to thank the City of Grand Junction staff and all others who have worked to put the Plan together.

After reviewing the entire Comprehensive Plan I want to support the Plan, and especially the Blended Residential Plan portion. I agree that Grand Junction is in need of a vision like this. The Comp Plan gives us guidelines for the future, but none of know what exactly that future holds. The Blended Residential Plan allows adaptability as the future unfolds. If greater demand exists for specific housing/density in the future, we can adapt to meet market demands within the stated range. This brings to the community flexibility, adaptability and efficiency in developing land to best meet the future needs.

Higher density protects green areas by reducing demands on other lands to be developed. Higher density will give the residents a chance to work closer to home in City Center, Village Centers, and Neighborhood centers. This reduces travel times, saves energy and relieves congestion. This is a key component to building a sustainable community. Adding higher density also reduces land costs and increases affordable residential housing to the area.

As a long time developer in Mesa County I strongly agree with, and support the new Comprehensive Plan, especially the blended Residential Plan that is incorporated within it.

Thank you for all the hard work the Planning Staff has put into this process.

A handwritten signature in cursive script that reads "Darren M. Davidson".

Darren M. Davidson

DAVIDSON HOMES ~ PRECISION CONSTRUCTION
2992 North Ave
Grand Junction, CO 81504



www.DavidsonHomesCo.com

RECEIVED

DEC 15 2009

COMMUNITY DEVELOPMENT
DEPT.

A Case for the Blended Residential Plan

Planning Commissioners
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Commissioners,

As a professional Land Planner I wanted to write to you specifically addressing the Comprehensive Plan and specifically the Blended Residential portion.

Density has become a highly charged topic in development today. In many communities, the news of a potential project that proposes to increase the number of dwelling units per acre can unleash an uproar by neighbors. This is unfortunate as density is a tool, arguably the most powerful one controlled by a municipality, to create a more sustainable city while at the same time helping to preserve agricultural land and the open space beyond its borders. Furthermore, strategic densification such as is being proposed in the Blended Residential portion of the Comprehensive Plan offers several positive benefits for the metropolitan area.

A Complete, Walkable Community - A sustainable community needs to be structured into complete, well-connected, mixed-use neighborhoods that allow residents to work, live, play, shop, and learn within a convenient walking or transit distance.

Greener Buildings - A sustainable community is filled with green structures. Whether these homes gain efficiencies through shared walls or simply smaller lots, residences can be significantly more energy efficient than single-family homes on large urban lots. The best green design approaches are highly dependent on mid to higher densities. These can be accomplished well in a mixed density neighborhood.

Flexible Open Space - The open space in a sustainable community should accommodate both community and ecological needs, including protecting key environmental areas or offering significant recreation opportunities.

Green Infrastructure - "Green" infrastructure strategies gained are simple: less paved streets, less sewer and water lines to maintain, fewer miles traveled for residents and faster response times for emergency personnel. All of this reduces energy consumption and pollution.

Economic Development - A sustainable community offers affordable housing to the working class. This prevents urban sprawl and long commute times by keeping workers closer to their jobs. This in turn, builds the community and preempts "Urban Stall" as seen up-valley where communities cannot grow due to inadequate workforce housing.

Response to "The New Population" - The average family size is shrinking: 36% of all families are single parent households, 26% are single person households, 13% are empty nesters and, 16% are couples without children. All of these families need smaller homes.

The Blended Residential Plan is an accurate and insightful answer to dealing with these sustainable community needs. As a professional Land Planner I completely support the Comprehensive Plan and the Blended Residential portion of it.

Most assuredly,


Jeffery Fleming
Land Planner

Member



To: City Planners, City Council Members:

Having attended virtually all the public meetings regarding the Plan, I am relatively pleased with the overall concept for growth. However, I continue to be dismayed that in the face of overwhelming public input, the proposed Future Land Use map still shows industrial zoning along the Riverfront. The plan itself talks about the Riverfront and indicates that mixed uses with the trail should include employment, commercial, and recreational uses. Nothing is said, nor should be said, about industrial uses. They are simply not appropriate. Brady has not yet made a significant investment to build an industrial use only structure on the land the Council zoned industrial. Thus, there is every opportunity for the City to rezone that land appropriately. Ironically, a commercial use - e.g. restaurant/entertainment venue, could make great profits for Brady or anyone who might purchase the property. He has no "property rights" that would be taken if this were done.

In dictating that the properties along the Riverfront remain industrial, the City Council interfered with the planning process and overrode the will of the citizens who took the time to come out and register their views. There is simply no justification for this position. The Future Land Use Map should be modified to exclude any industrial use along the Riverfront.

Thank you for considering my views.

Joan Woodward
(970) 254-1656

December 2, 2009

Memo

Date: December 4, 2009
To: City of Grand Junction
Public Works and Planning Department
Attn: Dave Thornton, AICP
From: Bennett Boeschstein, AICP

Subject: Proposed City of Grand Junction Comprehensive Plan

Thank you for the opportunity to comment on the City of Grand Junction's Comprehensive Plan. Overall, I commend the Planning Commission, City Council and staff for completing this plan. I hope the City of Grand Junction will move to implement the plan as soon as it is adopted by enacting the new zoning designations and funding the improvements through their Capital Improvement Plan.

Here are my comments listed section by section:

Village Centers

The concept of Village Centers as mixed use areas close to residential areas is an excellent one. The City of Fruita and Town of Palisade could also be mentioned as self supporting communities surrounding Grand Junction.

Neighborhood Centers

This is also a good concept reducing the need for long automobile trips, providing services close to where people live and work.

Goal #9 D. A trail master plan has already been prepared and is available from the Grand Valley Regional Transportation Office. There is no need to do another trail master plan.

South Downtown Master Plan

Since the Comprehensive plan was designed to include elements of the South Downtown Plan which was tabled last year here are my comments for inclusion in this area of town;

South Downtown General Underlying Concepts and Themes

- Create/maintain/enhance a “green” waterfront
The “green” waterfront needs to be defined.

Suggested description:

“Consisting of a strip of natural vegetation as wide as the 100 year flood plain or at least 100 feet from the edge of the mean high water of the Colorado River. Appropriate uses within this edge include trails, parks, open space, and wildlife sanctuaries. The green waterfront should not include industrial uses and only those commercial uses which enhance the riverfront as places where people can enjoy the river such as riverfront restaurants, cafes, museums, outdoor amphitheaters, nature centers and botanical gardens.”

South Downtown Concepts for Village Development

- Create areas for high density residential

Suggested description:

“Live-work environments should be encouraged with a mixture of office and residential loft type buildings.”

- Create opportunities for mixed use

Suggested description:

Existing residential uses are encouraged to remain and expand. Non-polluting industrial and commercial uses are encouraged adjacent to and mixed in with residential uses.

South Downtown Concepts for Community Industrial Core

- Create some transitional areas of mixed use along 7th Street and Riverside Parkway

Suggested description:

- Continue the historic 7th street boulevard treatment from downtown, Ute and Pitkin to the Gardens and riverfront with additional tree planting, historic street lights, street furniture and public art.

South Downtown Plan Implementation Strategies

Future Land Use

Development Standards:

Suggested description:

Development should be restricted to one story in the “Commercial Core zone” adjacent to the riverfront, the Botanical Gardens and Las Colonias Park. Materials should reflect the character of the neighborhood; i.e. low scale buildings, use of brick and shingles and hip roofs. Care should be taken in setbacks adjacent to the Botanical Gardens to allow as much light as possible into the gardens from the east.

Entryways

Suggested description: Celebrate the entry into Grand Junction at the 5th Street Bridge and Struthers in conjunction with the Western Colorado Botanical Gardens with attractive low scale signage and sculpture

South Downtown Streetscape/Connections to Downtown

Suggested description: Continue the historic 7th street boulevard treatment from downtown, Ute and Pitkin to the Gardens and riverfront with additional tree planting, historic street lights, street furniture and art.

Jarvis Property Master Plan

Floodplain

All of the comments here should apply to the South Downtown neighborhood plan so that all development in the South Downtown area meets or exceeds the City and FEMA flood plain regulations.

Agriculture

There are references to “channeling growth inward, thereby preserving as much agricultural land as possible near the edge of the community” (page 12, August 5, 2009 draft). This goal should be strengthened by adding tools to protect such land such as

- continuing the contribution towards the Mesa Land Trust’s conservation easement program,
- continuing the support of the cooperative planning areas (buffer strips) between Grand Junction and Fruita and Grand Junction and Palisade,
- creating an urban growth boundary around the Grand Junction 201 sewer service area beyond which only low density residential and agricultural uses would be allowed, and
- A transfer of development rights program that would allow property owners outside the urban growth area to transfer density into the urban growth area.

Recognition of Historic Neighborhoods

The Plan should recognize the historic neighborhoods in Grand Junction.

The Plan states:

(pages 108-109) Retaining our Heritage

Historic Buildings and Neighborhoods

Many communities have started to capitalize on their best assets such as historic buildings.

Grand Junction has, like most cities, seen many of its’ historic buildings replaced with new construction. Appropriate historic buildings should be preserved to the extent possible. Modifications and additions to historic buildings are acceptable if the alterations are constructed to compliment the original character.

The neighborhood just north of the Downtown retains the original grid pattern of tree-lined streets and many older homes. To allow the Downtown to grow but not disturb the character of this neighborhood, the Plan recommends that increased density be allowed in this neighborhood through Accessory Dwelling Units.

Individual Neighborhood Character

The Community has expressed the desire to foster neighborhood identity. This can be accomplished through many elements and aspects such as parks, schools, signage, architecture and streetscape that become specific to that neighborhood. Many strategies to foster neighborhood identity, as well as specific land use issues and goals, are addressed in the various neighborhood and area plans adopted by the City and County. The Comprehensive Plan supports these individual neighborhood and area plans of the region. Several of the plans were incorporated into the 2009 Comprehensive Plan. However, others are out of date and need revision. During the revisions, these neighborhood and area plans are to adapt the Comprehensive Plan to each neighborhood at a finer, more detailed level. (Housing Variety Recommendations and Grand Valley Housing Strategy)

The plan should spell out the historic neighborhoods in Grand Junction and offer recommendations for each:

- **7th Street Historic District (National Register of Historic Places)**
This district has large front yard setbacks and a unique landscaped median with large homes most with front porches and side or alley loaded driveways and garages. New construction and remodels should retain these features.
- **Lincoln Park Neighborhood**
This district is typified by bungalow style arts and craft houses with larger homes fronting on Lincoln park and the Lincoln Park Elementary School. New construction and remodels should retain these features.
- **Washington Park Neighborhood**
This district is centered on Washington Park, and around East Middle School and Chipeta Elementary School. A central feature of the neighborhood is Gunnison Ave. with its landscaped median and large homes with front porches and alleys. This district is typified by bungalow style arts and craft houses with larger homes fronting on Gunnison Ave. New construction and remodels should retain these features.
- **Whitman Park Neighborhood**
This neighborhood is a transitional neighborhood with the Whitman Park, historic Whitman building, Elks Club, and Grand Junction Railroad Depot (National Register of Historic Places) as well as other numerous historic structures including the Italian grocery store. The area has experienced deterioration and is need of reinvestment and rehabilitation.
- **Emerson Park Neighborhood**

This neighborhood centers on Emerson Park and the historic Emerson School and is a neighborhood in transition and in need of housing rehabilitation. The reuse of the Emerson School will be an issue when the school district moves its offices to a central administration building,

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

The county is seeking a \$1M grant along with county funds of \$534K and additional pledges to purchase property (100 acres) along the riverfront to continue the Riverfront Trail greenway from Fruita to Palisade - which does not include purchase of this industrial-zoned property.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront. This vision for the riverfront will play a bigger role in the vibrancy and future directions of city growth, economy, and esteem than almost any other single idea.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

David Cale
2692 CONTINENTAL DR
GRAND JUNCTION, CO 81506

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

When communities across the nation and throughout the West are preserving and enhancing the rivers and waterways that flow through their communities, we continue to relegate our waterway to industrial use. This is the "River City", but you would never know based on the current and future use of this immeasurable resource.

Oklahoma City tore up a huge section of downtown to build the Bricktown district that features a small creek (more like a canal). We have THE Colorado and Gunnison Rivers flowing through Grand Junction! We should have public parks, restaurants, retail shops, and recreation centers connected by bike and hiking paths. We are living next to a gold mine! Not one that is only good for extracting minerals from. One that we need to cherish and protect and if we do, its value will grow exponentially!

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Dave Grossman
575 SUNNY MEADOW LN
GRAND JUNCTION, CO 81507

I believe the City Of Grand Junction has done an excellent job with riverside trails, bike trails, parks, etc. In the Comprehensive Plan, please try and to protect as much of the river frontage as possible. We have thousands of acres of land out of the riparian areas that can be zoned industrial but very limited river frontage. As we all know, industrial areas are important for the economy; however, as citizens we need more than just smoke stacks, drilling rigs, and parking lots to have a happy life. River frontage is a precious commodity and should be utilized wisely for the long term prosperity of our wonderful community.

Thank you --- Gary Roberts

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

William Erven
3423 F 3/4 RD
CLIFTON, CO 81520

December 9, 2009

>>> George Manning <VisionAirey@gmail.com> 12/9/2009 6:43 PM >>>

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan.

I am concerned that the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River.

Why???

According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning. Also having visited many other river front areas this is a significant problem.

Please reconsider and correct this error.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

George Manning
945 24 Road
Grand Junction, CO 81505

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Nancy Terrill
5 COGNAC CT
GRAND JUNCTION, CO 81507

December 9, 2009

December 14, 2009

Comments on Public Review Draft of November 2009 – COMPREHENSIVE PLAN
GRAND JUNCTION

The adoption of the Comprehensive Plan is the appropriate time to update the “no-shooting zone” for the area covered by it and protect the public from the endangerment of shooting in populated areas. Shooting in populated areas is a dangerous activity. Over ten (10) years ago the Mesa County Sheriff recommended the “no-shooting zone” be revised and expanded to protect citizens due to the tremendous growth in the valley. The county has the responsibility to protect the safety of the public from shooting. The county has the authority to protect the public by prohibiting shooting in densely populated areas under the provisions of C.R.S. 30-15-302, 1973 as amended to prohibit the discharge of firearms in the unincorporated areas of Mesa County where the average population density is more than 100 persons per square mile. The “no-shooting zone” has not been updated to protect the health safety and welfare of Mesa County citizens for over fifteen (15) years. As a result of no action, public safety has been compromised. Currently the special interests of a few hunters and recreational shooters have been given a higher priority over the safety and welfare of the general public. Shooters are being allowed to create an unsafe environment to nearby residents and other users. Endangerment by shooters is causing numerous conflicts and is a serious safety concern for users of the river and nearby residents. Recreational shooting and hunting are rural uses for rural areas which have not developed and are not a safe activity for urban areas. Attached for the record is a copy of Sheriff’s request of April 26, 1999 where it stated, “The tremendous growth in the valley has made it necessary to enlarge the (shooting) area.” The population in Mesa County was less than 115,000 people in 1999 when the Mesa County Sheriff made the recommendation. The population in Mesa County is now over 145,000. The recommendation from the Mesa County Sheriff was not completed; so now is the time to make the public safe and enlarge the “no-shooting zone” as recommended by the Mesa County Sheriff to protect the health, safety, and welfare of the public within the area covered by the Comprehensive Plan.

Attachment: Mesa County Commissioners Minutes of April 26, 1999

“CHANGING THE BOUNDARIES OF MESA COUNTY’S NO-SHOOTING ZONE

Riecke Claussen, Sheriff, gave a briefing regarding changing the boundaries of Mesa County’s No-Shooting Zone which was established in 1992. The tremendous growth in the valley has made it necessary to enlarge the area. The proposed area along the Colorado River was on the east side of 32 Road to 35 Road and on the west side of 25 Road to 19 Road. Also it was suggested that the zone include property in the north area as many citizens use that area for motorcycling.”

JAMES R. BAUGHMAN MOVED, DORALYN B. GENOVA SECONDED,
AND MOTION UNANIMOUSLY CARRIED TO APPROVE A REQUEST
FOR ONE NEW APPLICATION ANALYST POSITION FOR THE
INFORMATION MANAGEMENT DEPARTMENT WITH THE INTENT
THAT THE POSITION BE FUNDED FROM THE HEALTH
DEPARTMENT FUND BALANCE.

BRIEFING ITEMS

CHANGING THE BOUNDARIES OF MESA COUNTY'S NO-SHOOTING ZONE.

Riecke Claussen, Sheriff, gave a briefing regarding changing the boundaries
of Mesa County's No-Shooting Zone which was established in 1992. The
tremendous growth in the valley has made it necessary to enlarge the area.

The proposed area along the Colorado River was on the east side of 32 Road
to 35 Road and on the west side of 25 Road to 19 Road. Also it was suggested
that the zone include property in the north area as many citizens use that area
for motorcycling.

LAND USE

Jeff Hofman gave a summary of Land Use items to be heard on Tuesday,
April 27, 1999.

ADJOURNMENT

There being no further business to come before the Board, Chairman Hall
adjourned the meeting at 10:30 a.m.

~~SECRET~~

~~SECRET~~

"APRIL 26, 1999

CALL TO ORDER

At 9:00 a.m., Chairman Kathryn H. Hall called to order a regular Administration meeting of the Board of Mesa County Commissioners at the Administrative Services Building, Commissioners Hearing Room, 750 Main Street, Grand Junction, Colorado. Those present included Commissioners Doralyn B. Genova and James R. Baughman; Elizabeth Rowan, Assistant County Administrator; and Roberta Raley, Clerk to the Board. (Minutes transcribed by Roberta Raley, Clerk to the Board.)

APPROVAL OF MINUTES

JAMES R. BAUGHMAN MOVED, DORALYN B. GENOVA SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF APRIL 12, 1999, AS WRITTEN, AND AUTHORIZE THE CHAIR TO SIGN.

COMMISSIONERS' REPORTS

Chairman Hall introduced four Central High School students: Amy Sorrells, Heather Hamilton, J C Jensen, and Robert Quintero; and from Pamona Elementary: Rory Blune and Ryan Steel, third grade students. All the students were attending for National County Government Week.

Doralyn B. Genova reported that she was in Washington DC Wednesday through Sunday, April 21 to 25, 1999, with Club 20. She felt they had many very good meetings with a number of Legislators.

Commissioner Baughman reported that on Friday, April 23, 1999, he and Chairman Hall attended the celebration for Jane Quimby.

BLUE STAR INDUSTRIES, LLC

Defining the Way the World Builds



December 18, 2009

David Thornton, SR. Planner
City Planning & Development

Dear Dave Thornton,

As the representative for Blue Star Industries, LLC, I would like to formally request a consideration to change the designated zoning for our property located at 653 25 Rd, Grand Junction, CO, Parcel # 2945-044-51-002.

The Future Land Use Map shows Residential Medium High (RMH) 8 to 16 D.U. per acre. Our request is to change that designation to Residential High Mixed Use 16 to 24 D.U. per acre. We feel this change would be appropriate for this parcel as there is a wide variety of much higher density commercial and residential parcels surrounding this property.

Thank you for your continued assistance on this project.

Sincerely,

A handwritten signature in cursive script that reads "Kim Kerk".

Kim Kerk

Blue Star Industries
Land Development Coordinator
970-640-6913
kkerk@bluestarindustries.com

December 23, 2009

I was glad to read that one of the guiding principles within the Comprehensive Plan was to create attractive public places. I know a lot of people enjoy visiting the trail system along the Colorado River. The river is a vibrant part of our community. Leveraging its beauty and aiming for a green buffer along both sides of the river will benefit residents and attract tourists for repeat visits. Therefore I think that it is important whenever possible to decline further industrial development along the Colorado River that does not contribute to the beauty, serenity, and environmental integrity of the river. Existing industry should be restricted from having hazardous material within storm run-off distance of the river. Hazardous material includes fracing liquids and waste material from oil/gas drilling. Such materials have no place near the Colorado river.

Regards,
Janice Shepherd
GJ Resident

January 4, 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plan's goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

I also believe in the concept of creating denser housing with mixed use commercial and residential areas and promoting commuting on bikes, walking and mass transit.

Tom Acker

Tom Acker
2410 sandridge ct.
Grand Junction, CO 81507

8 January 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plan's goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River. PLEASE quit zoning everything in sight INDUSTRIAL. Take a page out of Fort Collins, Salida, Buena Vista, Carbondale and keep the riverfront healthy and a major attraction for Grand Junction rather than a cess pool. Stop allowing Industrial waste across from the Blue Heron Gazebo and bike path. And let's connect the bike path all the way along the river to the historic Fruita Bridge. INDUSTRIAL does not attract tourism.

Carolyn Emanuel
970-241-0813
austex03@bresnan.net

Carolyn Emanuel
2247 SADDLEHORN RD
GRAND JUNCTION, CO 81507

January 8, 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

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Victoria Collier
110 Santa Fe Dr.
Grand Junction, CO 81501

January 8, 2010

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Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

David Kareus
2217 ELLA CT
GRAND JUNCTION, CO 81505

January 10, 2010

Happy New Year to our City Council and Planners:

Having lived on the western slope for 30 years and in the Grand Valley for almost ten, I feel I can call myself local and consider this my home. In the time I have lived here, I have been impressed with much of the growth, and I commend the planners and city councilmen for working to make this a positive, healthy, safe environment to live in. However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. This land is surrounded on three sides and on half of the fourth side by park and river. It is not an appropriate area for industrial use. There is not even a place for transitional zoning between these zones of different intensity/usage. It doesn't make any sense and is not an oversight, for I have been a part of many a discussion when this was open for public comment.

I need to ask myself what the purpose of zoning is. Without being an expert, it seems sensible to me that zoning is adopted and enacted to segregate uses that are thought to be incompatible. Zoning should be used to prevent new development from conflicting with neighboring land uses and to preserve the "character" of a community. This parcel which is designated "industrial" sits below Eagle Rim Park adjacent to Las Colonias Park and in the floodplain on the banks of the Colorado. Perhaps that was appropriate in the 1880's when the rendering plant needed the river to operate and parks and residences were scarce. But it is 130 years later and it is time to do the right thing.

The people of this community trust our elected officials to do the right thing. I have seen people afraid to voice how they really feel about this situation because there are some very strong, intimidating entities in this town. I am saddened to see this issue divide our community. I blame this on our elected officials. Because the right thing was not done from the start.

I ask each and every one of you to stand on top of Eagle Rim Park and honestly ask in your heart of hearts if that parcel of land should be industrially zoned. If you think it should be, then you obviously have little regard for the environment, our recreational centers, and the neighboring people who thought they lived in a community, not an industrial center. It shows even less regard for the townsfolk who put forth effort over the last 30 plus years to clean up our riverbank with the healthy vision to embrace and enhance this natural resource for all to enjoy. Do the right thing. Please.

January 10, 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

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Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Leila Reilly
378 1/2 Hidden Valley Circle
Grand Junction, CO 81507

January 10, 2010

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Sincerely,

Noalani Terry
61490 Epitaph Road
Montrose, CO 81403

January 10, 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

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Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Cyndi Hoqwll
552 Shoshone Street
Grand Junction, CO 81504

January 10, 2010

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Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plan's goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Meredith Walker
452 Tara Dr.

Fruita, CO 81521

January 11, 2010

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plan's goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Denise Gendreau
PO Box 759
Ridgway, CO 81432

**Edwin J. and Frances Ruth Ehlers
551 W. Greenwood Drive
Grand Junction, CO 81507
January 12, 2010**

Mesa County Commissioners
Grand Junction City Council
Grand Junction Planning Commission

Re: Comprehensive Plan Review and Comments

We wish to enter the following comments regarding our property to be considered as a part of the hearing process:

Parcel Number: 2947 23 300 119
Address: 551 W. Greenwood Drive, Grand Junction, CO 81507

We request that the current county zoning of RSF 4 (at least four dwellings per acre) be recognized and honored in the final Comprehensive Plan document.

Each of the criteria for this density is met by our property:

- ✓ Three sources of ingress/egress. Two of them are Greenwood Drive and West Greenwood Drive, both of which intersect with Hwy. 340; the third being E ½ Road.
- ✓ All Utilities readily accessible to property
- ✓ Within walking distance of established retail center
- ✓ Fire Station within one-half mile.

Thank you for your consideration.

Sincerely,



Edwin J. and Frances Ruth Ehlers

January 12, 2010

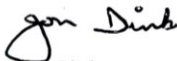
Subject: Need To Enhance Public Safety

Public Meeting: Joint Public Hearing Mesa County and Grand Junction Planning Commissions – Comprehensive Plan – January 12, 2010

Dear Planning Commissions:

The proposed Comprehensive Plan could be improved in one area to ensure more “predictability to decision making” and to “enhance public safety”. The area is the river corridor that is within the boundaries of the plan. It appears the plan visualizes the goal for the river corridor as preservation and open space compatible with an urban environment including a river trail system. However some proposed use in the river corridor does not clearly reflect that goal. Recently Mesa County chose to not support the goal for the river corridor in the plan. The County had an opportunity to expand the “no shooting zone” for this urban area, but did not. Rather than support improved “safety” and goals for the river corridor in the Comprehensive Plan, the County amended its code and added a “hunting disclosure” statement. The code amendment was not supportive of the plan, was inconsistent with no shooting within the city limits, promotes unsafe shooting in areas already urbanized, and is clearly not compatible for the area covered by the Comprehensive Plan. The safety of the public within the river corridor needs to be addressed, improved, and enhanced at this time by expanding the no shooting zone for the segment of river contained in the Comprehensive Plan.

Sincerely,



Jon Sink

cc:

Grand Junction City Council
Mesa County Commissioners

January 17, 2010

Dear Grand Junction City Council and Planners:

I have lived in GJ more than 30 years and have seen much good work done along the riverfront. Unfortunately, protection along the riverfront and tributaries remains inadequate.

The proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plan’s goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other

commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Nic Korte
1946 CLOVER CT
GRAND JUNCTION, CO 81506

Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE GRAND JUNCTION COMPREHENSIVE PLAN

**THE COMPREHENSIVE PLAN IS FOR THE AREA GENERALLY LOCATED
BETWEEN THE FRUITA AND PALISADE BUFFERS (21 ROAD AND 34 ROAD) AND
FROM THE BOOKCLIFFS TO WHITEWATER**

**THE COMPREHENSIVE PLAN AND ORDINANCE
TO BE PUBLISHED IN PAMPHLET FORM**

Recitals.

The City of Grand Junction and Mesa County Planning Commissions, a Comprehensive Plan Steering Committee made up of many representatives from the community and City and County staffs and elected officials have diligently worked jointly and cooperatively to prepare a Comprehensive Plan for the urban area of the Grand Valley.

The action followed more than 285 meetings and events during the planning process with hundreds of people participating. After thirty months of extensive public involvement and deliberation, the City Planning Commission forwards its recommendation of adoption of a plan for the future growth of lands within the Comprehensive Plan planning area.

The Comprehensive Planning area includes Grand Junction, Clifton, Whitewater, Redlands, Fruitvale, Pear Park, Orchard Mesa and the Appleton Areas.

The Grand Junction Comprehensive Plan does the following:

1. Establishes a vision for the community. That vision is to “To become the most livable community west of the Rockies”;
2. Identifies six *Guiding Principles* that will shape the community’s growth. Those Principles are:
 - Concentrated Centers
 - Sustainable Growth Pattern
 - Housing Variety
 - A Grand Green System of Connected Recreational Opportunities
 - Balanced Transportation
 - A Regional Center
3. Establishes twelve goals and thirty policies that will help the community achieve the vision.

4. Recommends more efficient growth patterns within the urban area, emphasizing more compact growth and higher densities in “Centers” with emphasis on growth in the “City Center;”
5. Reserves land for future urban development;
6. Protects valued community assets (such as neighborhoods, parks, open space, the rivers); and
7. Respects individual property rights.

The Grand Junction Comprehensive Plan will replace the City of Grand Junction’s Growth Plan. It will also sunset the 2000 Orchard Mesa Neighborhood Plan and the 1998 North Central Valley Plan and the policies, implementation guidelines and corridor plans referred to in the Growth Plan. To the extent those are inconsistent with the Comprehensive Plan the same are hereby repealed.

The Comprehensive Plan will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g., the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2006 Clifton/Fruitvale Community Plan).

The Grand Junction Comprehensive Plan will serve as a guide to public and private growth decisions through the year 2035. Besides a statement of the community’s vision for its own future and a road map providing direction to achieve that vision; the Comprehensive Plan is shaped by the community’s values, ideals and aspirations about the management of the community’s resources.

In addition to defining the community’s view of its future, the Comprehensive Plan describes goals and policies the community can implement to achieve the desired future. The Comprehensive Plan is thus a tool for managing community change to achieve the desired quality of life. The Comprehensive Plan is innovative in the use of discretionary authority to review and approve uses. Under the Comprehensive Plan the Director of Public Works and Planning is charged with certain decision making that will streamline development processes to the community’s benefit.

The Planning Commission is charged with the legal duty to prepare and recommend for adoption to City Council master plans for the City.

The Grand Junction Comprehensive Plan was heard in a public hearing jointly with Mesa County Planning Commission on January 12, 2010 where the Comprehensive Plan was recommended to be adopted by the Mesa County Planning Commission. At that hearing the Grand Junction Planning Commission recommended that the City Council adopt the Comprehensive Plan.

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

That the Grand Junction Comprehensive Plan, City of Grand Junction, Colorado, in the form of the document attached hereto, and as recommended for adoption by the Grand Junction Planning Commission is hereby adopted.

Furthermore be it ordained that the 1996 Growth Plan and the policies, implementation guidelines and corridor plans thereof are hereby repealed.

The full text of this Ordinance, including the text of the Comprehensive Plan, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the ____ day of February, 2010 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the ____ day of February, 2010 and ordered published in pamphlet form.

President of City Council

ATTEST:

City Clerk



Date: January 20, 2010
 Author: Senta L. Costello
 Title/ Phone Ext: Senior Planner
x1442
 Proposed Schedule: February 1,
2010
 2nd Reading
 (if applicable): N/A

Attach 6
Mesa State Cannell Ave. Electrical Loop
Revocable Permit

CITY COUNCIL AGENDA ITEM

Subject: Mesa State Cannell Avenue Electrical Loop Revocable Permit
File #: RVP-2010-005
Presenters Name & Title: Senta L. Costello, Senior Planner

Executive Summary:

A request for a revocable permit to allow an electrical loop to be installed within City right-of-way on the east side of Cannell Avenue between North and Texas Avenues.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Mesa State College provides an educational and employment service to the Grand Valley community. The new electrical loop will allow the College to continue to grow and provide adequate services to the users of the campus facilities.

Action Requested/Recommendation:

Approval of a Resolution Granting a Revocable Permit to Mesa State College.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

See attached staff report

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

List attachments in the order they are attached. Ordinances and resolutions always go last.

1. Staff report/Background information
2. General Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Resolution
5. Revocable Permit
6. Agreement

BACKGROUND INFORMATION					
Location:		Cannell Avenue between North Avenue and Texas Avenue			
Applicant:		Mesa State College – Kent Marsh			
Existing Land Use:		Cannell Avenue right-of-way			
Proposed Land Use:		Cannell Avenue right-of-way			
Surrounding Land Use:	North	Residential			
	South	Commercial			
	East	Mesa State College			
	West	Commercial; Residential			
Existing Zoning:		N/A			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)			
	South	C-1 (Light Commercial)			
	East	C-1 (Light Commercial) / R-8 (Residential 8 du/ac)			
	West	C-1 (Light Commercial) / R-8 (Residential 8 du/ac)			
Growth Plan Designation:		N/A			
Zoning within density range?		N/A	Yes	N/A	No

Project Analysis:

1. Background

Mesa State College is anticipating the need to install a new electrical loop in order to provide for future growth of the College campus while delivering more reliable service to the existing buildings on the campus. The proposed location is on the western border of the current campus.

2. Section 2.17.C of the Zoning and Development Code

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

Applicant’s Response: Benefits derived by the community for granting a revocable permit to allow the installation of our west electrical loop are numerous and include the following:

- Mesa State College will not be able to expand our campus west to Cannell Ave. and north to Orchard Ave. without the west electrical loop.

Our current radial line ends at the new student housing project at Cannell and North Avenues and carries far too much current to allow any additional demand to be added.

- The west electrical loop will provide a better, more reliable source of power to existing buildings on campus and will lead to less down time because of scheduled and unscheduled outages.

- b. There is a community need for the private development use proposed for the City property.

Applicant's Response: There is a community need for Mesa State College to continue to be able to expand existing programs, create new programs and to expand learning opportunities available to members of our local community.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

Applicant's Response: Existing City right-of-way is suitable for the proposed use and the proposed use will not conflict with existing or future use of the right-of-way.

- The City of Grand Junction currently owns 60' of right-of-way along Cannell between North and Orchard Avenues. The current roadway provides 32' feet of pavement and a combination of both attached and detached sidewalks (enough right-of-way to provide a City standard Collector Roadway). Cannell Ave. currently functions as an Urban Residential Street which requires only 44' feet of right-of-way.
- There remains ample room in the existing right-of-way to allow the west electrical loop to be installed while maintaining more than enough room for any future growth anticipated by the City. Mesa State College proposes to install the new west electrical loop behind the curb and gutter, beneath the existing sidewalk along the east side of Cannell Ave. The location proposed allows the City use of the remaining 42' of right-of-way to install a new 12" pvc water main and to update, upgrade or replace the existing 12" diameter storm sewer and to install a new sanitary sewer if needed.
- Mesa State College cannot install the new electrical loop east of City right-of-way without purchasing the three remaining homes on Cannell Ave. or without destroying many large, mature shade trees along the east side of Cannell Ave.

- d. The proposed use shall be compatible with the adjacent land uses.

Applicant's Response: The proposed use shall be compatible with adjacent land uses.

- MSC serves as the purveyor of electricity on campus, very similar to Xcel energy and Grand Valley Rural Power in this instance. Xcel provides power and maintenance up to our main meter or Orchard Avenue and no further. MSC owns and maintains all distribution and service lines on our side of the main meter. This fact is important when considering Xcel

Energy current owns and maintains an above grade high voltage electrical distribution line within City right-of-way on the west side of Cannell Ave.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

Applicant's Response: The proposed west electrical loop will be installed via a directional bore in an attempt to preserve the many mature shade trees and landscaping that exists along the east edge of Cannell Ave. between North and Orchard. The directional bore will disturb traffic patterns and circulation during construction but will not have a lasting impact on traffic circulation, neighborhood stability, floodplains or natural hazards

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Growth Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

Applicant's Response: The proposed use conforms with goals, objectives and policies of the Growth Plan and other adopted policies, intents and requirements of the Zoning and Development Code.

- The Zoning and Development Code encourages development in areas adjacent to existing infrastructure
 - City policies allow utility suppliers such as Xcel Energy and Grand Valley Rural Power to install and maintain electrical distribution systems within City right-of-way.
- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two of the Zoning and Development Code and the SSID Manual.

The application is in compliance with the City Charter, the Zoning and Development Code and SSID Manual.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Mesa State College Electrical Loop Revocable Permit application, RVP-2010-005 for the issuance of a revocable permit for an electrical loop, I make the following findings of fact and conclusions:

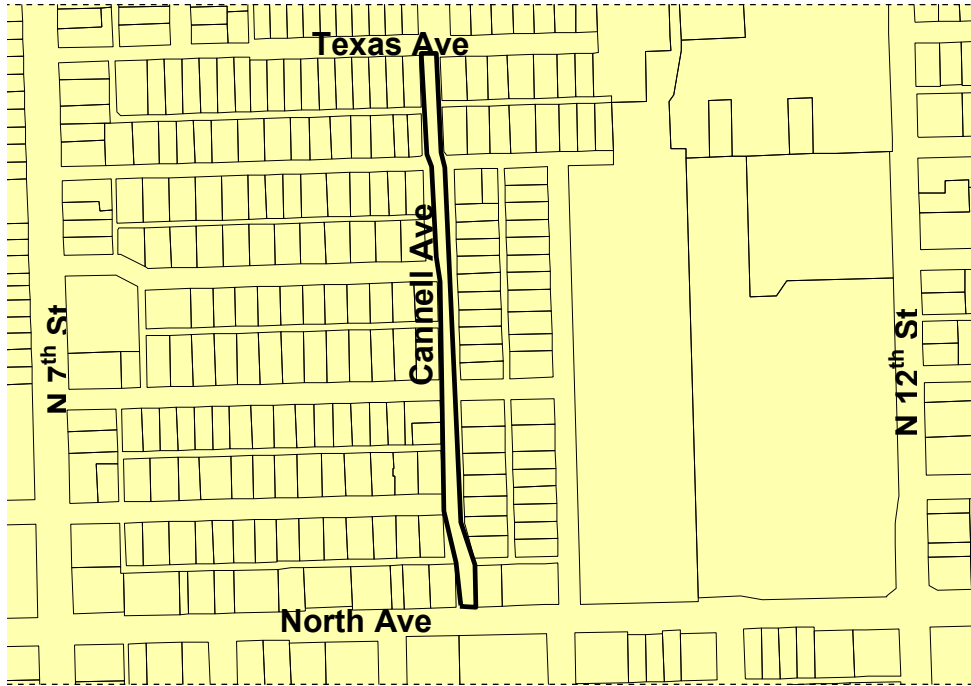
7. The review criteria in Section 2.17.C of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

I recommend that the City Council approve the requested revocable permit for the 13.2kv electrical loop, RVP-2010-005.

Annexation-Site Location Map

Figure 1



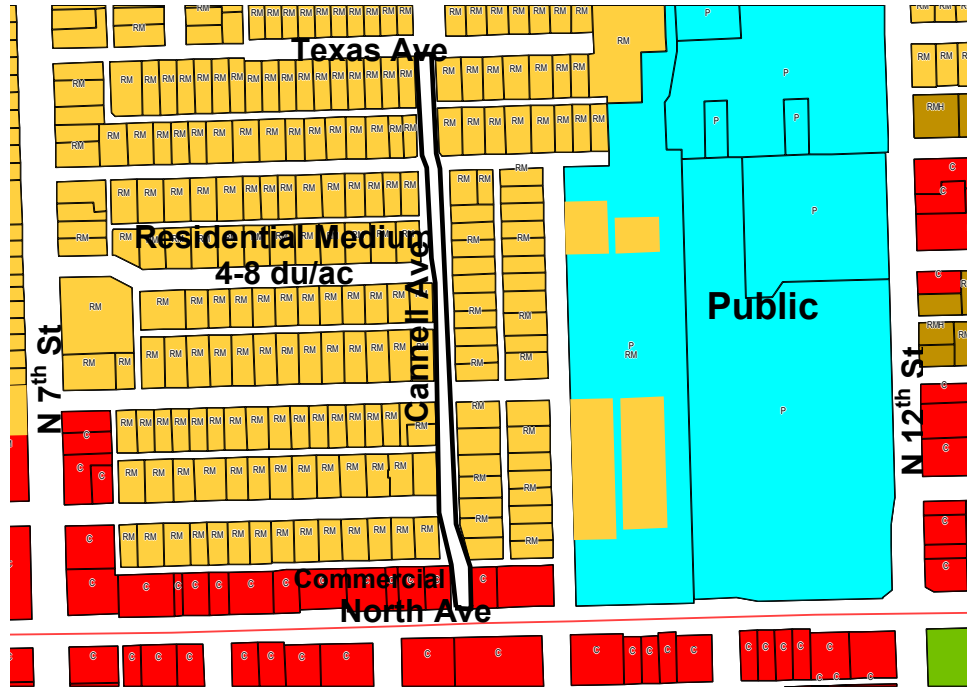
Aerial Photo Map

Figure 2



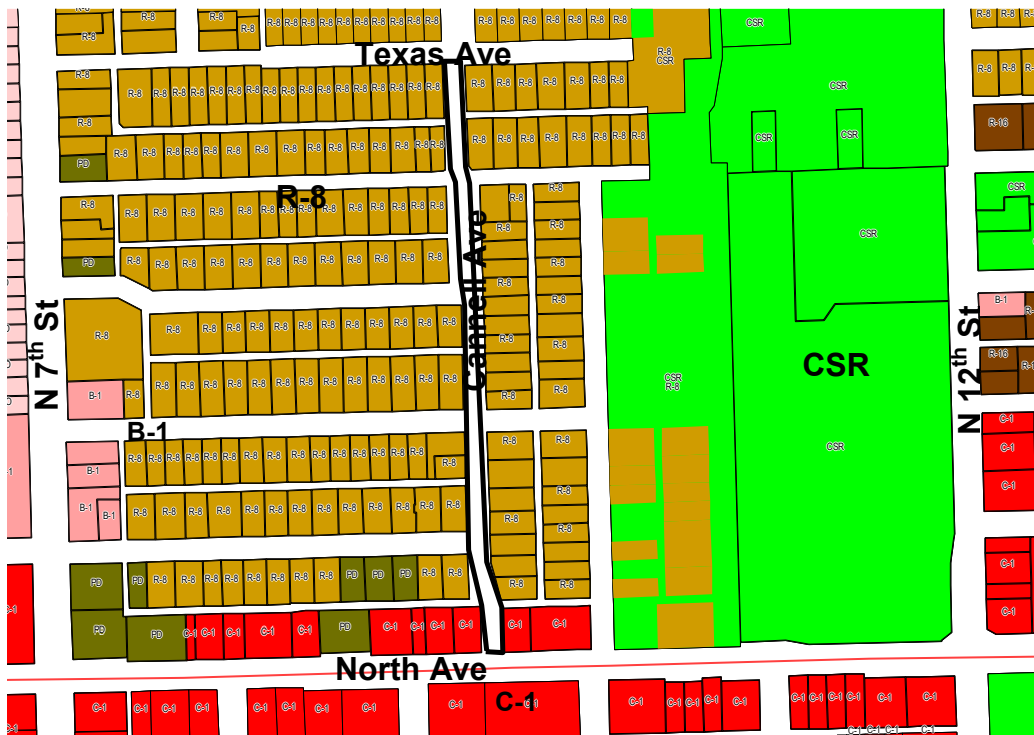
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



RESOLUTION NO. _____

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
MESA STATE COLLEGE**

Recitals.

A. Mesa State College, Kent Marsh – Director of Facilities, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property abutting Cannell Avenue between North Avenue and Texas Avenue in the City of Grand Junction, County of Mesa, State of Colorado.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair a 13.2kv electrical loop within the Cannell Avenue right-of-way along the western boundary of the Petitioners campus and 20' wide starting at the eastern edge of Cannell Avenue right-of-way along the entire length of Cannell Avenue between Texas Avenue and North Avenue.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2010-005 in the office of the City's Public Works and Planning Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2010.

Attest:

President of the City Council

City Clerk

REVOCABLE PERMIT

Recitals.

A. Mesa State College, Kent Marsh – Director of Facilities, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property abutting Cannell Avenue between North Avenue and Texas Avenue in the City of Grand Junction, County of Mesa, State of Colorado.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair a 13.2kv electrical loop within the Cannell Avenue right-of-way along the western boundary of the Petitioners campus and 20' wide starting at the eastern edge of Cannell Avenue right-of-way along the entire length of Cannell Avenue between Texas Avenue and North Avenue.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2010-005 in the office of the City's Public Works and Planning Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.
3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2010.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Petitioner:

Mesa State College

AGREEMENT

Mesa State College, Kent Marsh – Director of Facilities, for itself and for its successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2010.

Mesa State College

By: _____
Kent Marsh, Director of Facilities

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of
_____, 2010, by Kent Marsh, Director of Facilities of Mesa State College.

My Commission expires: _____
Witness my hand and official seal.

Notary Public



Date: January 27, 2010
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner,
Ext. 4033
 Proposed Schedule: Continued to
Monday, April 5, 2010
 2nd Reading
 (if applicable): N/A

Attach 7
Growth Plan Amendment Autumn Place Located
at 1309 N. 16th Street

CITY COUNCIL AGENDA ITEM

Subject: Growth Plan Amendment for Autumn Place Located at 1309 N. 16 th Street
File #: GPA-2009-236
Presenters Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Request approval of a Growth Plan Amendment to change the Future Land Use Map designation from Residential Medium, 4 to 8 units per acre to Residential High, 12 plus units per acre, on the subject parcel, as well as all lots located between N. 15th Street to N. 16th Street, between Glenwood Avenue to Elm Avenue. This request is to provide consistency between the Future Land Use Map and the existing zoning.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

The existing zoning allows for multi-family units to be constructed in this area, but due to the inconsistency of the Future Land Use Map and the Growth Plan, property owners cannot maximize the potential of their property until this inconsistency is corrected. The subject area currently consists mostly of single-family detached units. By correcting the Future Land Use Map the applicant can construct a new multi-family four-plex on their lot, therefore providing more variety to the neighborhood. More discussion of this is contained within the body of the attached Staff report.

Goal 6: Land use decisions will encourage preservation and appropriate reuse.

The applicants wish to reuse the subject parcel by razing the existing older residential unit and maximize the lot’s potential by providing a new multi-family four-plex in its place.

Action Requested/Recommendation:

Continue the Public Hearing to April 5, 2010.

Board or Committee Recommendation:

At the January 26, 2010 hearing, the Planning Commission recommended approval of the requested Growth Plan Amendment.

Background, Analysis and Options:

In July, 2009 the applicants approached the Planning Department with their idea of redeveloping a lot located at 1309 N 16th Street by replacing the existing single-family residence with a new four-plex on the lot. The current zoning of R-16 (Residential – 16 units per acre) allows this type of re-development; but the Future Land Use Map designation shows this area as Residential Medium, 4 to 8 units per acre which does not support the proposed use or the existing zoning. It has been my opinion that Growth Plan designations are not meant to be site specific, especially for small lots. (This site is only 0.275 acres in size). After reviewing the application, the minutes from the Neighborhood Meeting and the overall composition of the existing neighborhood, it is my recommendation that the entire block should be brought into conformance with the existing zoning, thus correcting the Future Land Use Map of the Growth Plan discrepancy over the entire block and change it to Residential High.

The applicants are aware of the schedule for consideration of the new Comprehensive Plan.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

Adoption of the proposed Comprehensive Plan on February 17th will make this item a moot point. If not adopted, this item will proceed to Monday, April 5th City Council agenda.

Previously presented or discussed:

This has not been presented previously.

Attachments:

None



Date: January 19, 2010
 Author: Susan J. Hyatt/Darren Starr
Starr
 Title/ Phone Ext: 1513/1493
 Proposed Schedule: Feb 1, 2010
 2nd Reading
 (if applicable): _____

Attach 8A
Purchase One Front Load Refuse Truck

CITY COUNCIL AGENDA ITEM

Subject: Purchase One Front Load Refuse Truck
File # (if applicable):
Presenters Name & Title: Greg Trainor, Utilities, Streets Systems and Facilities Department Director Darren Starr, Streets Systems and Solid Waste Manager

Executive Summary:

This purchase will replace one refuse truck currently in the City’s fleet. This unit will be one of the first four CNG (Compressed Natural Gas) vehicles in the City’s fleet and is the first stage in the City moving toward CNG (Compressed Natural Gas) vehicles and thus moving away from foreign oil dependency. Solid Waste will be converting its total fleet over the next 8 years. Garbage trucks will have the largest impact on this conversion as they are the largest user of diesel for the City.

These trucks have a 10 month delivery time, allowing the City to install a fueling and maintenance facility for CNG (Compressed Natural Gas) vehicles.

How this action item meets City Council Comprehensive Plan Goals and Policies:

Goal 12: *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

This purchase will utilize CNG which will positively affect the environment compared with trucks using diesel fuel.

Action Requested/Recommendation:

Authorize the Purchasing Division to Award a Contract to Faris Machinery Company of Grand Junction, Colorado in the Amount of \$249,655 for the Purchase of One Front Load Refuse Truck for the Grand Junction Solid Waste Division.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The total cost of the replacement is \$249,655. Fleet replacement accruals will fund this purchase.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Background, Analysis and Options:

A Request for Proposals (RFP) was sent to 34 manufacturers and dealers capable of providing complete refuse trucks per our specifications. Information was requested for both diesel and CNG in the solicitation. It has been determined CNG fuel will be used for this vehicle.

The responses were evaluated by representatives from Solid Waste, Fleet and Purchasing. Four dealers submitted responsive and responsible proposals for five different combinations of trucks and bodies. The results are as follows listed in order of overall price:

Company	City/State	Dollar Amount
Faris Machinery Company offering Mack truck with Wittke body	Grand Junction, CO	\$249,655
Grand Junction Peterbilt offering Peterbilt truck with Heil body	Grand Junction, CO	\$264,462
Western Colorado Truck Company offering Mack truck with New Way body	Grand Junction, CO	\$264,807
Transwest Trucks offering Autocar truck with Heil body	Commerce City, CO	\$265,682
Western Colorado Truck Company offering Mach truck with Heil body	Grand Junction, CO	\$274,143

Faris Machinery offering the Mack Truck with a Wittke Body has been determined to be the best overall value and is similar to several other units in the fleet which ensures compatibility and decreases training costs. The service providers are local and Mack Truck Corporation is the only manufacturer who offered a discount for the alternative fuel incentive.

Attachments:

N/A



Date: January 19, 2010
 Author: Susan J. Hyatt/Darren Starr
 Title/ Phone Ext: 1513/1493
 Proposed Schedule: Feb
1, 2010
 2nd Reading
 (if applicable):

Attach 8B
Purchase Three Side Load Refuse Trucks

CITY COUNCIL AGENDA ITEM

Subject: Purchase Three Side Load Refuse Trucks
File # (if applicable):
Presenters Name & Title: Greg Trainor, Utilities, Streets Systems and Facilities Department Director Darren Starr, Streets Systems and Solid Waste Manager

Executive Summary:

This purchase will replace three units currently in the City’s fleet. These units will be three of the first four CNG (Compressed Natural Gas) vehicles in the City’s fleet and is the first stage in the City moving toward CNG (Compressed Natural Gas) vehicles, thus moving away from foreign oil dependency. Solid Waste will be converting it total fleet over the next 8 years. Garbage trucks will have the largest impact on this conversion as they are the largest user of diesel for the City.

These trucks have a 10 month delivery time, allowing the City to install a fueling and maintenance facility for CNG (Compressed Natural Gas) vehicles.

How this action item meets City Council Comprehensive Plan Goals and Policies:

Goal 12: *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

This purchase will increase service to the community by utilizing the higher compaction ratio of the Labrie trucks and will be fueled by CNG which will positively affect the environment compared with trucks using diesel.

Action Requested/Recommendation:

Authorize the Purchasing Division to Award a Contract to Faris Machinery Company of Grand Junction, Colorado in the Amount of \$796,333 for the Purchase of Three Side Load Refuse Trucks for the Grand Junction Solid Waste Division

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The total cost of the replacement is \$796,333. Fleet replacement accruals will fund this purchase.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Background, Analysis and Options:

A Request for Proposals (RFP) was sent to 34 manufacturers and dealers capable of providing complete refuse trucks per our specifications. Information was requested for both diesel and CNG in the solicitation. It has been determined CNG fuel will be used for these vehicles.

The responses were evaluated by representatives from Solid Waste, Fleet and Purchasing. Three dealers submitted responsive and responsible proposals for eight different combinations of trucks and bodies. Of those eight, the evaluation team narrowed the list to four (4). The results are as follows listed in order of overall score:

Company	City/State	Dollar Amount for 3	Overall Score
Faris Machinery Company offering Mack truck with Labrie body	Grand Junction, CO	\$796,333	1175
Faris Machinery Company offering Autocar truck with Labrie body	Grand Junction, CO	\$794,073	1150
Western Colorado Truck Company offering Mack truck with Heil body	Grand Junction, CO	\$772,816	1075
Transwest Trucks offering Autocar truck with Heil body	Commerce City, CO	\$740,556	1050

Scores are based on ten different criteria which include maintenance costs, warranty location and parts availability, loading arm statistics, body capacity, compaction ratio, CNG, dimensions, cost and fuel incentive credits. Faris Machinery offering the Mack Truck with a Labrie Body has been determined to be the best overall value and is similar to several other units in the fleet which ensures compatibility and decreases training costs.

Projected maintenance costs are lower on the chosen units because of the type of compaction unit and the container lifting arm. The current units have experienced maintenance costs on two rebuilds of their compaction blades and lifting arm. The increased compaction ratio equates to 55 less trips to the land fill per unit per year. This available capacity will allow growth for the department before needing to add additional fleet and driver. The service providers are local and Mack Truck Corporation is the only manufacturer who offered a discount for the alternative fuel incentive.

Attachments:

N/A



Date: 01/21/10

Author: Eileen List

Title/ Phone Ext: IPT Coordinator

Proposed Schedule: February 1, 2010

2nd Reading

(if applicable):

Attach 9
Air Quality Memorandum of Agreement

CITY COUNCIL AGENDA ITEM

Subject: Air Quality Memorandum of Agreement
File # (if applicable):
Presenters Name & Title: Mike Brygger, Mesa County Health Department Air Quality Specialist Staff-Eileen List, Industrial Pretreatment Supervisor

Executive Summary:

The City of Grand Junction has been requested by the Colorado Department of Health and Environment Air Quality Division (CDPHE) to sign an Air Quality Memorandum of Agreement (MOA) with Mesa County and CDPHE. The purpose of the MOA is to address elevated air dust levels of concern in the Grand Valley that exceed the federal particulate matter standard (PM10, or dust) and to determine if the elevated dust levels are regional or not.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 9 – Developing a well-balanced transportation system that supports transportation movement while protecting air, water and natural resources.

The MOA recognizes air quality is important to the Grand Valley community not only for public health but also impacts on federal lands and national parks near Grand Junction.

Action Requested/Recommendation:

Authorize the Mayor to Sign the Memorandum of Agreement, titled “A Cooperative Approach Towards Reducing PM10 (dust levels) in the Grand Valley in Mesa County, Colorado.”

Board or Committee Recommendation:

The Mesa County Air Quality Advisory Committee, the Mesa County Health Department and the Mesa County Board of Health support the MOA. The Mesa County Board of County Commissioners signed the MOA on January 25, 2010.

Background, Analysis and Options:

Grand Valley air quality is affected by dust generated locally and from other states. High wind events can transport dust into the Valley airshed and have negative health effects on the public.

The United States Environmental Protection Agency (USEPA) is concerned that dust measured in the Grand Valley has the potential to exceed federal PM10 levels and are interested in local measures to control dust to avoid violating the air standard. Both Grand Junction and Mesa County currently have regulatory control measures in place (ie street sweeping program, control of mud tracking from construction sites, paved lot requirements) to control dust emissions.

Local governments in the Grand Valley recognize that they have no control over wind-blown dust from other states. The MOA provides a framework to provide a better understanding of the local and regional sources contributing to high dust levels and to implement media announcements to protect the public from unhealthy exposure to high levels of dust.

Financial Impact/Budget:

The MOA will not result in financial impacts to either Grand Junction or Mesa County. However, if the PM10 air standard is violated the USEPA will require additional controls and resources, above and beyond current control measures, be put in place.

Legal issues:

The MOA is being used to demonstrate to USEPA that the City of Grand Junction, Mesa County and the State Air Quality Division are proactively seeking methods to avoid violating federal air quality PM10 standards.

Other issues:

None

Previously presented or discussed:

NA

Attachments:

Memorandum of Agreement, "A Cooperative Approach Towards Reducing PM10 in the Grand Valley In Mesa County, Colorado"

A COOPERATIVE APPROACH TOWARDS REDUCING PM10 IN THE GRAND VALLEY IN MESA COUNTY, COLORADO

MEMORANDUM OF AGREEMENT

Between the Colorado Department of Public Health and Environment, Air Pollution Control Division, the City of Grand Junction, and Mesa County.

PARTIES:

Policy & Planning Section , Air Pollution Control Division, at the Colorado Department of Public Health and Environment (CDPHE) with the physical address at 4300 Cherry Creek Drive South , Denver, Colorado 80246-1530. The mailing address is the same. Business phone is 303-692-3100 and the fax number is 303-782-5493.

Mesa County, with the physical address at 544 Rood Avenue, Grand Junction, Colorado 81501. The mailing address is PO Box 20000, Grand Junction, Colorado 81502-5033. Business phone is 970-244-1800 and the fax number is 970-244-1689.

City of Grand Junction with the physical address at 250 North 5th Street, Grand Junction, Colorado 81501-2668. The mailing address is the same. Business phone is 970-244-1504.

PURPOSE:

The purpose of this Memorandum of Agreement (MOA) is to create an understanding between the Colorado Department of Public Health and Environment - Air Pollution Control Division (CDPHE Air Division), the City of Grand Junction, and Mesa County with regard to establishing a continued planning process to address monitored high particulate matter exceeding 10 microns in diameter (PM10) levels in the Grand Valley because the National Ambient Air Quality Standard (NAAQS) may be close to being exceeded. This coordinated process will provide:

- 1.) A better understanding of the local and regional sources contributing to high PM10 levels;
- 2.) Methods to protect the public from potential exposure to high levels of PM10;
- 3.) Methods to assess and periodically evaluate the effectiveness of current and potential new measures to mitigate local emissions of PM10;
- 4.) If or when there are indications that high wind and/or blowing dust conditions contribute to an exceedance of the PM10 NAAQS in the Grand Valley airshed, ensure proper documentation is prepared and submitted to USEPA, as required by the Exceptional Events Rule, and,
- 5.) Ensure all parties to this MOA have the opportunity to be directly involved in discussions of Exceptional Event determinations.

This Memorandum and information developed from its implementation is intended to provide a framework that will be part of an ongoing process to help ensure that the Air Division properly responds to all exceptional events impacting the Grand Valley, and that Mesa County and the City of Grand Junction continue to work to implement “Best Available Control Measures” (BACMs) to help manage fugitive dust within acceptable levels.

INTRODUCTION:

1. Air quality is intuitively and obviously important to the people of the Grand Valley, as shown by civic, community, political, and popular support of many initiatives over the last 30 years.

2. Monitoring of air quality is essential to bring science to bear on political decision-making. It takes facts to know what is changing, and what can be encouraged or mitigated by regulation.
3. Recorded air quality data is most useful and accurate to demonstrate long-term trends. The continuous and historical record is very valuable for accurate understanding of something as complex as the Grand Valley airshed. Separating man-made PM10 effects from natural events can be challenging.
4. Federal regulatory standards and federal involvement are not matters of choice for the staff of the Mesa County Health Department (MCHD), the Mesa County Air Quality Planning Committee (MCAQPC), the Mesa County Board of Health (BOH), the City of Grand Junction or the CDPHE Air Division.
5. Exceeding the USEPA standards for air quality is not penalized as an occasional and infrequent event. USEPA recognizes that a very few exceptional data points should not result in regulatory action. The exceedances might be just that, “exceptions.” However, if too many occur too frequently, they are no longer outliers and the result is regulatory action.
6. If an atmospheric event in the Grand Valley airshed is to be classified as an exception, the local decision can often be intuitive, obvious, and simple. For example, blowing dust can be seen west of the Monument and into the desert toward Cisco, Utah. The USEPA’s concurrence with that decision requires detailed documentation.
7. Cooperation between Mesa County and the CDPHE Air Division in providing prompt health notification to the public, collecting, collating, and verifying data on an event is official recognition that such joint efforts are ongoing and in agreement, i.e., all parties are working with consensus to understand and mitigate effects of the event as much as possible.
8. Failure to gain USEPA concurrence with the “exceptional event” designation can result in restricted business and personal activity due to non-attainment with the air quality standards. Enforcement is far-reaching and difficult to overcome. The cost in staff time (local and state) far exceeds the costs of these pre-emptive cooperative efforts.

BACKGROUND:

1. The Grand Valley area is affected by PM10 generated locally and from other states and is susceptible to high wind events that transport PM10 into the valley airshed. The area is susceptible to blowing dust from high wind events during drought conditions. The City of Grand Junction and Mesa County currently implement adopted dust control regulatory measures and will continue to evaluate new approaches to reducing local contributions to particulate matter air pollution.
2. USEPA’s Exceptional Events (EE) Rule (See, “Treatment of Data Influence by Exceptional Events”, 72 FR 13560, May 21, 2007) lays out specific requirements for the treatment of air quality monitoring data.
3. Per the EE Rule, the CDPHE Air Division has provided USEPA a detailed technical analysis of past high events. This submittal has included analyses showing impacts from out-of-state transport of PM10, and the climatological factors contributing to PM10 levels in Grand Junction.
4. The City of Grand Junction and Mesa County have provided through the MCAQPC an overview and summary of the BACMs being implemented currently by the county and the City. The EPA EE Rule also requires an assessment of the local contribution to monitored levels, a determination that BACM is being implemented, and an effective local notification protocol that functions to protect sensitive individuals from unnecessary exposure.
5. The CDPHE Air Division and the MCAQPC have worked together in a collaborative fashion in a number of areas in the past to improve community air quality programs and

increase awareness about air quality issues in the Grand Valley and are willing to continue to do so to address the implementation of this MOA.

AGREEMENTS:

1. The CDPHE Air Division will continue to cooperatively work with the county health department in conducting ambient monitoring in the Grand Valley, report all data to the AQS (Air Quality System that stores all ambient air data in the country) and provide the lead in developing any necessary response to any flagged data (Exceptional Events).
2. The CDPHE Air Division will work in partnership with Mesa County in the process of developing and submitting Exceptional Event responses to the USEPA.
3. The CDPHE Air Division will provide technical and other assistance in establishing a high wind advisory capability in Mesa County.
4. The CDPHE Air Division will provide reports of ongoing monitored levels as well as any reports or analyses conducted in response to Exceptional Events.
5. The CDPHE Air Division will provide reasonable and appropriate technical assistance in regard to agreed to technical activities such as development of emission inventories or assessment of BACMs.
6. The CDPHE Air Division will provide periodic reports of the status of compliance of stationary sources in the Grand Valley as well as any permit applications for Mesa County and nearby areas
7. The Mesa County Health Department, with assistance from the MCAQPC, will serve as the lead agency in terms of public health information and issued high wind advisories.
8. By January 2010, the Mesa County Health Department and MCAQPC will develop, or be the focal point of developing, a local notification protocol for specific blowing dust events. The protocol will include a description of local initiatives, public awareness and notification efforts that will occur preceding and during specific blowing dust events that may result in the exceedance of the PM10 NAAQS.
9. The City of Grand Junction and Mesa County will continue to implement the list of dust control regulatory measures described in the report transmitted to the CDPHE Air Division in January of 2009. A copy of that list is attached and incorporated by this reference as if fully set forth.
10. The City of Grand Junction and Mesa County will work with the Mesa County Health Department staff and CDPHE Air Division staff to track implementation and review the effectiveness of the dust control measures, determine if modifications are needed, and submit a report to the CDPHE Air Division on the effectiveness and scope of dust control strategies for which the City and County has responsibility. The first formal report will be provided to the CDPHE Air Division from the City and County one year after this MOA is agreed to and every two years after that.

MILESTONES:

1. By January 2010, the parties will develop and implement a local notification protocol which would include a public health and high wind and dust advisory component.
2. Within one year of MOA approval by all parties, the CDPHE Air Division, City of Grand Junction, and Mesa County will complete a review of currently implemented BACMs and determine if current measures need to be enhanced and/or new control strategies added.

FINANCIAL CONSIDERATIONS:

Except where otherwise detailed in this MOA, each party is responsible for its own costs. Any assistance provided by the State of Colorado under this MOA and any assistance provided by the County and/or City is subject to the availability of appropriations. Any and all financial assistance provided by the state will be done pursuant to in compliance with the State of Colorado fiscal rules and procurement code (e.g. a separate written agreement that complies with the state fiscal rules).

SETTLEMENT OF DISPUTES:

The parties agree to good faith consultation with one another to resolve disagreements that may arise under or relating to this MOA before referring the matter to any other person or entity for settlement.

EFFECTIVE DATE:

This MOA shall be effective upon the signature of all parties for a period of five (5) years. This MOA may be amended if mutually agreed upon, to change scope and terms of the MOA. Such changes shall be incorporated as a written Amendment to the MOA. This Agreement may be terminated by any party at any time; however, the terminating party shall provide written notice to the other parties at least thirty (30) days in advance of the effective date of termination unless there is a critical failure to perform.

This MOA shall begin upon signature by all parties.

SIGNATURES:

Martha Rudolph, Executive Director
Air Division, Colorado Dept. of Public Health and Environment

_____ Date: _____

For the County
Mesa County, Colorado

_____ Date: _____

For the City
Grand Junction, Colorado

Date: _____

Mesa County Air Quality Control Measures:

Voluntary Control Measures

On July 9, 2008 Perry Buda, Air Quality Specialist, Mesa County Health Department requested that the former Lewco recycling property, a large vacant lot located near the Grand Junction air monitoring station, be treated to prevent fugitive dust emissions. The property owner, John Spendrup promptly responded to the requested by applying magnesium chloride to the site on July 14th. A recent conversation with Mr. Spendrup revealed that he would continue to monitor the site for the need to re-apply dust palliative.

Land Development Code (effective May 2000) §7.16.1 Streets and Roads

When a development plan proposes improvements to a street or road that requires right-of-way in excess of the minimum requirements of the Mesa County Standard Specifications for Road and Bridge Construction, additional right-of-way will be required from the developer to accommodate the proposed plan.

Streets, roads and pedestrian/bicycle paths shall be designed as shown in any adopted Transportation or Circulation Plan and constructed in conformance with the current Mesa County Stand Specifications for Road and Bridge Construction and its appendix, the Road Access Policy. All new public or private roads constructed within the Grand Valley Airshed shall be paved. Farm service and canal/ditch/drainage maintenance roads are exempt from this paving requirement.

Mesa County Air Quality Planning Committee

Established in 1992 as an advisory committee to the Mesa County Board of Health, the twelve member committee consists of representatives from government, industry, education, medical and legal sectors of the community. The committee has implemented the Western Slope Air Watch. During the winter months of November through February, the Western Slope Air Watch serves to inform the public in a timely manner of air quality conditions for residential wood stove use. Daily afternoon advisories using the "Blue Flame OK" or "Red Flame NO" burning symbols are issued to local media who announce the advisories to the public during afternoon and evening newscasts. In addition, 24-hour hotline numbers are updated daily with the latest air quality advisories for the Grand Valley in Mesa County and the Uncompahgre and Gunnison River Valleys in Delta and Montrose Counties.

Mesa County Solid Waste Management

The composting facility opened in Mesa County in September of 2001. Goals of the facility includes; improvement of Mesa County's air quality, providing a valuable soil amendment, and extending landfill life. Burning leaves and other yard wastes pollutes the air and can lead to uncontrolled fires. Yard waste smoke that lingers in the Grand Valley is an eyesore and can make breathing difficult for people who suffer from asthma, emphysema, or seasonal allergies. The composting facility utilizes an aerated windrow method of composting, which is the most common method of composting in Colorado. This involves stacking the yard waste into rows that are periodically turned, blended, and aerated.

Open Burning Ban

The Mesa County Air Pollution Control Resolution on Open Burning (MCM 2002-066) prohibits open burning throughout the Grand Valley Airshed unless a valid permit has been obtained from the appropriate air pollution or fire control authority. In granting or denying any such permit, the authority shall base its action on the potential contribution to air pollution in the area, climatic conditions on the day(s) of such burning, and the authority's satisfaction that there is no practical alternative for the disposal of the material to be burned. Open burning permits will only be issued during the spring and fall burning seasons.

Stormwater Management Manual (SWMM)

As mandated under the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program consisting of two phases. Phase I, started in 1990, addresses the large metropolitan areas of the country. Phase II, started in 2003, smaller urbanized areas, such as the Grand Valley. As with stormwater quantity many agencies are involved with stormwater quality, Mesa County, City of Grand Junction, Town of Palisade, Grand Junction Drainage District, Orchard Mesa Irrigation District, Grand Valley Water Users, and School District 51 are all regulated by Phase II stormwater regulations.

The Stormwater Management Manual (SWMM) addresses particulates in the two sections listed below.

1103.5 Sedimentation and Debris

Sediment and debris buildup may occur on streets in any area where flow velocities tend to decrease such as near grade changes and inlets. Sediment and debris buildup can have a significant impact on the flow capacities of gutters and streets, causing increased flow width and thus increased interference with traffic movement. Locations where significant deposits may occur should be identified for maintenance purposes to include street sweeping and inlet cleanout as necessary. Inlets should be designed to function properly based on expected sediment and debris clogging as specified later in this section.

Localized sedimentation issues due to construction activities should be controlled per the criteria presented in Section 1500 of this Manual.

1503.1 Stormwater Discharge Limitations

All stormwater discharges from construction sites disturbing one-acre or more shall meet the following standards:

- a. Stormwater discharges from construction activities shall not cause or threaten to cause pollution, contamination or degradation of Waters of the State.
- b. Concrete wash water shall not be discharged to state waters or to storm sewer systems.
- c. Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State waters.
- d. All wastes composed of building materials must be removed from the site for disposal in licensed disposal facilities. No building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- e. Off-site vehicle tracking of sediments shall be minimized.
- f. Land disturbances shall be conducted in a manner to effectively reduce accelerated soil erosion and sedimentation.

City of Grand Junction Air Quality Control Measures:

1. City Code of Ordinances

A. Article VI. Air Pollution

I. Sec 16-128. Air quality; declaration of policy.

Air quality is an important part of the health, safety and welfare of the community. City Council desires to protect and improve air quality in and around the City, not only for the health, safety and general welfare of its citizens, but also because air pollution resulting from the use of wood stoves hurts the aesthetic and economic welfare of the community. Present levels of air pollution which occur during winter inversions in the Grand Valley are unacceptable. The Grand Valley Air Quality Planning Committee has studied and made recommendations concerning local efforts which can protect the air quality in the Grand Valley. The City Council endorses such efforts.

II. Sec 16-126. Control of dust-producing areas

It shall be unlawful for any person to own, possess or control a cleared area, parking lot, vacant lot or other site used by vehicular traffic without implementing an effective abatement or preventive fugitive dust-control measure, as may be required, which may include, but is not limited to, the following:

1. Wetting down of the dust-producing area;
2. Landscaping;
3. Covering, shielding or enclosing;
4. Paving on a temporary or permanent basis;
5. Treating through the use of palliative and chemical stabilization.

III. Sec. 16-130 Regulation of new solid fuel burning devices – clean stoves only.

No wood stove or fireplace shall be installed within any structure, mobile home, building or home within the City unless it is a clean stove (ie USEPA approved).

IV. Sec. 16-131. Solid Fuel burning during high pollution days – prohibited.

It shall be unlawful for any person to operate a wood stove or a fireplace during a high pollution day unless an exemption has been granted pursuant to this provision or unless such wood stove is a clean stove.

V. Sec. 16-132. Elimination of nonconforming wood stoves.

For each transfer of ownership or property which occurs after September 1, 1997 on which is installed or used a wood stove which is not a clean stove other than an exempt wood stove, the transferor, grantor or seller shall prior to any transfer of ownership: replace such wood stove with a clean stove; replace such wood stove with a gas stove; or remove such wood stove.

B. Chapter 33. Zoning and Development Code

Chapter Six: Design and Improvement Standards

Sec. 6.2 B. Streets, Alleys, Trails and Easements: Design Standards.

- a. Street and alley layouts shall conform to adopted street plans and other policies, as well as Transportation Engineering Design Standards.
- d. Streets, alleys, sidewalks, trails and bike paths shall be constructed in accordance with applicable City standards.

Sec. 6.6 A. Off –Street Parking Vehicle Traffic Areas

- 9. All driveways and parking areas, except for a single dwelling on one lot, shall comply with the following:
 - a. All required parking and vehicular traffic surfaces shall drain and be surfaced with concrete or bituminous pavement in accordance with City standards. The City Engineer may permit a gravel surface in overflow parking areas, a low traffic storage yard, or if the applicant establishes that very little dust will be generated. "Overflow parking" is defined as "parking in addition to the minimum required by ordinance which is designed not to be used more than ten times per year." A "low-traffic storage yard" is defined as "a storage area generating less than thirty average daily trips." Industrial yards that accommodate large trucks and/or heavy equipment shall be surface and maintained with materials to prevent dust, mud and debris from leaving the site and being tracked onto the public right-of-way.
 - b. All surfaces shall be maintained in good condition free of weeds, dust trash and debris.
 - c. A temporary parking lot shall be used after the owner has an approved site plan for up to 24 months from issuance of a city site plan for such parking use. The temporary parking lot shall be maintained in good condition free of weeds, dust, trash and debris.

C. Ordinance No. 3824: Stormwater Pollution Prevention

Sec. 16-143. Control of Stormwater Discharges from Construction and Post-Construction Activities
(5) Erosion and Sediment Control. BMPs shall be implemented to prevent the release of sediment from construction sites and development. Disturbed area(s) shall be minimized and disturbed soil, including but not limited to construction sites and entrances and exits there from, shall be managed to prevent tracking, blowing and fugitive emissions release.

2. Municipal Standards

A. Transportation Engineering Design Standards

The City of Grand Junction / Mesa County Transportation Engineering Design Standards require all commercial, industrial, urban residential, collector and rural streets be surfaced with hot bituminous pavement or Portland cement concrete.

B. Grand Valley Circulation Plan Integrated Transportation System

The Integrated Transportation System is designed to create an integrated system of streets, subdivisions and developments to provide for the efficient movement of vehicular and other traffic to and from adjacent developments while encouraging the use of mass transit. This avoids traffic congestion which could impact localized air quality problems. Proposed development projects must submit for review an analysis of the transportation impacts of a project. This analysis includes a transportation impact analysis, total traffic projections, site design and circulation evaluation, trip generation, trip distribution and assignment of project traffic to minimize traffic congestion.

The Riverside Parkway project, recently completed in August 2008, was designed primarily to alleviate congestion and route traffic away from the downtown core area, increasing traffic efficiency and minimizing localized concentrations of vehicle exhaust.

3. Control Programs

A. Municipal street sweeping measures

The City of Grand Junction utilizes modern regenerative street sweepers as well as mechanical street sweepers to clean streets on a frequent basis to control fugitive dust and particulate matter and improve stormwater quality. Downtown streets are swept at least once per week. Principal arterial and minor arterial streets are swept one to two times per month. Collector and residential streets are swept once every two months.

B. De-icing procedures

The City of Grand Junction uses a combination of Ice Slicer (salt treated with magnesium chloride, potassium chloride and rust inhibitors) and magnesium chloride liquid solution to improve public safety and control ice on city streets. Ice Slicer and magnesium chloride are used instead of sand in order to control particulate dust emissions and because it is more effective in preventing (anti-ice operations) and fighting ice build up (de-icing operations) on streets.

A description of the City's Snow Plan and map of City streets that receive de-icing treatments can be viewed at:

<http://www.gjcity.org/CityDeptWebPages/PublicWorksAndUtilities/StreetsTraffic/PDF/SnowPlanBrochure2007.pdf>



Date: January 22, 2010
 Author: Troy Smith
 Title/ Phone Ext: Deputy Chief of Police/3560
 Proposed Schedule:
February 1, 2010
 2nd Reading
 (if applicable): _____

Attach 10
Grant Award for Auto Theft Task Force

CITY COUNCIL AGENDA ITEM

Subject: Grant Award for Auto Theft Task Force
File # (if applicable):
Presenters Name & Title: Troy Smith, Deputy Chief of Police

Executive Summary:

The Grand Junction Police Department has been awarded a grant from the Colorado Department of Public Safety for \$245,039. This grant award will support the formation of a joint auto theft task force for the Grand Valley. Participating agencies include: the Grand Junction Police Department, the Mesa County Sheriff’s Office, the Fruita Police Department, and the Colorado State Patrol. The award is for the purchase of equipment vital to the mission of the task force, as well as overtime for participants. If approved, the City of Grand Junction will serve as the fiscal agent for the grant.

How this item relates to the draft Comprehensive Plan Goals and Policies:

The task force will work towards reducing the number of auto theft crimes and increasing the recovery of stolen vehicles, thereby contributing towards the following goals through the protection of citizens’ property and enhancement of their safety.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

Action Requested/Recommendation:

Authorize the City Manager to Amend the Budget to Receive and Spend these Grant Funds in the Amount of \$245,039.

Board or Committee Recommendation:

None.

Background, Analysis and Options:

Auto theft continues to be a significant part of the serious crimes that occur in Colorado. According to the Colorado Bureau of Investigations (CBI), in 2007 motor vehicle thefts accounted for 32.7% of the major offenses reported by Colorado law enforcement agencies. The 21st Judicial District, which covers Mesa County, is the 10th highest County in the State for Auto thefts. Between 2000 and 2008, the 21st Judicial District's theft rate has increased from 1.18% to 2.39% of all auto thefts in the State.

The Colorado Auto Theft Prevention Authority (CATPA), through the Colorado Department of Public Safety, is offering \$245,039 to the City of Grand Junction Police Department to form a multijurisdictional auto theft task force. This project will allow the identified agencies to collaborate in addressing auto theft throughout Mesa County. The task force will consist of investigators, deputies, officers and other law enforcement professionals from the Grand Junction Police Department, Mesa County Sheriff's Office, Fruita Police Department, and the Colorado State Patrol.

The Western Colorado Auto Theft Task Force (WCATT) will operate as a multi-agency team with the primary objective of combating crimes against autos. The financial goal set in the grant is to recover \$500,000 in stolen vehicles, which represents twice the amount of funds allocated by this grant award. The team will work collectively with divisions of each law enforcement agency involving property crimes, street crimes and narcotics. In addition, WCATT will provide assistance to law enforcement agencies in North West Colorado to combat crimes against autos.

Financial Impact/Budget:

Overtime for 6 detectives:	
20 hours per month including benefits	\$ 100,800
Supplies and Operating Expenses:	
Includes Training and Travel, Computers, etc.	\$ 42,239
Equipment:	
Pole Cameras, License Plate Readers, etc.	<u>\$ 102,000</u>
Total- 100% reimbursable by the grant	<u>\$ 245,039</u>

Budget will be amended to include revenues and expenditures of this project.

Legal issues:

None at this time.

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

None



Date: January 12, 2010
 Author: David Donohue
 Title/ Phone Ext: Project Engineer
970-244-1558
 Proposed Schedule: _____
February 1, 2010
 2nd Reading (if applicable):

n/a

Attach 11
Contract for the Parkway Sanitary Sewer
Interceptor Parallel Line

CITY COUNCIL AGENDA ITEM

Subject: Contract for the Parkway Sanitary Sewer Interceptor Parallel Line
File #
Presenters Name & Title: Tim Moore Public Works and Planning Director

Executive Summary:

This project is the second of four projects aimed at replacing, rehabilitating, or increasing capacity of aging sewer lines in the Persigo collection system. The City of Grand Junction as manager of the Persigo System will utilize Build America Bonds to fund the estimated \$4.6 million in projects.

The project begins east of 5th Street just north of the Colorado River and will conclude at the intersection of 15th St. and Winters Avenue where it ties into the existing 24” interceptor.

These projects were included with the City’s unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the Build America Bonds in an effort to provide stimulus to the construction community.

How this item relates to the draft Comprehensive Plan Goals and Policies:

The proposed Parkway Sanitary Sewer Interceptor Parallel Project supports the following Goal from the comprehensive plan:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The City of Grand Junction has the responsibility of providing safe and reliable sewer service to the citizens and businesses located within the Persigo service area. As a result of the Sanitary Sewer Basin Capacity study performed as part of the Comprehensive Plan, this basin was identified as currently under-capacity, specifically with regard to the existing 24-inch interceptor sewer currently serving the basin. The addition of the parallel 24-inch interceptor to be constructed under this project, the basin will have capacity to meet growth projected in the Comprehensive Plan.

Action Requested/Recommendation:

Authorize the City Manager to Sign a Construction Contract with M.A. Concrete Construction, Inc. Grand Junction, Colorado for the Parkway Sanitary Sewer Interceptor Parallel Line Project in the Amount of \$918,013.18.

Board or Committee Recommendation:

None

Financial Impact/Budget:

The four sewer projects are budgeted at \$4,600,000 with the budget for this project estimated at \$1,000,000. After the bids were received for the construction contract, the total project costs as summarized below came in at \$993,490.35 resulting in savings of just over \$6,509.65.

The budget for the two remaining 2010 Build America Bond Projects will then be \$2,711,354.65.

Project Costs:

Total Construction Contract Amount -	\$918,013.18
Design Costs -	\$50,477.17
City Construction Inspection & Contract Admin.	<u>\$25,000.00</u>
Total Project Cost -	\$993,490.35

Legal issues:

None

Other issues:

None

Previously presented or discussed:

N/A

Background, Analysis and Options:

6 bids for the Parkway Sanitary Sewer Interceptor Parallel Line Project were received on Tuesday, January 12, 2010. M.A. Concrete Construction, Inc. of Grand Junction, Colorado was the apparent low bidder with a bid of \$918,013.18.

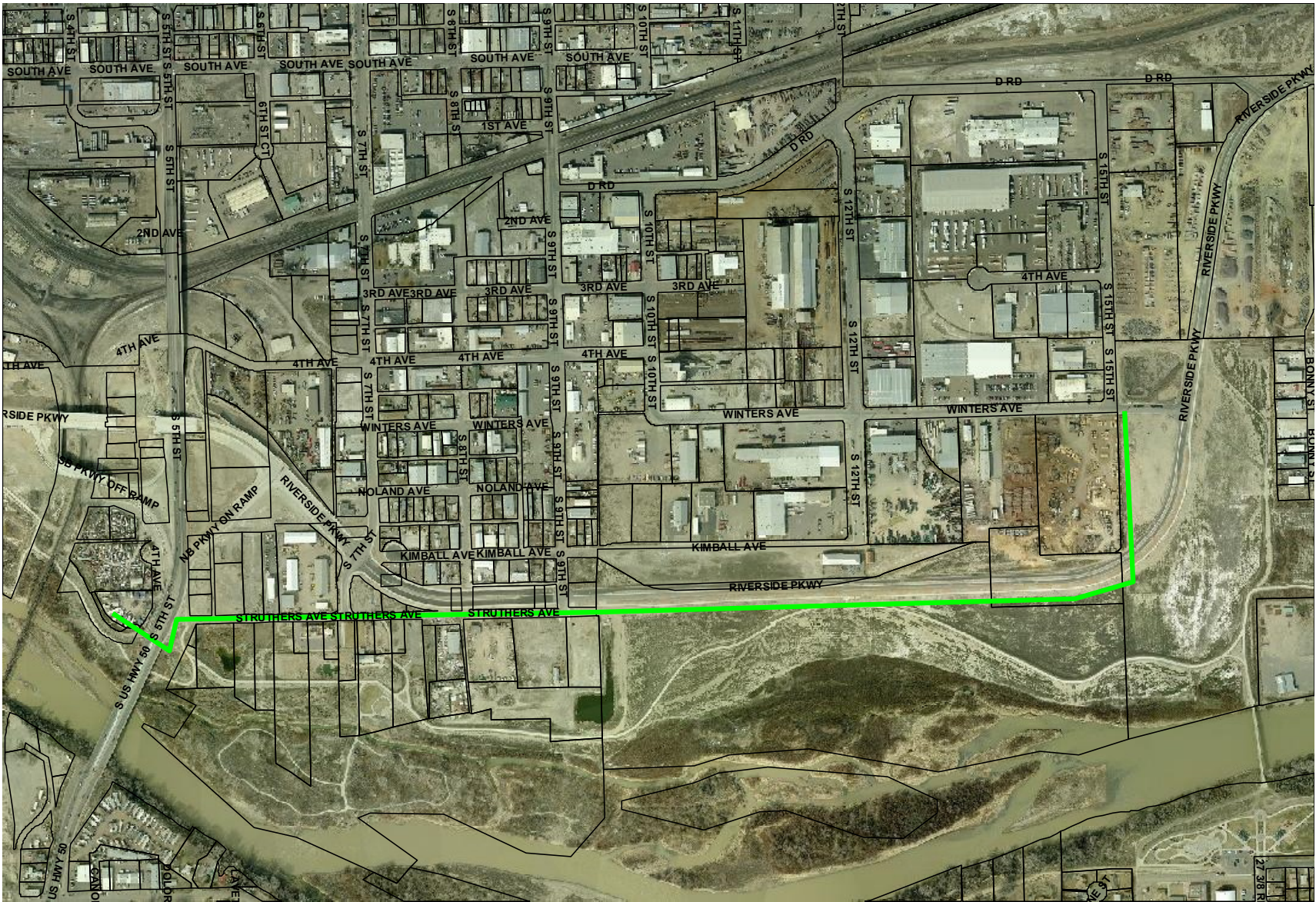
The following bids were received on January 12, 2010:

FIRM	LOCATION	AMOUNT
M.A. Concrete Construction, Inc	Grand Junction, CO	\$918,013.18
Sorter Construction, Inc.	Grand Junction, CO	\$996,301.00
Mendez, Inc.	Grand Junction, CO	\$1,072,744.00
Nelson Pipeline Construction, Inc.	Ft. Lupton, CO	\$1,193,520.48
Schmidt Earth Builders, Inc.	Windsor, CO	\$1,211,247.60
Scott Contracting, Inc.	Henderson, CO	\$1,247,504.00
Parkway Sanitary Sewer Interceptor Parallel Line Budget		\$1,000,000.00

The Parkway Sanitary Sewer Basin is currently served by a single interceptor line of 24 inches diameter. Increasing the capacity of this line was identified in the sewer basin study as a future capital improvement project to provide service to the Pear Park area and the Central Grand Valley Sanitation District. This future capacity expansion project has been accelerated in order to take advantage of the proceeds from the Build America Bonds. This project will provide a second, parallel 24-inch interceptor, increasing the interceptor capacity for this sewer basin, providing adequate capacity for build-out within the basin. As such, this project will satisfy the objectives identified in the Comprehensive Plan and the Sewer Basin Study completed in conjunction with the Comprehensive Plan.

Attachments:

Location map on next sheet.



Location map showing alignment (in green) of 2010 Parkway Interceptor Sewer Project.



Date: January 22, 2010
Author: John Shaver and Lisa Cox
Title/ Phone Ext: Attorney/1506 and Planning Manager/1448
Proposed Schedule: January 20, 2010
2nd Reading: February 1, 2010

Attach 12
Public Hearing - Sign Code Amendment

CITY COUNCIL AGENDA ITEM

Subject: Sign Code Amendment
File # : TAC-2009-251
Presenters Name & Title: Lisa Cox, Planning Manager

Executive Summary:

Proposed amendment to repeal Section 4.2B6 of the Zoning and Development Code regarding lighted, moving and changeable copy signs.

How this item relates to the draft Comprehensive Plan Goals and Policies:

The City's Zoning and Development Code is dated and does not recognize the technological advances that are available for commercial and non-commercial signs. The proposed amendment would permit commercial and non-commercial signs to take advantage of current technologies and thereby further promote goods and services offered which support the City's role of being a regional provider of such services. The proposed amendment supports Goal 12 and Policies A and B of the draft Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

Action Requested/Recommendation:

Hold a Public Hearing and Consider Final Passage and Publication of the Ordinance.

Board or Committee Recommendation:

The Legislative Committee of City Council recommended consideration of the attached ordinance.

Background, Analysis and Options:

Section 4.2B6 of the Zoning and Development Code provides that signs that flash, move, blink, change color, chase or have other animation effects are prohibited. With changing technology many signs are now capable of displaying much more information in the form of electronic messages and images. The conventional wisdom regarding electronic signs is that electronic signs cause accidents by distracting the driver, but that has not proven to be the case. Variable electronic message signs do not cause traffic accidents and may in fact prevent them due to superior legibility, readability and conspicuity.

In a report entitled *Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction* the Federal Highway Administration (FHWA) could make no conclusive finding correlating electronic signs and roadway safety. In another study of tri-vision billboards the FHWA found that tri-vision signs do not appear to compromise the safety of the motoring public and a majority of states allow tri-vision signs with no reports of increases in traffic accidents in those states due to tri-vision signs being installed adjacent to highways. There is data that flashing lights do contribute to accidents; however, the FHWA has determined that electronic signs when operated in a certain manner do not constitute flashing, intermittent or moving lights.

In order for electronic signs not to become distracting the signs must change messages at only reasonable intervals. A common, long-lived sign that motorists are familiar with is the "time and temperature" display. Those signs change every 1-2 seconds and do so without any negative impact on traffic safety. Changes of messages and/or light intensities that occur at intervals of 1-2 seconds are by FHWA's definition not flashing, intermittent or moving.

The 2009 *Manual on Uniform Traffic Control Devices (MUTCD)* adopted December 16, 2009 provides guidance in determining safe techniques for displaying a message(s) on a changeable message sign. Those techniques are restated in the proposed ordinance.

According to the *Symposium on Effective Highway Accident Countermeasures*, our mobile society requires traffic-oriented messages that are easily discernable and quickly readable and understandable. To assist safety and to meet the need for information, signs should provide drivers with clear images and messages, which are visible under most conditions.

Because the City's code is dated and does not recognize the technological advances that are available for commercial and non-commercial signs and in accordance with the foregoing recitals, the Legislative Committee of the City Council, which has been tasked with studying this issue, does recommend to the City Council the repeal of section 6 of the Zoning and Development Code. The Legislative Committee finds, consistent with the 2009 MUTCD that electronic message signs should change at no less than a 1 second interval and preferably at an interval of 2-3 seconds but does not recommend a separate regulation.

Consistency with the Growth Plan

The proposed amendment supports the following goals of the Growth Plan:

Goal 12: To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Goal 14: To encourage public awareness and participation in community activities.

Goal 17: To promote a healthy, sustainable, diverse economy.

Goal 18: To maintain the City's position as a regional provider of goods and services.

The proposed amendment supports Goal 12 and Policies A and B of the draft Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the proposed amendment, TAC-2009-251, the following findings of fact and conclusion has been determined:

1. The requested amendment is consistent with the goals and policies of the Growth Plan and proposed Comprehensive Plan as noted in this report; and
2. The Code should be amended in accordance with the proposed ordinance.

Financial Impact/Budget:

N/A

Legal issues:

None

Other issues:

None

Previously presented or discussed:

None

Attachments:

Ordinance

ORDINANCE NO. ____

**AN ORDINANCE REPEALING SECTION 4.2B6
OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE
REGARDING LIGHTED, MOVING AND CHANGEABLE COPY SIGNS**

RECITALS:

Section 4.2B6 of the Zoning and Development Code provides that signs that flash, move, blink, change color, chase or have other animation effects are prohibited. With changing technology many signs are now capable of displaying much more information in the form of electronic messages and images. The conventional wisdom regarding electronic signs is that electronic signs cause accidents by distracting the driver, but that has not proven to be the case. Variable electronic message signs do not cause traffic accidents and may in fact prevent them due to superior legibility, readability and conspicuity.

In a report entitled *Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction* the Federal Highway Administration (FHWA) could make no conclusive finding correlating electronic signs and roadway safety. In another study of tri-vision billboards the FHWA found that tri-vision signs do not appear to compromise the safety of the motoring public and a majority of states allow tri-vision signs with no reports of increases in traffic accidents in those states due to tri-vision signs being installed adjacent to highways. There is data that flashing lights do contribute to accidents; however, the FHWA has determined that electronic signs when operated in a certain manner do not constitute flashing, intermittent or moving lights.

In order for electronic signs not to become distracting the signs must change messages at only reasonable intervals. A common, long-lived sign that motorists are familiar with is the "time and temperature" display. Those signs change every 1-2 seconds and do so without any negative impact on traffic safety. Changes of messages and/or light intensities that occur at intervals of 1-2 seconds are by FHWA's definition not flashing, intermittent or moving.

The 2009 *Manual on Uniform Traffic Control Devices (MUTCD)* adopted December 16, 2009 provides guidance in determining safe techniques for displaying a message(s) on a changeable message sign. According to the MUTCD, in relevant part, "when designing and displaying messages on changeable message signs the following principles relative to message design should be used:

- A. The minimum time that an individual phase is displayed should be based on 1 second per word or 2 seconds per unit of information. The display time for a phase should never be less than 2 seconds.

- B. The maximum cycle time of a two-phase message should be 8 seconds.
- C. The duration between the display of two phases should not exceed .3 seconds.
- D. No more than three units of information should be displayed on a phase of a message.
- E. No more than four units of information should be in a message when the traffic operating speeds are 35 mph or more.
- F. No more than five units of information should be in a message when the traffic operating speeds are less than 35 mph.
- G. Only one unit of information should appear on each line of the sign.
- H. Compatible units of information should be displayed on the same message phase.

According to the *Symposium on Effective Highway Accident Countermeasures*, our mobile society requires traffic-oriented messages that are easily discernable and quickly readable and understandable. To assist safety and to meet the need for information, signs should provide drivers with clear images and messages, which are visible under most conditions.

Because the City's code is dated and does not recognize the technological advances that are available for commercial and non-commercial signs and in accordance with the foregoing recitals, the Legislative Committee of the City Council, which has been tasked with studying this issue, does recommend to the City Council the repeal of section 6 as more particularly described herein below. The Legislative Committee finds, consistent with the 2009 MUTCD that electronic message signs should change at no less than a 1 second interval and preferably at an interval of 2-3 seconds but does not recommend a separate regulation.

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

Section 4.2B6 of the City of Grand Junction Zoning and Development Code regarding lighted, moving and changeable copy signs is repealed.

ALL OTHER PROVISIONS OF CHAPTER 4 SHALL REMAIN IN FULL FORCE AND EFFECT.

PASSED for first reading and ordered published by the City Council of the City of Grand Junction, Colorado this 20th day of January, 2010.

PASSED AND ADOPTED on second reading by the City Council of the City of Grand Junction, Colorado this _____ day of _____, 2010.

President of the Council

Attest:

City Clerk



Date: January 13, 2010

Author: Brian Rusche

Title/ Phone Ext: x. 4058

Proposed Schedule:

1st Reading January 20, 2010

2nd Reading: February 1, 2010

Attach 13
Public Hearing - James Annexation and Zoning,
Located at 514 30 Road

CITY COUNCIL AGENDA ITEM

Subject: James Annexation and Zoning - Located at 514 30 Road
File # (if applicable): ANX-2009-241
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 1.29 acres, consisting of one parcel located at 514 30 Road, and zoning the property to a C-1 (Light Commercial) zone district.

How this item relates to the draft Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

Annexation and future development of this property will help to sustain a healthy, diverse economy within the City’s urban setting.

Action Requested/Recommendation:

Adopt a Resolution Accepting the Petition for the James Annexation and Hold a Public Hearing and Consider Final Passage and Publication of the Annexation and Zoning Ordinances

Board or Committee Recommendation: On January 12, 2010 the Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to a C-1 (Light Commercial) zone district to be consistent with the Growth Plan and Section 2.6 and 2.14 of the Zoning and Development Code.

Background, Analysis and Options:

See attached Staff Report and Background Information.

Financial Impact/Budget: N/A

Legal issues: None

Other issues: None

Previously presented or discussed: On December 14, 2009 the City Council adopted Resolution 95-09, referring the petition for annexation, setting a hearing date for the annexation, and exercising land use control.

On January 20, 2010, the City Council introduced a proposed Zoning Ordinance and set a hearing date for February 1, 2010.

Attachments:

1. Staff report/Background information
2. Annexation/Site Location Map; Aerial Photo Map
3. Future Land Use Map; Existing City and County Zoning Map
4. January 12, 2010 Planning Commission Minutes
5. Acceptance Resolution
6. Annexation Ordinance
7. Zoning Ordinance

<i>STAFF REPORT / BACKGROUND INFORMATION</i>				
Location:		514 30 Road		
Applicant:		Fruitvale III, LLC – James M. Flynn		
Existing Land Use:		Vacant		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Commercial		
Existing Zoning:		County B-2 (Concentrated Business)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	County B-2 (Concentrated Business)		
	South	County B-2 (Concentrated Business)		
	East	County PUD (Planned Unit Development)		
	West	B-1 (Neighborhood Business)		
Growth Plan Designation:		Commercial		
Zoning within density range?		X	Yes	No

This annexation area consists of 1.29 acres of land and is comprised of one (1) parcel. 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.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
12/14/2009	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
1/12/2010	Planning Commission considers Zone of Annexation
1/20/2010	Introduction Of A Proposed Ordinance on Zoning by City Council
2/1/2010	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
3/5/2010	Effective date of Annexation and Zoning

JAMES ANNEXATION SUMMARY		
File Number:		ANX-2009-241
Location:		514 30 Road
Tax ID Number:		2943-093-00-034
# of Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		1.29 Acres
Developable Acres Remaining:		1.29 Acres
Right-of-way in Annexation:		None
Previous County Zoning:		County B-2 (Concentrated Business)
Proposed City Zoning:		C-1 (Light Commercial)
Current Land Use:		Vacant
Future Land Use:		Commercial
Values:	Assessed:	\$73,330
	Actual:	\$252,860
Address Ranges:		514 30 Road
Special Districts:	Water:	Clifton Water District
	Sewer:	Central Grand Valley Sanitation District
	Fire:	Clifton Fire Protection District
	Irrigation/ Drainage:	Grand Valley Irrigation Company Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito District

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the C-1 (Light Commercial) zone district is consistent with the Growth Plan designation of Commercial. The existing County zoning is B-2 (Concentrated Business). 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. The request is consistent with the Growth Plan.

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.

Response: The neighborhood consists primarily of existing commercial uses, including a mini-storage complex to the north, a spa and carwash to the south, a building supply outlet to the east, and retail and restaurant uses on the opposite side of 30 Road to the west. The existing zoning is primarily County B-2 (Concentrated Business) on both sides of 30 Road from the I-70B intersection north to Elm Avenue; except for a restaurant zoned B-1 and the building supply outlet zoned C-1.

The proposed C-1 zoning is compatible with the neighborhood and conforms to the Growth Plan's Future Land Use Commercial designation.

- 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: There is an 8 inch Clifton Water line and an 8 inch Central Grand Valley Sanitation District sanitary sewer line within 30 Road, both adequate to provide service to commercial uses allowed in a C-1 zone. Any additional service connections, fire hydrants, etc. will be the responsibility of the developer.

30 Road is designated as a Minor Arterial. Any modification of access to the roadway will be the responsibility of the developer. The existing traffic flow and any future roadway improvements are paid for by the Transportation Capacity Payment (TCP) fund.

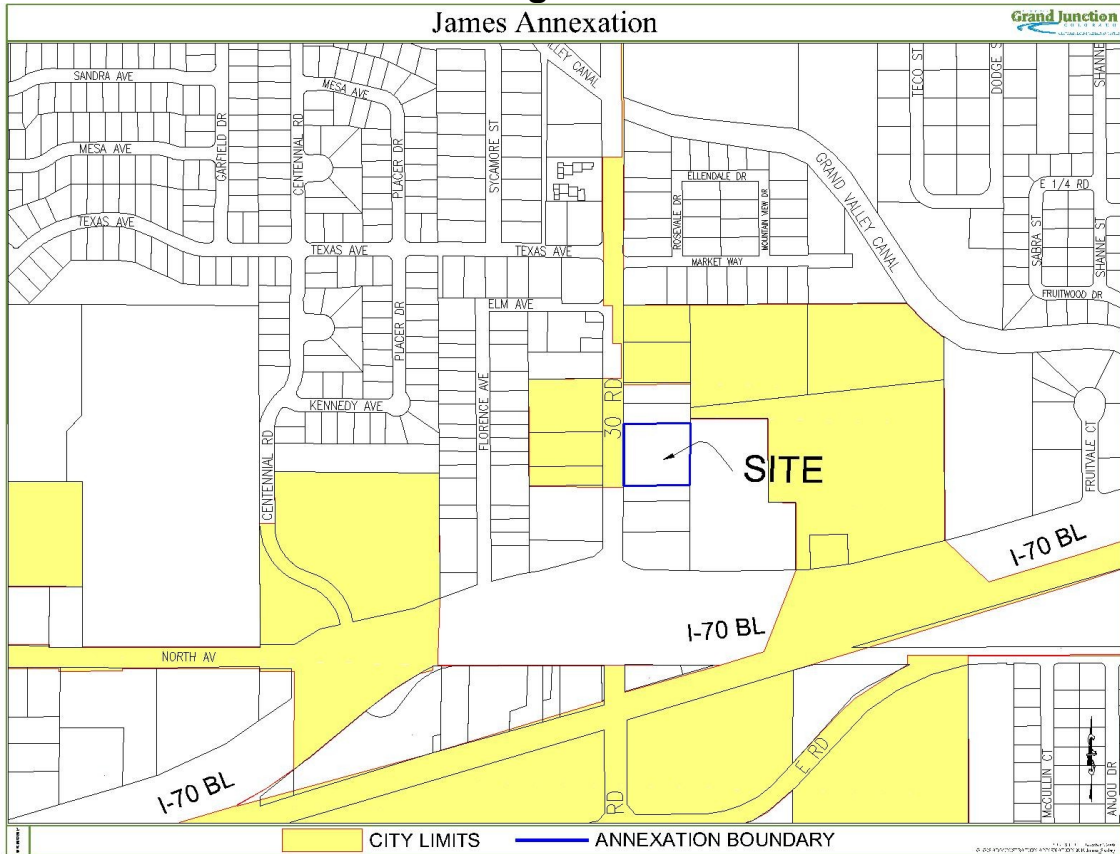
Therefore, adequate facilities are available or will be made available at the time of development.

Alternatives: The following zone districts would also be consistent with the Growth Plan designation for the subject property:

- d. B-1 (Neighborhood Business) – exists on the west side of 30 Road
- e. C-2 (General Commercial)

Annexation - Site Location Map

Figure 1



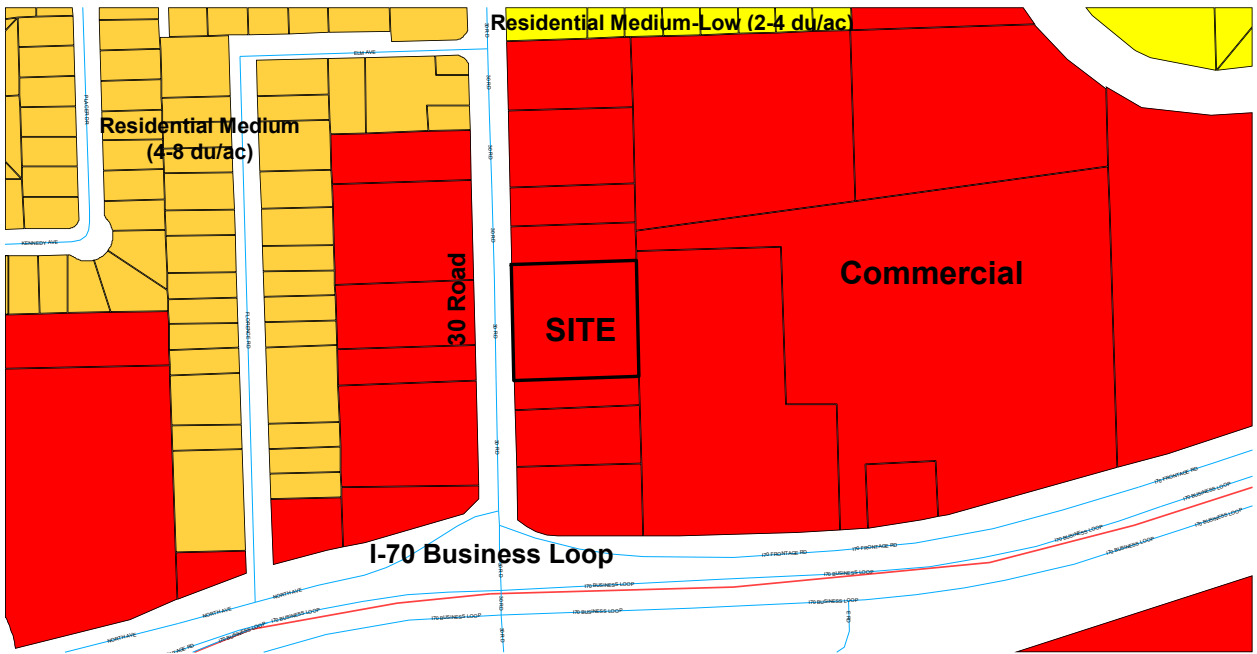
Aerial Photo Map

Figure 2



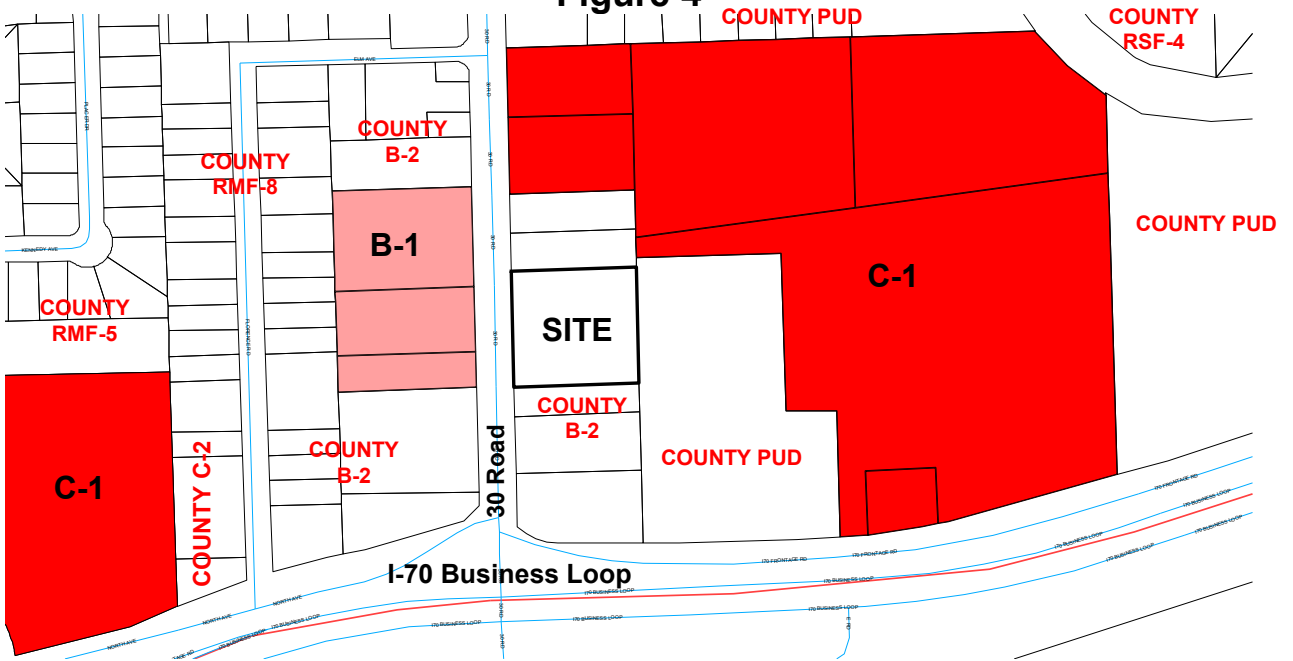
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



**MESA COUNTY & GRAND JUNCTION PLANNING COMMISSION
JOINT MEETING
JANUARY 12, 2010 MINUTES
6:00 p.m. to 8:37 p.m.**

The Mesa County & Grand Junction Planning Commission Joint Meeting was called to order at 6:00 p.m. by (Grand Junction) Chairman Pro-Tem Ebe Eslami. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Ebe Eslami (Chairman Pro-Tem), Reginald Wall, Lynn Pavelka-Zarkesh, Patrick Carlow, Richard Schoenrad, Mark Abbott and Rob Burnett.

In attendance, representing the County Planning Commission, were John Justman (Chairman), Mark Bonella (Vice-Chairman), Christi Flynn, Sam Susuras, Joe Moreng, Pat Bittle and Phillip Jones.

In attendance, representing the City Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner) and Dave Thornton (Principal Planner). Representing Mesa County was Keith Fife (Long Range Planning Division Director).

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.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Pro-Tem Eslami announced that tonight's meeting was a joint meeting between the City of Grand Junction and the Mesa County Planning Commissions to consider taking action on the Grand Junction Comprehensive Plan. He explained that a presentation would be made by staff, followed by opportunity for the public to speak either in favor or in opposition to the plan. After which the public hearing would be closed for comment and the Planning Commissioners would proceed with their decision and deliberation. He further stated that there would be two separate votes whereby the City Planning Commission would vote to make a recommendation to the Grand Junction City Council regarding adoption of the plan. The City Council is scheduled to hold a public hearing on the adoption of the Comprehensive Plan on February 17, 2010. The County Planning Commission would vote to approve a plan as an amendment to the Mesa County Master Plan and adopt a resolution to adopt and certify the amendment to the Mesa County Board of County Commissioners. The County Planning Commission would not adopt a resolution; however, a resolution would be considered for approval on February 25, 2010 after the Grand Junction City Council took action on the plan. After consideration of the plan by both Planning Commissions, the joint business portion of the meeting would be concluded and the City Planning Commission would hold election of officers.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the October 27 and December 8, 2009 Regular Meetings.

2. James Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 1.29 acres from County B-2 to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2009-241

PETITIONER: James Flynn – Fruitvale III, LLC

LOCATION: 514 30 Road

STAFF: Brian Rusche

MOTION: (Commissioner Abbott) “Mr. Chairman, I move that we approve the Consent Agenda as stated.”

Commissioner Wall seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE
JAMES ANNEXATION
LOCATED AT 514 30 ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 14th day of December, 2009, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

JAMES ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 feet, more or less, to the Point of Beginning.

CONTAINING 56,338 Square Feet or 1.29 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of February, 2010; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City;

that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2010.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

JAMES ANNEXATION

APPROXIMATELY 1.29 ACRES

LOCATED AT 514 30 ROAD

WHEREAS, on the 14th day of December, 2009, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of February, 2010; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

JAMES ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 feet, more or less, to the Point of Beginning.

CONTAINING 56,338 Square Feet or 1.29 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 14th day of December, 2009 and ordered published.

ADOPTED on second reading the _____ day of _____, 2010.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE JAMES ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 514 30 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 James Annexation to the C-1 (Light Commercial) zone district finding that it conforms with the recommended 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 zone district meets 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 C-1 (Light Commercial) zone district is 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 C-1 (Light Commercial).

JAMES ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 feet, more or less, to the Point of Beginning.

CONTAINING 56,338 Square Feet or 1.29 Acres, more or less, as described.

INTRODUCED on first reading the 20th day of January, 2010 and ordered published.

ADOPTED on second reading the _____ day of _____, 2010.

ATTEST:

President of the Council

City Clerk



Date: January 27, 2010

Author: Scott D. Peterson

Title/ Phone Ext: Senior

Planner/1447

Proposed Schedule: February 1,

2010

2nd Reading

(if applicable): N/A.

Attach 14

**Rimrock Landing Apartment Community GPA,
Located at 665 and 667 24 1/2 Road**

CITY COUNCIL AGENDA ITEM

Subject: Rimrock Landing Apartment Community Growth Plan Amendment, Located at 665 and 667 24 1/2 Road
File # (if applicable): GPA-2009-232
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request approval of a Growth Plan Amendment for 14.6 +/- acres of land located at 665 and 667 24 1/2 Road from Residential Medium High (8 – 12 du/ac) to Residential High (12+ du/ac) in anticipation of future multi-family residential development.

How this item relates to the draft Comprehensive Plan Goals and Policies:

The proposed Growth Plan Amendment provides a broader mix of housing types within the community to help meet the needs of a variety of incomes, family types and life stages and creates ordered and balanced growth throughout the community. The proposed request meets with Goals 3 and 5 of the proposed Comprehensive Plan.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Action Requested/Recommendation:

Conduct a Public Hearing and Adopt Proposed Resolution

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested Growth Plan Amendment at their January 26, 2009 meeting, finding that the proposed request is consistent with the purpose and intent of the Growth Plan and Section 2.5 C. of the Zoning and Development Code.

Background, Analysis and Options:

See attached Staff Report.

Financial Impact/Budget:

N/A.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

None.

Attachments:

Staff Report / Background Information
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning
Resolution

BACKGROUND INFORMATION				
Location:		665 & 667 24 ½ Road		
Applicants:		Rowley Family Trust and 24 ½ Road Development LLC, Property Owners Scenic Development, Inc., Developer/Representative		
Existing Land Use:		Single-family residential on each property		
Proposed Land Use:		Up to 276 multi-family dwelling units (apartments)		
Surrounding Land Use:	North	Vacant land		
	South	Single-family residential		
	East	Single-family detached and attached dwelling units (Brookwillow Village)		
	West	Vacant land		
Existing Zoning:		R-12, (Residential – 12 du/ac)		
Proposed Zoning:		R-24, (Residential – 24 du/ac)		
Surrounding Zoning:	North	R-12, (Residential – 12 du/ac)		
	South	R-12, (Residential – 12 du/ac)		
	East	PD, (Planned Development (9+/- du/ac))		
	West	M-U, (Mixed Use)		
Growth Plan Designation:		Residential Medium High (8 – 12 du/ac)		
Zoning within density range?		X	Yes	No

Background:

The properties that are the subject of this application are located on the west side of 24 ½ Road between Patterson Road and G Road. A single-family detached residence and associated accessory buildings are currently located on each parcel. The applicant's wish to remove the existing single-family residence located at 667 24 ½ Road and develop both properties as a multi-family residential apartment community of up to 276 units. Total acreage for the parcels requesting the Growth Plan Amendment is 14.6 +/- acres.

If this Growth Plan Amendment request is approved by the City, the applicant's plan to apply for a rezone to R-24, (Residential – 24 du/ac) and a Major Site Plan and a Simple Subdivision in order to develop the properties as a multi-family residential apartment community.

The applicant's are aware that the proposed Comprehensive Plan is to be adopted in early 2010. That plan proposes to change the current designation of this area to Urban Residential Mixed Use (24+ du/ac). Therefore, the applicant's are not requesting that the City approve a Growth Plan Amendment that would be inconsistent with the proposed Comprehensive Plan. The applicant's are simply requesting early consideration in order to commence development of their project at the earliest possible date.

Section 2.5 C. of the Zoning and Development Code:

The Growth Plan may be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Growth Plan and meets the following criteria:

- a. There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for; or

There was no error at the time of the adoption of the 1996 Growth Plan. The properties contained a single-family residence and there is no other indication that an error was made in designating the properties Residential Medium High (8 – 12 du/ac).

- b. Subsequent events have invalidated the original premises and findings;

The proposed Comprehensive Plan has identified this area for residential density increases from the current eight to twelve dwelling units an acre to twenty-four or more dwelling units per acre. Therefore, the applicant's are not requesting that the City authorize changes in density that may not be consistent with the proposed Comprehensive Plan. The majority of parcels located on the west side of 24 ½ Road are large parcels that contain only a single-family residence with an existing zoning of R-12, (Residential – 12 du/ac). From an overall planning aspect and with the proposed adoption of the Comprehensive Plan concurrence, this area is an appropriate place for additional residential density increases and redevelopment due to the close proximity to retail, parks and transportation facilities and also provides a buffer and transitional area between commercial and adjacent single-family residential land uses to the east.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

The commercial properties around Mesa Mall and Patterson Road have developed consistency with the current Future Land Use Map. To the north and east of the mall area, the Growth Plan identifies this area as Residential Medium High (8 – 12 du/ac) which is consistent with the Brookwillow Village

development immediately to the east (approved for 277 dwelling units on 30 +/- acres – overall density of 9+/- du/ac).

What is lacking in the development pattern is a land use designation that would transition from the commercial land uses to the existing residential density of Brookwillow Village and anticipated future single-family residential development on the east side of 24 ½ Road. The proposed Growth Plan Amendment and anticipated adoption of the Comprehensive Plan would provide a transitional land use designation in the area west of 24 ½ Road. This area is also appropriate for additional residential density increases and redevelopment due to the close proximity to retail, parks and transportation facilities. Furthermore this area includes large parcels of land that could easily be subdivided and redeveloped further.

- d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

The proposed amendment is consistent with the following goals and policies within the current Growth Plan:

Goal 1 from the Growth Plan is; *“to achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents’ respect for the natural environment, the integrity of the community’s neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.”*

Goal 5 from the Growth Plan is; *“to ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.”*

Policy 5.2 states that; *“the City and County will encourage development that uses existing facilities and is compatible with existing development.”*

Goal 10 from the Growth Plan is; *“to retain valued characteristics of different neighborhoods within the community.”*

Policy 10.2 states that; *“the City and County will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.”*

Goal 11 from the Growth Plan is; *“To promote stable neighborhoods and land use compatibility throughout the community.”*

Policy 11.3 states that; *“the City and County may permit the development of multi-family units in all residential categories and achieves community goals for land use compatibility, housing affordability and open space preservation.”*

Goal 15 from the Growth Plan is; *“to achieve a mix of compatible housing types and densities dispersed throughout the community.”*

Policy 15.3 states that; *“prior to any future plan amendments, the City and County will ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category for the next ten years.”*

Goal 16 from the Growth Plan is; *“to promote adequate affordable housing opportunities dispersed throughout the community.”*

- e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

Existing and proposed infrastructure and community facilities are adequate to serve the proposed multi-family residential development. Sufficient access is currently available from 24 ½ Road and with the proposed submittal of the Site Plan and Simple Subdivision, additional right-of-way for the F ¾ Road would be dedicated along the northern half of the property which could also provide access to the site. The properties are also close to transportation facilities, public parks (Canyon View Park), shopping and entertainment amenities around Mesa Mall, Patterson Road and 24 Road.

- f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

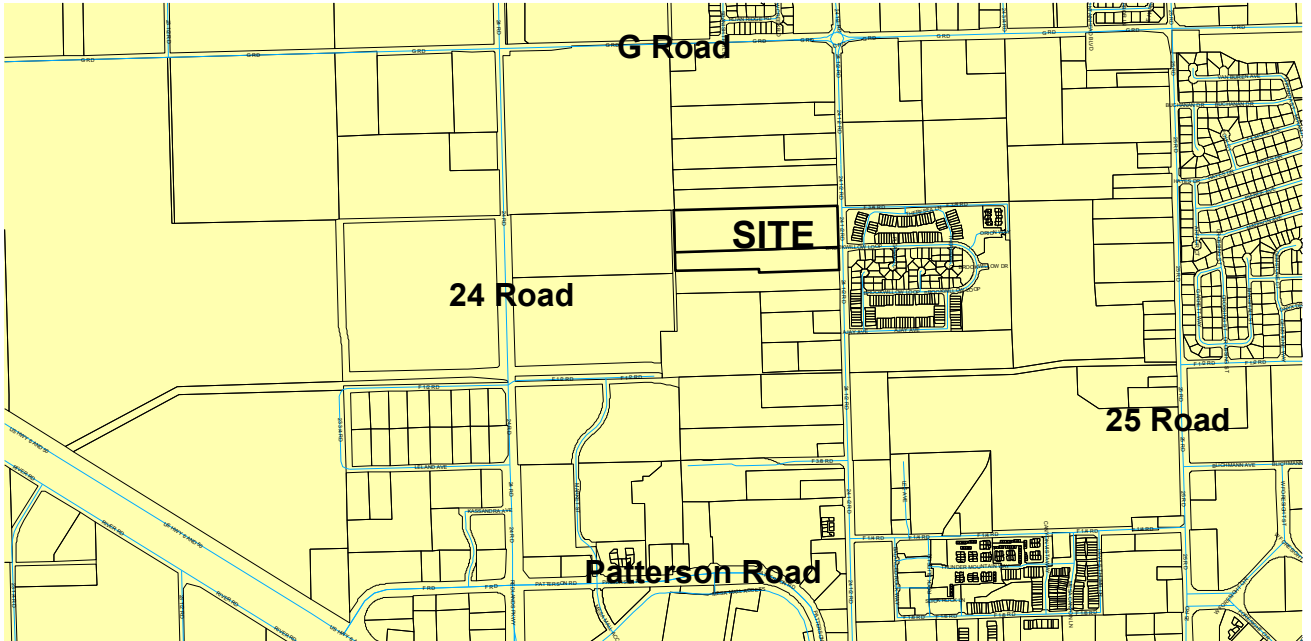
An inadequate supply of suitably designated land is currently available in the community to accommodate the proposed land use. When looking at the current Future Land Use Map, there are almost no Residential High (12+ du/ac) designated land areas in this part of the City. In the area bounded by 23 Road to the west, 26 Road to the east, Patterson Road on the south and Interstate 70 on the north, there are only two (2) areas that are designated as Residential High (12+ du/ac) and they are both currently developed – Sundance Village and Foresight Village Apartments. Any new multi-family development greater than 12 dwelling units an acre would be required to obtain a Growth Plan Amendment and rezone in order to develop in this area. The proposed Comprehensive Plan also identifies a community need for higher density residential development in this area and is proposing to change the current designation of the area west of 24 ½ Road to Urban Residential Mixed Use (24+ du/ac).

- g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and area will benefit from the proposed Growth Plan Amendment due to the fact that as the Grand Junction area will continue to grow. The City will be in need of higher density developments, such as the one that would be proposed for this site, to meet the various housing needs of the community. The proposed Comprehensive Plan has also identified this area for higher density residential development. This proposed amendment to the Growth Plan will allow for the ultimate goal of rezoning the properties that would go towards meeting this need in the community.

Site Location Map

Figure 1



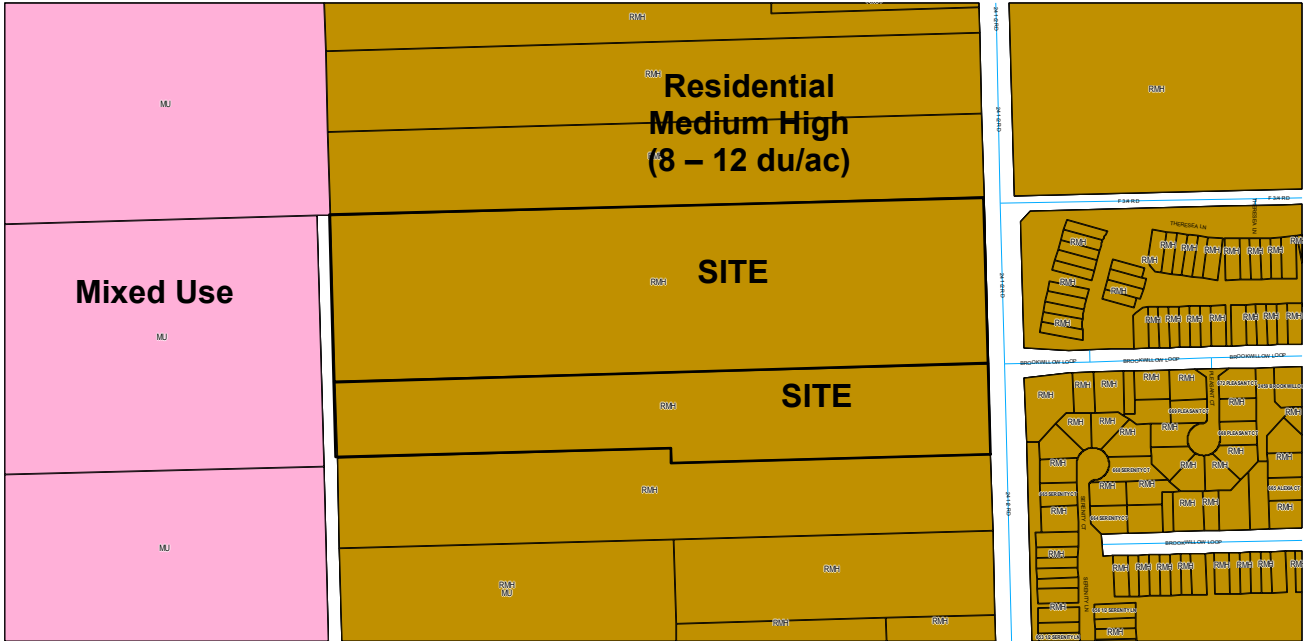
Aerial Photo Map

Figure 2



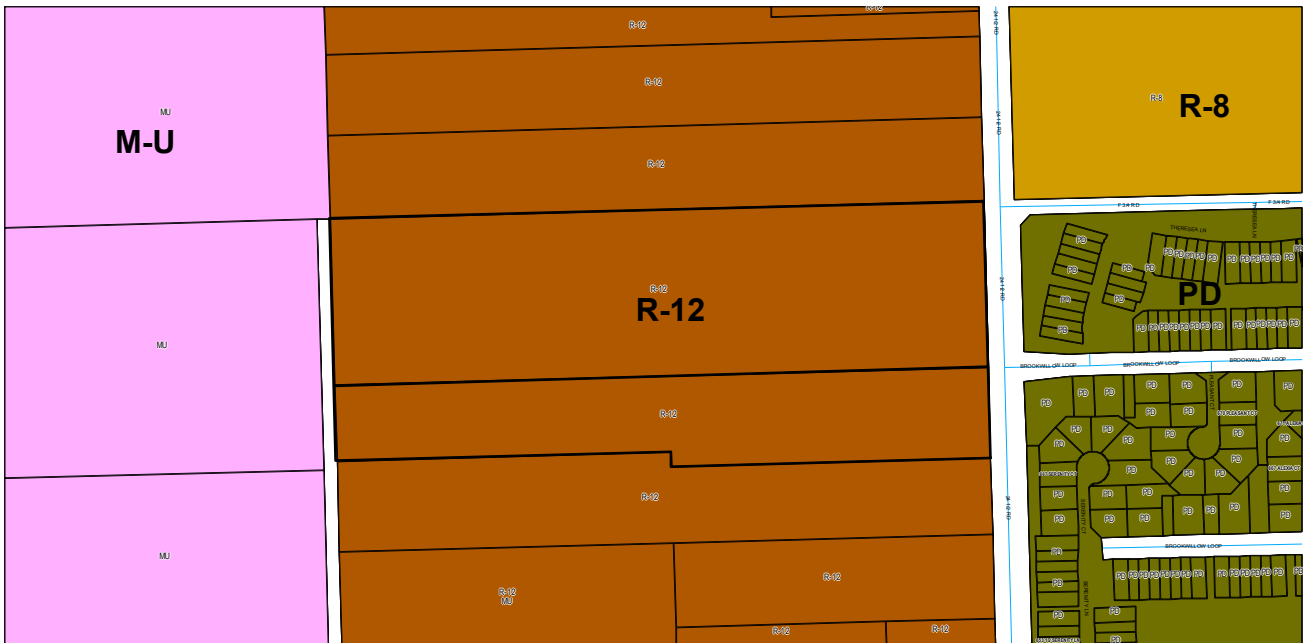
Future Land Use Map

Figure 3



Existing City Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 14.6 +/- ACRES LOCATED AT 665 AND 667 24 ½ ROAD KNOWN AS THE RIMROCK LANDING APARTMENT COMMUNITY FROM RESIDENTIAL MEDIUM HIGH (8 – 12 DU/AC) TO RESIDENTIAL HIGH (12+ DU/AC)

Recitals:

A request for a Growth Plan Amendment has been submitted pursuant to the Zoning and Development Code. The applicant has requested that approximately 14.6 +/- acres, located at 665 and 667 24 ½ Road be redesignated from Residential Medium High (8 – 12 du/ac) to Residential High (12+ du/ac) on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan Amendment and determined that the application satisfied the criteria as set forth and established in Section 2.5 C. of the Zoning and Development Code and that the proposed amendment is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM HIGH (8 – 12 DU/AC) TO RESIDENTIAL HIGH (12+ DU/AC) ON THE FUTURE LAND USE MAP.

Rimrock Landing Apartment Community Growth Plan Amendment

665 24 ½ Road:

The West ½ South ½ North ½ SE ¼ NW ¼ EXCEPT the South 180 feet; and the East ½ South ½ North ½ SE ¼ NW ¼ EXCEPT the South 150 feet; All in Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT that tract conveyed to Mesa County in instrument recorded July 1, 1963 in Book 849 at Page 494; and EXCEPT that tract conveyed to County of Mesa in instrument recorded December 1, 1964 in Book 876 at Page 730.

667 24 ½ Road:

The North ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT the East 30 feet conveyed to The County of Mesa by Quit Claim Deed recorded July 1, 1963 in Book 849 at Page 494.

Said parcels contain 14.6 +/- acres (635,976 +/- square feet), more or less, as described.

PASSED on this _____ day of _____, 2010.

ATTEST:

City Clerk

President of Council