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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, FEBRUARY 17, 2010, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance  
Invocation – Moment of Silence

**Proclamation**

Proclaiming February 17, 2010 as “League of Women Voters Making Democracy Work Day” in the City of Grand Junction

**Recognition/Presentation**

Award from the Colorado Sports Turf Managers Association for Grand Junction’s Suplizio Field as the Colorado Sports Turf 2009 Field of the Year

**Certificates of Appointments**

Visitor and Convention Bureau Board of Directors

**Council Comments**

**Citizen Comments**

**City Managers Report**

\*\*\* Indicates New Item

® Requires Roll Call Vote

**\*\*\* CONSENT CALENDAR \*\*\*®**

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

*Action:* Approve the Minutes of the February 1, 2010 Regular Meeting

- 2. **Setting a Hearing on the Old Mill Vacation of Rights-Of-Way, Located at 1101 Kimball Avenue** [File #VR-2008-373] [Attach 2](#)

Applicant is requesting to vacate two existing, unimproved rights-of-way. The applicant would like to further develop the property in the future and vacation of these rights-of-way will remove unnecessary encumbrances on the site.

Proposed Ordinance Vacating Road Petition for 27 Road Alignment  
Located Approximately Between Kimball Avenue and Unawep Avenue

Proposed Ordinance Vacating Right-of-Way for South 12<sup>th</sup> Street  
Located Between Kimball Avenue and the Colorado River

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

Staff presentation: Senta L. Costello, Senior Planner

- 3. **Setting a Hearing on Rimrock Landing Apartment Community Rezone, Located at 665 and 667 24 ½ Road** [File #GPA-2009-232] [Attach 3](#)

Request to rezone 14.6 +/- acres located at 665 and 667 24 ½ Road from R-12, (Residential – 12 du/ac) to R-24, (Residential – 24 du/ac).

Proposed Ordinance Rezoning Property Known as the Rimrock Landing Apartment Community Rezone from R-12, (Residential – 12 DU/Ac) to R-24, (Residential – 24 DU/Ac) Located at 665 and 667 24 ½ Road

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

Staff presentation: Scott D. Peterson, Senior Planner

4. **Setting a Hearing on a Petition for Exclusion from the Downtown Grand Junction Business Improvement District for Property Located at 337 South 1<sup>st</sup> Street** [Attach 4](#)

On August 4, 2009, Mr. Arvan J. Leany filed a letter and the required deposit to initiate consideration of the exclusion of his property, located at 337 S. 1<sup>st</sup> Street (Pufferbelly Restaurant) from the Downtown Grand Junction Business Improvement District. On August 17, 2009, the City Council referred the matter to the Downtown Grand Junction Business Improvement District (DGJBID) Board. The DGJBID heard the request on October 22, 2009 and with a tied vote, the motion to grant the request was defeated. The result was taken back to City Council, who remanded the matter back to the DGJBID Board. The DGJBID Board reheard the matter on January 28, 2010 and sent a recommendation for exclusion back to the City Council.

Proposed Ordinance Excluding Property Owned by Arvin J. Leany from the Downtown Grand Junction Business Improvement District, Located at 337 South 1<sup>st</sup> Street (Pufferbelly Restaurant)

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

Staff presentation: John Shaver, City Attorney

5. **Setting a Hearing on Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include 847, 851, and 861 Rood Avenue** [Attach 5](#)

The DDA has been petitioned by Armstrong Consultants, Inc. and Corsi Ventures, LLC to include three properties into the DDA boundaries. Inclusion of these properties within the DDA Boundaries will serve to promote community stability and prosperity by improving property values, assist in the development and redevelopment of the district and provide for the continuance of economic health in the community.

Proposed Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include 847, 851, and 861 Rood Avenue

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

Staff presentation: John Shaver, City Attorney  
Heidi Hoffman Ham, DDA Executive Director

6. **Outdoor Dining Lease for Trust Trifecta Enterprises, LLC, DBA Naggy McGee’s Irish Pub, 359 Colorado Avenue, Unit 103** [Attach 6](#)

Trust Trifecta Enterprises, LLC, DBA Naggy McGee’s Irish Pub is requesting an Outdoor Dining Lease for the property located at 359 Colorado Avenue, Unit 103. They have been conditionally approved for a Sidewalk Café Permit to serve food outside in an area measuring 37 feet by 12 feet directly in front of the property. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area.

Resolution No. 10-10—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Trust Trifecta Enterprises, LLC, dba Naggy McGee’s Irish Pub Located at 359 Colorado Avenue, Unit 103

*®Action: Adopt Resolution No. 10-10*

Staff presentation: Heidi Hoffman Ham, DDA Executive Director

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

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

7. **Public Hearing—7<sup>th</sup> Street Historic Residential District Rezone** [File #RZ-2009-253] [Attach 7](#)

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

Ordinance No. 4403—An Ordinance Zoning the 7<sup>th</sup> Street Historic Residential District Planned Residential Development by Approving a List of Uses with a Default R-8 (Residential-8) Zone

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4403*

Staff presentation: Scott Peterson, Senior Planner  
John Shaver, City Attorney

8. **Public Hearing—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 8](#)

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.

Ordinance No. 4406—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

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4406*

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

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

**Attach 1**  
**Minutes from Previous Meeting**

**GRAND JUNCTION CITY COUNCIL**  
**MINUTES OF THE REGULAR MEETING**

**February 1, 2010**

The City Council of the City of Grand Junction convened into regular session on the 1<sup>st</sup> day of February 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Tom Kenyon, Gregg Palmer, Bill Pitts, Linda Romer Todd and President of the Council Pro Tem Teresa Coons. Council President Bruce Hill was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Pro Tem Coons called the meeting to order. Boy Scout Troop 333 presented the colors and led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamations/Recognitions**

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

**Certificates of Appointments**

Jessica Stimmel and Glen Gallegos were present to receive their certificates of appointment to the Visitor and Convention Bureau Board of Directors.

**Council Comments**

There were none.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

Council President Pro Tem Coons announced that the public hearing on the Sign Code amendment will be continued to March 1, 2010.

Councilmember Todd read the Consent Calendar and then moved to approve items #1 through #8. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*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]

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 5<sup>th</sup> Street and 7<sup>th</sup> 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*

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]

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*

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

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*

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]

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*

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

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*



7. **Autumn Place Growth Plan Amendment, Located at 1309 N. 16<sup>th</sup> Street** [File #GPA-2009-236] **[To be continued]**

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. 15<sup>th</sup> Street to N. 16<sup>th</sup> 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*

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

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*

## **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

### **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 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.

Laurie Kadrich, City Manager, introduced this item as being one of the first steps to have compressed natural gas available for others as well as using it in some of the City's fleet. The City may have the only CNG fueling station in the area.

Greg Trainor, Utilities, Streets Systems, and Facilities Director, presented this item. These action items are to replace four of the City's refuse trucks with trucks that use

compressed natural gas (CNG). CNG is a great alternative to the current fuel, diesel. He deferred to Darren Starr, Streets Systems and Solid Waste Manager, for details.

Darren Starr, Streets Systems and Solid Waste Manager, advised that it was time to replace some of their older trucks so he and his staff looked at the possibility of using CNG from the wastewater treatment plant in the refuse trucks. The bidders on the trucks were asked to submit both diesel and CNG trucks so they could compare. A group of staffers compared the bids on a number of components, including maintenance and capacity. The trucks selected will actually reduce the number of trips to the landfill by 55 a year. He asked Council if anyone had any questions.

Councilmember Palmer asked about training and maintenance costs savings on the side loaders. Mr. Starr said for maintenance costs, the proposed trucks have a different packing mechanism, and in talking to other users, they have not had to replace those mechanisms, whereas the current trucks have those replaced twice in the life of the truck at \$18,000 each. Councilmember Palmer noted the bid being recommended was the highest bid. Mr. Starr advised it was the additional \$36,000 per truck maintenance cost that made the trucks from Faris a better choice. Another lower bid, Autocar, does not have a service facility locally.

Councilmember Pitts asked how these trucks will be fueled. Mr. Starr said a slow fill facility will be constructed at City shops. The trucks take ten months for delivery.

Councilmember Pitts asked if the Cummins engine is the only one that makes a CNG engine. He asked if these trucks will be able to run on either fuel. Mr. Starr said no, they will only run on CNG and Cummins is the only manufacturer.

Councilmember Kenyon stated it seems a policy decision is being made to go to CNG. On the one hand, use of the gas at the wastewater plant is being used but on the other hand, he hears a fueling station is being constructed. He also asked about the process of getting to a public /private partnership.

City Manager Kadrich said the City does have an agreement with XCEL Energy for the natural gas if needed. The original plan was to take the compressed natural gas directly from the Persigo Wastewater Treatment Plant. That is not finalized but they have had discussions to put the gas from the wastewater plant into the line and take it out at the City Shops.

Mr. Starr also addressed the need for a separate maintenance facility, the total cost being \$700,000 of which they have grants for a little more than half. They are also looking at a fast fill station which will more likely be the public fueling option.

Council President Pro Tem Coons asked how long it will take to replace the entire fleet. Mr. Starr said the trash trucks alone will take eight years. With the amount that can be

taken from the wastewater plant, only half of the CNG available would be used by the solid waste division.

Councilmember Todd asked if the fuel would be purchased from the Persigo Plant. Mr. Starr answered yes.

#### **A. Front Loader Refuse Truck**

Councilmember Todd moved to 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. Councilmember Pitts seconded the motion. Motion carried.

#### **B. Side Load Refuse Trucks**

Councilmember Beckstein moved to 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. Councilmember Pitts seconded the motion. Motion carried.

#### **Air Quality Memorandum of Agreement**

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.

Eileen List, Industrial Pretreatment Supervisor, introduced Mike Brygger, Mesa County Health Department Air Quality Specialist, who is presenting a memorandum of agreement with the CDHPE regarding dust levels. She noted that contrary to the summary on the Staff Report, the valley has not exceeded the federal levels. Mr. Brygger agreed saying that if the valley had exceeded the levels then additional controls would have to be put into place. Mr. Brygger said the area is still doing all the requirements but the Environmental Protection Agency (EPA) wants to see that in writing. The levels aren't all caused by dust from the valley, much of it comes from other areas, so there is the potential of exceeding levels. Those times would be considered an "exceptional event" and that data is pulled out of the levels data. The

Health Department is the reason the public is notified if the levels go up and they advise that children, elderly, and those at-risk stay inside.

Councilmember Kenyon thanked Mr. Brygger, analogizing this to significant flood events where water and silt comes off of federal lands. It is a problem that has been happening forever. It affects the air quality. He asked how those events are recorded. Mr. Brygger said the State takes the lead on identifying those regional events; they look at where the dust comes from, studying the dust using satellite photos, and report that to the EPA.

Councilmember Kenyon noted the importance of this agreement for the City's future.

Council President Pro Tem Coons thanked Mr. Brygger noting that, as a member of the Air Quality Control Commission, she is aware of the importance of this monitoring and this partnership as she has seen the control measures placed upon other communities that have exceeded the EPA levels.

Mr. Brygger advised that Mesa County signed the agreement on January 25, 2010.

Councilmember Kenyon moved to 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." Councilmember Pitts seconded the motion. Motion carried 5 to 1 with Councilmember Beckstein voting NO.

### **Grant Award for Auto Theft Task Force**

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.

Troy Smith, Deputy Chief of Police, presented this item. This task force entity would be created through the Mesa County Sheriff's Office along with other agencies to reduce the incidents of auto theft and fraud. The grant will put investigators in the field and purchase some supplies for prevention. The funds are through the State and came from insurance companies. Acceptance of the grant will require a budget amendment.

Councilmember Palmer asked the length of the grant. Mr. Smith said there are two years to spend it. The task force will not continue after that without additional funding.

Councilmember Palmer moved to authorize the City Manager to amend the budget to receive and spend these grant funds in the amount of \$245,039. Councilmember Kenyon seconded the motion. Motion carried.

## **Contract for the Parkway Sanitary Sewer Interceptor Parallel Line**

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 5<sup>th</sup> Street just north of the Colorado River and will conclude at the intersection of 15<sup>th</sup> 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.

Trent Prall, Engineering Manager, presented this item. This is a continuing effort to push out as many construction projects as possible to stimulate the local economy and take advantage of the favorable construction environment. Build America Bonds will be utilized for this project. The project goes along the south side of the Riverside Parkway and ties into a previous project of Central Grand Valley Sanitation. It will double the capacity in the system. On January 12, 2010, six bids were received with M.A. Concrete Construction being the apparent low bid.

Councilmember Palmer asked why there is not an engineer's estimate in the Staff Report. Mr. Prall said he is sure there is one and he is not aware why that is not in the report.

Council President Pro Tem Coons asked about the time frame for the project. Mr. Prall said the open trench portion will take 2 to 3 months. They plan to bore under the Parkway for that section.

Council President Pro Tem Coons asked about the ongoing replacements of older lines. Mr. Prall said where additional capacity is not needed, they tend to line the existing pipes. Replacements are done as needed. This project is a parallel line to add capacity.

City Manager Kadrach clarified the budgeted dollars is now the Engineer's Estimate and that is the wording used in the Staff Report.

Councilmember Kenyon asked about the funding. City Manager Kadrach said all the sewer projects will be borrowed money through bonds at 2.64% interest rate. Councilmember Kenyon said that is a good reason to go forward.

Councilmember Palmer asked if there are no engineer estimates. City Manager Kadrich replied the budget is developed from the engineer's estimate.

Councilmember Beckstein moved to 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. Councilmember Todd seconded the motion. Motion carried.

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

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.

The public hearing was opened at 8:02 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He asked that the Staff Report and attachments be entered into the record. The annexation meets the criteria for annexation. The Planning Commission recommended approval at their January 12, 2010 meeting. The representatives were in the audience but did not wish to speak.

There were no public comments.

The public hearing was closed at 8:05 p.m.

**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

Councilmember Kenyon moved to adopt Resolution No. 08-10 and Ordinance Nos. 4404 and 4405 and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

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

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.

The public hearing was opened at 8:06 p.m.

Councilmember Todd recused herself from this item. She left the dais.

Scott D. Peterson, Senior Planner, presented this item. He described the request, the site, and the location. The applicants are aware that the proposed Comprehensive Plan is scheduled to be approved this year and their request would comply with the proposed Comprehensive Plan. They are asking for consideration earlier than the Comprehensive Plan adoption. He asked that the Staff Report and attachments be entered into the record. The request does meet the criteria of the Zoning and Development Code. The Planning Commission did recommend approval at their January 26, 2010 meeting.

The applicant was present and stated he accepted the Staff Report as written.

There were no public comments.

The public hearing was closed at 8:09 p.m.

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)

Councilmember Kenyon moved to adopt Resolution No. 09-10. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

Councilmember Todd asked another member of Council to read a letter she had submitted. Council President Pro Tem Coons read Councilmember Todd's letter of resignation saying she will serve until replaced but not past March 1, 2010 (attached).

Councilmember Palmer said he respects Councilmember Todd's decision and it has been a pleasure to serve with her. Councilmember Kenyon seconded that.

Council President Pro Tem Coons offered her compliments and gratitude noting Councilmember Todd will not be absent from community activities.

### **Adjournment**

The meeting adjourned at 8:10 p.m.

Stephanie Tuin, MMC  
City Clerk



Linda Romer Todd

685 Crestridge Drive

Grand Junction, Colorado 81506

(970) 241-0685

February 1, 2010

Mayor Hill, Mayor Pro Tem Coons, Council Members Beckstein, Palmer, Pitts, and Kenyon:

I am tendering my resignation as a Council Member for the City of Grand Junction tonight, February 1, 2010. If it is the wish of the Council, I will serve until replaced but not beyond March 1, 2010.

The past three years have been rewarding, educational, and challenging. I have served with the most passionate, intelligent, articulate, and committed group of people I know. It has been my pleasure.

I have also been fortunate to serve the City of Grand Junction with an administration that has offered this community phenomenal leadership reflected in the morale of the city employees and the partnerships in the community.

I thank the citizens of the City of Grand Junction for giving me the opportunity to serve them.

Sincerely,

A handwritten signature in cursive script that reads "Linda Romer Todd". The signature is written in dark ink and is positioned above the printed name.

Linda Romer Todd

CC: Laurie Kadrich, Rich Englehart, John Shaver



Date: January 26, 2010  
 Author: Senta L. Costello  
 Title/ Phone Ext: Senior Planner  
x1442  
 Proposed Schedule: 1<sup>st</sup> Reading  
February 17, 2010  
 2nd Reading (if applicable): March  
1, 2010

**Attach 2**  
**Setting a Hearing on the Old Mill Vacation of Rights-Of-Way**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Old Mill Vacation of Rights-Of-Way – Located at 1101 Kimball Avenue
<b>File # (if applicable):</b> VR-2008-373
<b>Presenters Name &amp; Title:</b> Senta L. Costello, Senior Planner

**Executive Summary:**

Applicant is requesting to vacate two existing, unimproved rights-of-way. The applicant would like to further develop the property in the future and vacation of these rights-of-way will remove unnecessary encumbrances on the site.

**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 requested vacations will allow for redevelopment and growth in an existing neighborhood by removing unused and unneeded encumbrances on the property involved.

**Action Requested/Recommendation:**

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

**Board or Committee Recommendation:**

Planning Commission forwarded a recommendation of approval at its January 26, 2010 hearing.

**Background, Analysis and Options:**

See attached report.

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

The property owner originally requested vacation of the rights-of-way which exist within the boundaries of their property; however, upon review of the request, the City Real Estate and Survey divisions determined that it was appropriate to vacate all of the rights-of-way, including the portions outside of the applicant's property.

**Previously presented or discussed:**

Heard by Planning Commission at the January 26, 2010 hearing.

**Attachments:**

Site Location Map / Aerial Photo Map  
Future Land Use Map / City Zoning Map  
Ordinances

BACKGROUND INFORMATION			
Location:		1101 Kimball Avenue	
Applicants:		Owner/Applicant: City of Grand Junction Owner/Applicant: Southside Leasing, LLC – Bryan Wiman Representative: Vista Engineering Corp – David Chase	
Existing Land Use:		Warehouse	
Proposed Land Use:		Warehouse	
Surrounding Land Use:	North	Outdoor storage, manufacturing, warehousing, vacant industrial	
	South	Las Colonias Park	
	East	Vacant City property	
	West	Vacant City property	
Existing Zoning:		I-2 (General Industrial)	
Proposed Zoning:		I-2 (General Industrial)	
Surrounding Zoning:	North	I-2 (General Industrial)	
	South	CSR (Community Services & Recreation)	
	East	I-2 (General Industrial)	
	West	I-2 (General Industrial)	
Growth Plan Designation:		Industrial	
Zoning within density range?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## ANALYSIS

### 1. Background

The property was annexed in 1994 as a part of the Climax Enclave #1 and #2 Annexations. The 27 Road road petition was dedicated in 1883 as a continuation of 27 Road across the Colorado River. Another right-of-way was dedicated in approximately 1975 for South 12<sup>th</sup> Street from Kimball Avenue to the north edge of the Colorado River. The rights-of-way were not constructed or used.

Southside Leasing, LLC is requesting the vacation the rights-of-way within the boundary of its property. The City of Grand Junction is requesting the vacation of the remaining sections of rights-of-way south to the northern edge of the Colorado River located within City owned property.

2. Section 2.11.C of the Zoning and Development Code

The vacation of the rights-of-way shall conform to the following:

- a. The Growth Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

This area of the City does not have an applicable neighborhood plan. The vacations are in conformance with the Growth Plan, Grand Valley Circulation Plan and all other policies of the City.

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

The proposed vacation of rights-of-way will not land lock any parcels of land.

- 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 to properties shall remain the same as they are currently and the vacations will not restrict the potential for future access should they be needed.

- 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).

As the rights-of-way have never been utilized nor are they needed for any planned traffic circulation or utilities, the health, safety and welfare of the community will not be compromised, nor will the quality of public facilities and services be reduced. Development of other rights-of-way and private properties in the area has made the construction of roads in the subject rights-of-way very unlikely.

- 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.

Public facilities and services will not be affected by the proposed vacation for the reasons stated above.

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

The proposal will provide benefits to the City by eliminating the potential for confusion and or expectations of a road or access where one will never be located.

#### FINDINGS OF FACT/CONCLUSIONS

After reviewing the Old Mill application, #VR-2008-373 for the vacation of a public rights-of-way I make the following findings of fact and conclusions:

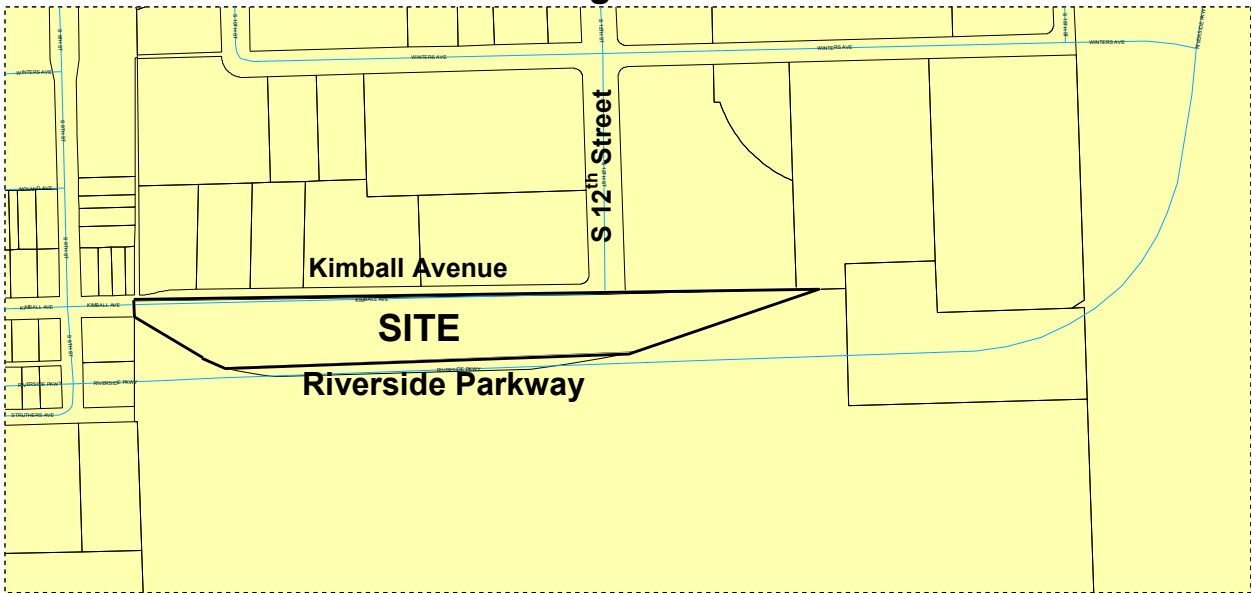
1. The requested rights-of-way vacations are consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.

#### PLANNING COMMISSION RECOMMENDATION:

The Planning Commission forwarded a recommendation of approval of the requested rights-of-way vacation, #VR-2008-373 to the City Council with the findings and conclusions listed above.

# Site Location Map

Figure 1



# Aerial Photo Map

Figure 2



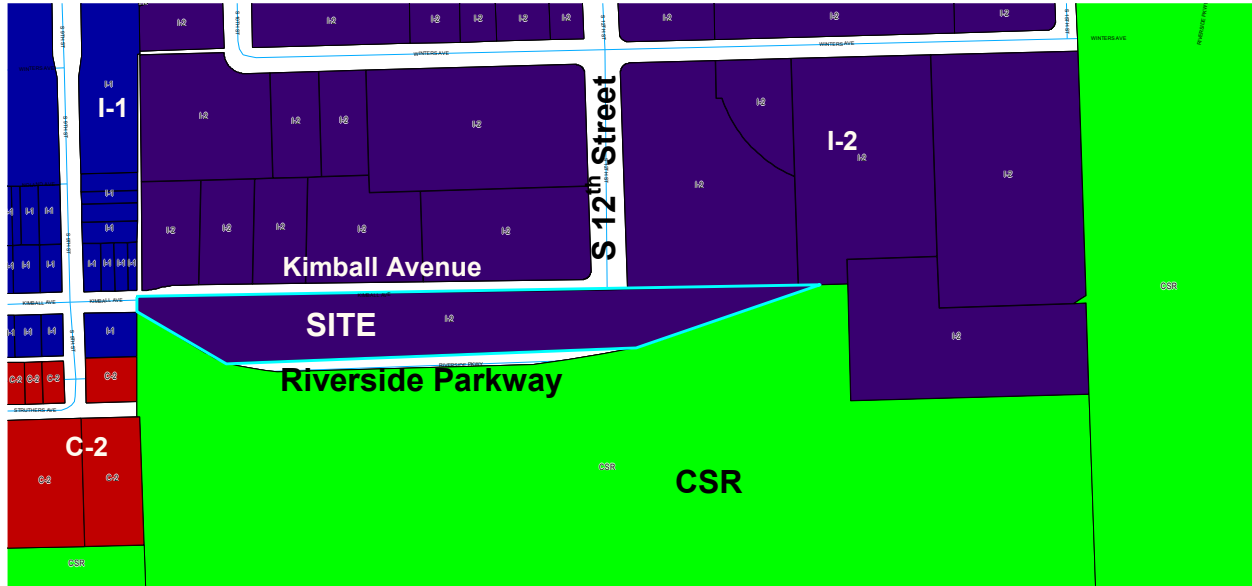
# Future Land Use Map

Figure 3



# Existing City Zoning Map

Figure 4





**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING ROAD PETITION FOR 27 ROAD ALIGNMENT  
LOCATED APPROXIMATELY BETWEEN KIMBALL AVENUE AND  
UNAWEEP AVENUE**

RECITALS:

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

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.

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.

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

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the East half (E 1/2) of Section 23 and the West half (W 1/2) of Section 24, 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 right of way granted by Mesa County Road petition in Road Book 1, Page 9, and recorded at reception number 2359414 in the Mesa County Public records, Colorado, lying South of the North line of a parcel of land as described in Book 4448, Page 794 in said Mesa County Public records, TOGETHER WITH;

ALL of that certain right of way granted by Mesa County Road petition in Road Book 1, Page 60, originally recorded at reception number 225 and re-recorded at reception number 2359464 in said Mesa County Public records, Colorado, lying South of the

North line of a parcel of land as described in Book 4448, Page 794 in said Mesa County Public records.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2010

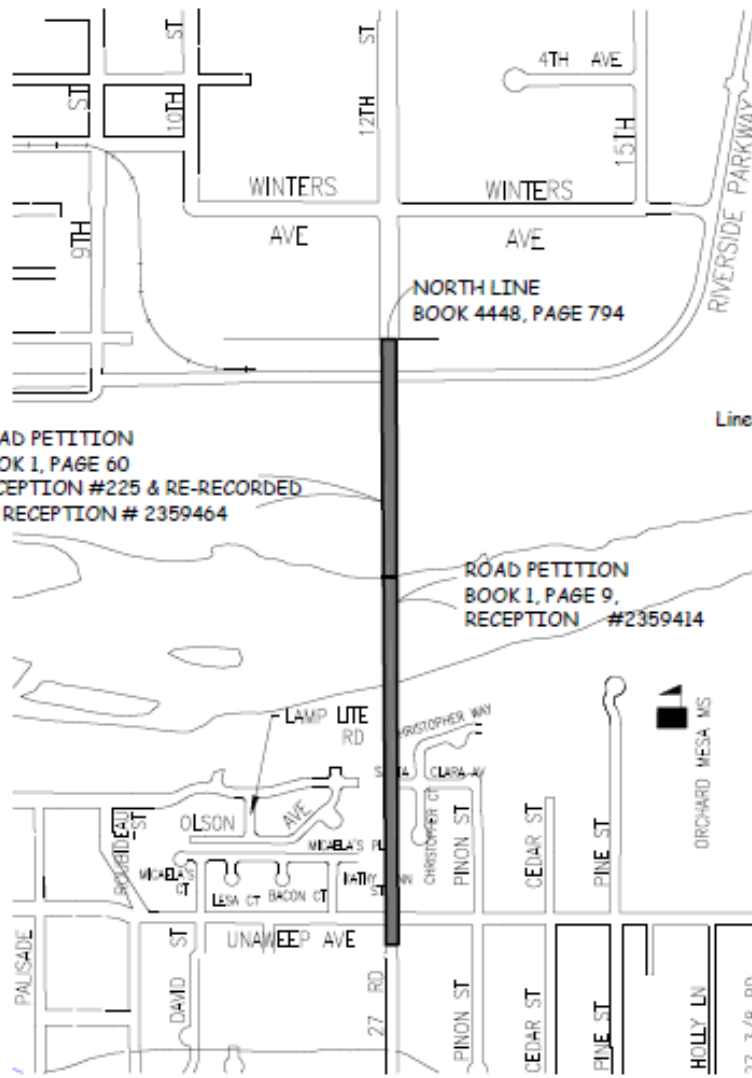
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

\_\_\_\_\_  
President of City Council

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

# EXHIBIT "A"



ROAD PETITION  
BOOK 1, PAGE 60  
RECEPTION #225 & RE-RECORDED  
AT RECEPTION # 2359464

NTS  
Lineal Units = U.S. Survey Foot

ROAD PETITION  
BOOK 1, PAGE 9,  
RECEPTION #2359414

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



NOT A SURVEY

DRAWN BY: MS  
DATE: 12/14/2008  
SCALE: NTS  
APPR. BY: STK

ROAD PETITION BOOK VACATION  
BOOK 1, PAGE 9 & BOOK 1, PAGE 60  
SECTIONS 23 AND 24  
TOWNSHIP 1 SOUTH RANGE 1 WEST  
UTE PRINCIPAL MERIDIAN



**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR SOUTH 12<sup>TH</sup> STREET  
LOCATED BETWEEN KIMBALL AVENUE AND THE COLORADO RIVER**

RECITALS:

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

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.

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.

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

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the East half (E 1/2) of Section 23 and the West half (W 1/2) of Section 24, 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 100.00 foot right of way as described in Book 1040, Page 594, Public records of Mesa County, Colorado.

Containing 2.478 acres, more or less, as described.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2010

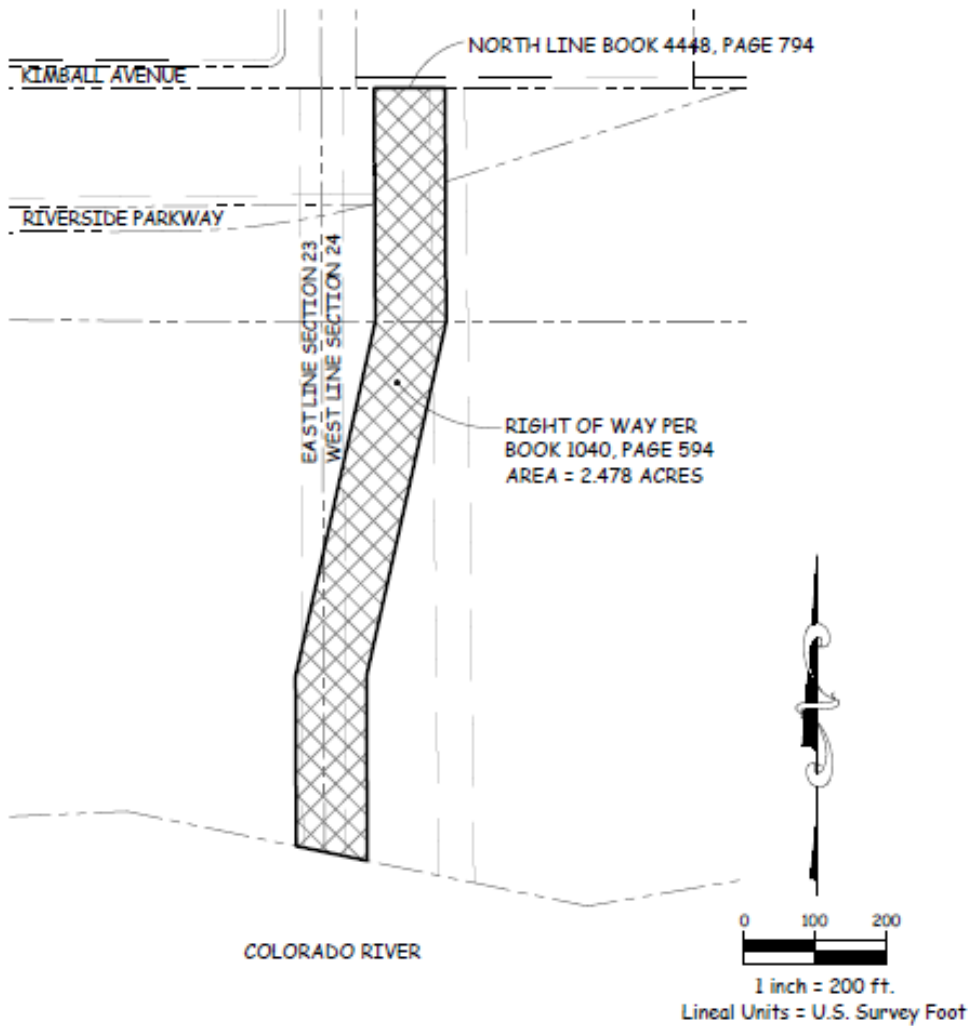
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

\_\_\_\_\_  
President of City Council

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

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: MG  
 DATE: 12/14/2009  
 SCALE: 1" = 200'  
 APPR. BY: PTK

*RIGHT OF WAY VACATION  
 BOOK 1040, PAGE 594  
 SECTIONS 23 & 24  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST  
 UTE PRINCIPAL MERIDIAN*

**CITY OF**  
**Grand Junction**  
 COLORADO



Date: February 10, 2010  
Author: Scott D. Peterson  
Title/ Phone Ext: Senior  
Planner/1447  
Proposed Schedule:  
First Reading: February 17, 2010  
2nd Reading: March 1, 2010

**Attach 3**  
**Setting a Hearing on Rimrock Landing Apartment  
Community Rezone**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Rimrock Landing Apartment Community Rezone - Located at 665 and 667 24 ½ Road
<b>File #:</b> GPA-2009-232
<b>Presenters Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

Request to rezone 14.6 +/- acres located at 665 and 667 24 ½ Road from R-12, (Residential – 12 du/ac) to R-24, (Residential – 24 du/ac).

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

The proposed rezone will provide a broader mix of housing types within the community to 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:**

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

**Board or Committee Recommendation:**

The Planning Commission recommended approval of the request at their February 9, 2010 meeting, finding that the proposed rezone 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 Staff Report.

**Financial Impact/Budget:**

N/A.

**Legal issues:**

None.

**Other issues:**

None.

**Previously presented or discussed:**

On February 1, 2010, the City Council approved a Growth Plan Amendment to change the Future Land Use Map from Residential Medium High (8 – 12 du/ac) to Residential High (12+ du/ac) for this property.

**Attachments:**

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



<b>BACKGROUND INFORMATION</b>				
<b>Location:</b>		665 & 667 24 ½ Road		
<b>Applicants:</b>		Rowley Family Trust and 24 ½ Road Development LLC, Property Owners Scenic Development, Inc., Developer/Representative		
<b>Existing Land Use:</b>		Single-family residential on each property		
<b>Proposed Land Use:</b>		Up to 276 multi-family dwelling units (apartments)		
<b>Surrounding Land Use:</b>	<b>North</b>	Vacant land		
	<b>South</b>	Single-family residential		
	<b>East</b>	Single-family detached and attached dwelling units (Brookwillow Village)		
	<b>West</b>	Vacant land		
<b>Existing Zoning:</b>		R-12, (Residential – 12 du/ac)		
<b>Proposed Zoning:</b>		R-24, (Residential – 24 du/ac)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-12 (Residential – 12 du/ac)		
	<b>South</b>	R-12, (Residential – 12 du/ac)		
	<b>East</b>	PD, (Planned Development (9+/- du/ac))		
	<b>West</b>	M-U, (Mixed Use)		
<b>Growth Plan Designation:</b>		Residential High (12+ du/ac)		
<b>Zoning within density range?</b>		X	Yes	No

**Background:**

The two properties that are the subjects of this rezone 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 applicants are proposing 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 rezone is 14.6 +/- acres.

On February 1, 2010 the City Council approved a Growth Plan Amendment to change the Future Land Use Map from Residential Medium High (8 - 12 du/ac) to Residential High (12+ du/ac) for these properties. The applicant is now requesting that the City approve the corresponding zoning application to bring this property into compliance with the Future Land Use Map designation of Residential High (12+ du/ac).

The applicants 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 rezone 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.

**Consistency with the Growth Plan:**

The Growth Plan Future Land Use Map designates this property as Residential High (12+ du/ac). The requested zone district of R-24, (Residential – 24 du/ac) implements the Residential High (12+ du/ac) land use classification of the Growth Plan. The rezone is also consistent with the following Goals and Policies of the 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.”*

### **Section 2.6 A. of the Zoning and Development Code:**

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

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

Response: There was no error at the time of the adoption of the 1996 Growth Plan. The properties contained single-family residences and there is no other indication that an error was made in originally designating the property R-12, (Residential - 12 du/ac). However, the City has recently changed the Growth Plan designation for this property to Residential High (12+ du/ac); therefore the applicant is now requesting a zoning designation that matches and coincides with the approved Growth Plan Future Land Use Map.

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

Response: The commercial properties around Mesa Mall and Patterson Road have developed consistently 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 potential 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 rezone and anticipated adoption of the Comprehensive Plan would provide a transitional land use designation in the area west of 24 ½ Road. The proposed Comprehensive Plan has identified this area to be Urban Residential Mixed Use (24+ du/ac). This area is also appropriate for additional residential density 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. Therefore, there has been a change of character in the neighborhood due to new growth/trends and the need for development transitions.

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

Response: The proposed Comprehensive Plan has identified this area for an increase in residential density from the current eight to twelve dwelling units an acre to twenty-four or more dwelling units per acre. Therefore, the applicants' are requesting a change of zone that is 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 single-family residences with an existing zoning of R-12, (Residential – 12 du/ac). From an overall planning perspective, 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 transitional area between commercial and adjacent single-family residential land uses to the east. Therefore, the proposed rezone is compatible with the neighborhood and conforms to and furthers the goals and policies of the Growth Plan.

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

Response: Existing and proposed public infrastructure and community facilities are adequate to serve the proposed multi-family residential development. Sufficient access is currently available from 24 ½ Road. With the proposed submittal of a Site Plan and a Simple Subdivision, additional right-of-way for 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.

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

Response: 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 is only one R-24, designated land area in this part of the City (Foresight Village Apartments). 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.

6. The community will benefit from the proposed zone.

Response: The community and area will benefit from the proposed rezone because the City is 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. This proposed rezone will would go towards meeting this need in the community.

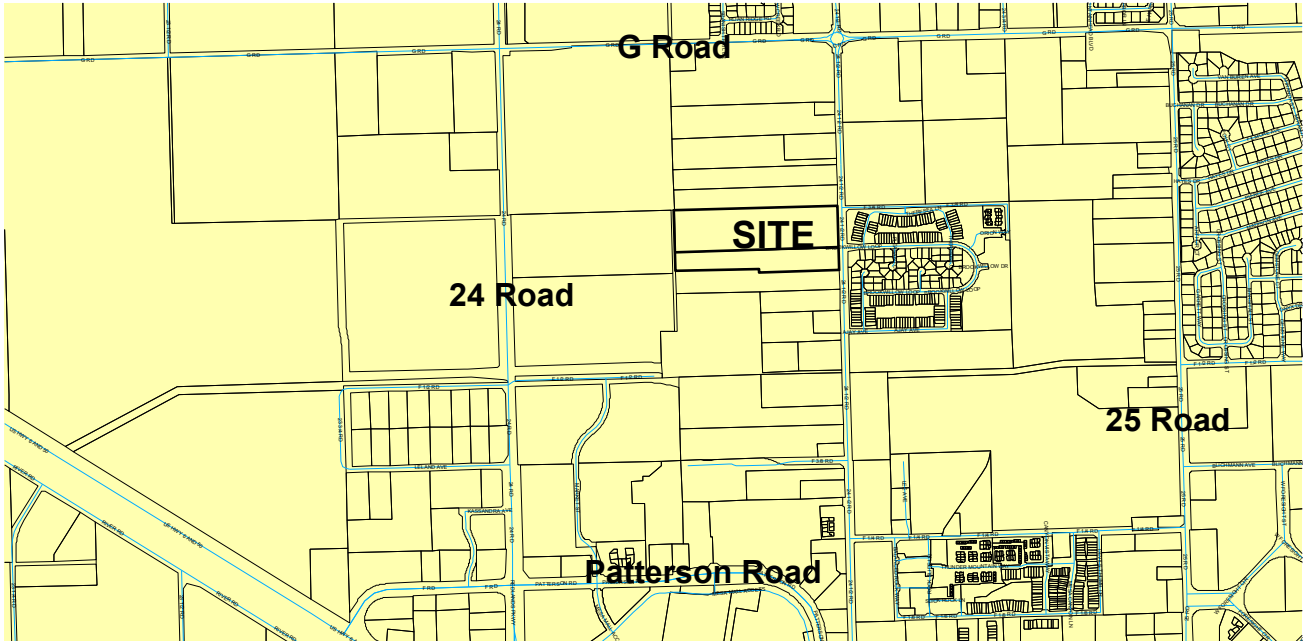
Alternatives: In addition to the zoning that the petitioners have requested, the following zone districts would also be consistent with the Growth Plan designation for the subject properties.

- a. Existing - R-12 (Residential – 12 du/ac)
- b. R-16, (Residential – 16 du/ac)
- c. R-O, (Residential Office)
- d. B-1, (Neighborhood Business)

The Planning Commission recommends a R-24 zone designation and does not recommend R-12, R-16, R-O, or B-1. If the City Council chooses to approve one of the alternative zone designations, specific alternative findings must be made as to why the City Council is approving an alternative zone designation to the City Council.

# Site Location Map

Figure 1



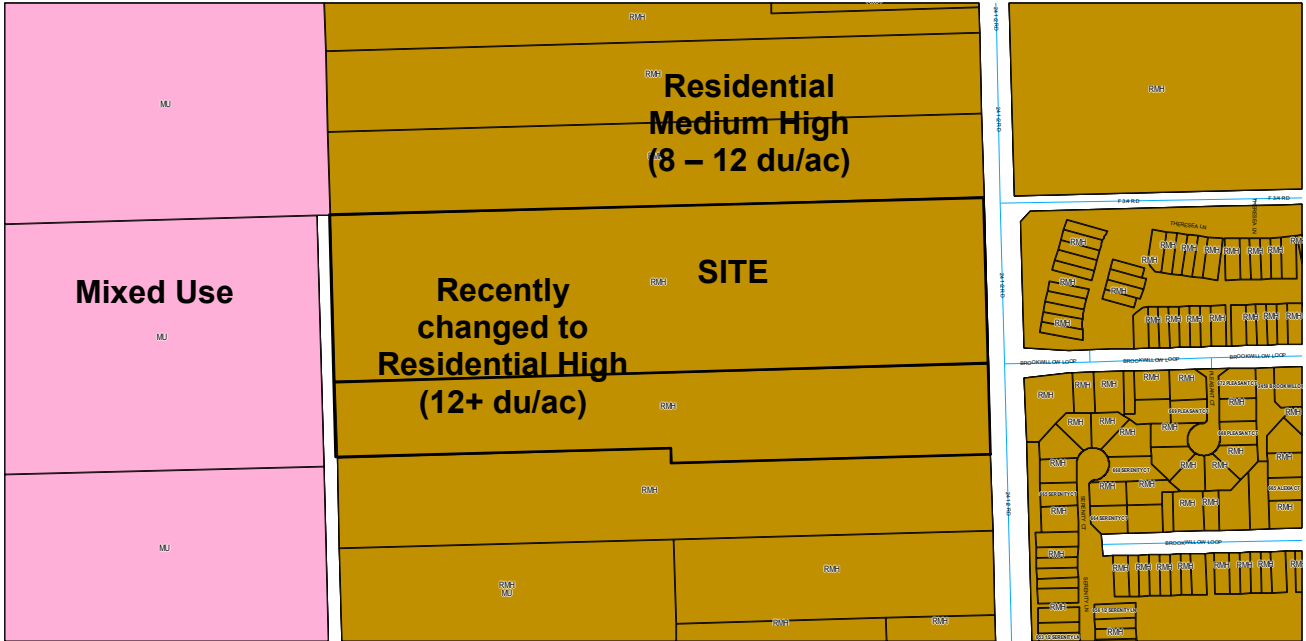
# Aerial Photo Map

Figure 2



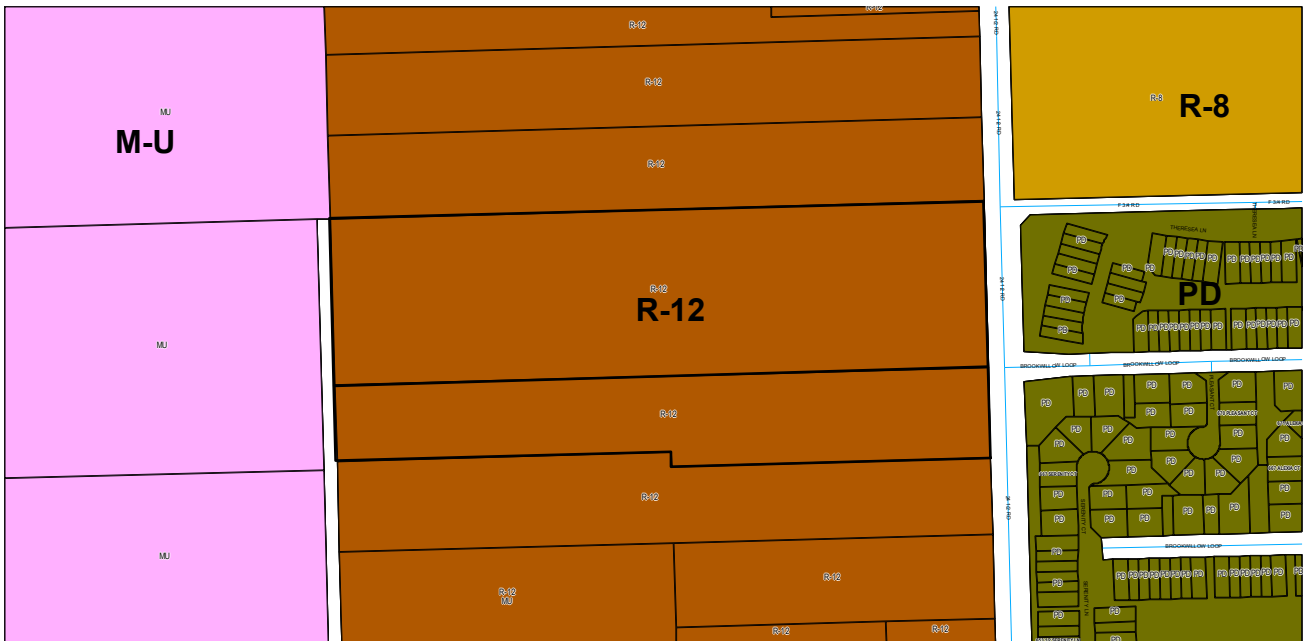
# Future Land Use Map

## Figure 3



# Existing City Zoning

## Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE  
RIMROCK LANDING APARTMENT COMMUNITY REZONE  
FROM R-12, (RESIDENTIAL – 12 DU/AC) TO  
R-24, (RESIDENTIAL – 24 DU/AC)**

**LOCATED AT 665 AND 667 24 1/2 ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning property known as the Rimrock Landing Apartment Community Rezone from R-12, (Residential – 12 du/ac) to the R-24, (Residential – 24 du/ac) zone district, finding that it conforms with the recommended land use category of Residential High (12+ du/ac) 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.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-24, (Residential – 24 du/ac) zone district be established.

The Planning Commission and City Council finds that the R-24 zoning 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 properties shall be rezoned R-24, (Residential – 24 du/ac).

665 24 1/2 Road:

The West 1/2 South 1/2 North 1/2 SE 1/4 NW 1/4 EXCEPT the South 180 feet; and the East 1/2 South 1/2 North 1/2 SE 1/4 NW 1/4 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 1/2 Road:

The North 1/4 SE 1/4 NW 1/4 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.

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

Adopted on second reading this \_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

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

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



Date: February 2, 2010  
 Author: Mary Lynn Bacus,  
Paralegal & Heidi Ham, DDA Exec  
Director  
 Title/ Phone Ext: 244-1505  
 Proposed Schedule: \_\_\_\_\_  
Wednesday, February 17,  
2010  
 2nd Reading (if applicable):

**Attach 4**  
**Setting a Hearing on a Petition for Exclusion from**  
**the Downtown Grand Junction Business**  
**Improvement District**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Petition for Exclusion from the Downtown Grand Junction Business Improvement District for Property Located at 337 South 1 <sup>st</sup> Street
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> John Shaver, City Attorney

**Executive Summary:** On August 4, 2009, Mr. Arvan J. Leany filed a letter and the required deposit to initiate consideration of the exclusion of his property, located at 337 S. 1<sup>st</sup> Street (Pufferbelly Restaurant) from the Downtown Grand Junction Business Improvement District. On August 17, 2009, the City Council referred the matter to the Downtown Grand Junction Business Improvement District (DGJBID) Board. The DGJBID heard the request on October 22, 2009 and with a tied vote, the motion to grant the request was defeated. The result was taken back to City Council, who remanded the matter back to the DGJBID Board. The DGJBID Board reheard the matter on January 28, 2010 and sent a recommendation for exclusion back to the City Council.

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

**Goal 3:** Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

The formation of the Downtown Grand Junction Business Improvement District has provided a funding stream to support and market the downtown. Each property owner pays a special assessment which is calculated on their first floor square footage.

**Action Requested/Recommendation:**

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

**Board or Committee Recommendation:**

The DGJBID Board of Directors re-heard the exclusion request on January 28, 2010 and approved the request. The Board recommends approval of Mr. Leany's request for exclusion.

**Background, Analysis and Options:**

The Downtown Grand Junction Business Improvement District was formed on August 17, 2005. The ballot question regarding a special assessment for said District was approved on November 1, 2005. The City Council then held a hearing on the assessments on December 7, 2005 and there were no objections voiced at the hearing.

Section 31-25-1220 C.R.S. provides for a process to request exclusion from a business improvement district and requires a deposit to cover the cost of the process. On August 4, 2009, Mr. Arvan Leany, owner of the building and business located at 337 S. 1<sup>st</sup> Street (Pufferbelly Restaurant) filed a written request for exclusion, along with the required deposit.

The request was brought before City Council for consideration and the City Council referred the matter to the DGJBID Board. The DGJBID Board heard the request on October 22, 2009 and with 6 board members present, the motion was defeated with a tied vote. The result was taken back to City Council, who advised during their November 18, 2009 meeting that the matter be remanded back to the DGJBID Board to re-hear the matter once they had a full board. The DGJBID Board re-heard the request on January 28, 2010 and the request was approved.

The process calls for City Council to review the record of that hearing and make a final decision on the matter.

**Financial Impact/Budget:**

There is no impact to the 2009 budget of the City. Any costs associated with the exclusion request are to be paid by the Petitioner. This request will decrease the DGJBID budget by \$1,058 per year.

**Legal issues:** N/A

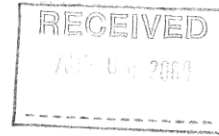
**Other issues:** N/A

**Previously presented or discussed:** N/A

**Attachments:**

- Letter requesting exclusion from the Downtown BID
- Site location map of the property
- Minutes of the DGJBID hearing
- Proposed Ordinance

@EJL 1284.4  
@EJL



August 4, 2009

City of Grand Junction

RE: Exclusion from the special taxing district for the Downtown Business Improvement District

To whom that it may concern,

As owner of Pufferbelly Restaurant and the building that it occupies I am writing to be excluded from the development district for the following reasons:

- 1) We are completely out of the traffic flow for any benefit of downtown activities.
- 2) We close at 2 PM and are not open when most of the activities are taking place.
- 3) The sign in front of the convention center mentions downtown shopping only.
- 4) It is not in convenient walking distance of Main Street.
- 5) Instead of being a support for our location it actually takes business away.
- 6) We have paid in every year since its inception and we have received no benefit.

We would appreciate your consideration to help us with this matter.

Sincerely,

Arvan Jeffrey Leany, Owner  
337 S. 1<sup>st</sup> Street  
Grand Junction, CO 81501  
970-242-1600  
970-261-3981 cell  
970-858-7698 home

A handwritten signature in black ink, appearing to be "Arvan Leany". The signature is stylized and somewhat cursive.

337 S. 1<sup>st</sup> Street



GRAND JUNCTION DOWNTOWN BUSINESS IMPROVEMENT DISTRICT  
BOARD MINUTES

Thursday, January 28, 2010  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

PRESENT: Harry Griff, Scott Holzschuh, Peggy Page, Steve Thoms, Bill Keith, PJ McGovern

ABSENT: Kevin Reimer, Bill Wagner, Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart, Arvan Leany, Jeff Leany

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Bill K. made a motion to approve the minutes of the October 22 meeting; Scott seconded; minutes were approved.

2009 YEAR END FINANCIALS – Heidi corrected the agenda to read “2009” Year End Financials. The DTA budget has not been presented to the DTA board since their January meeting was canceled. The income statement for the DTA shows that the total income was higher than budgeted and expenses came in lower. A deficit was budgeted and the DTA actually ended up with a profit. The balance sheet reflects the income for 2009. The DTA fund balance is just over \$50,000. Budgets will be reviewed and revised, if needed, starting in July.

The BID budget performance report shows special assessments and voluntary contributions from government entities. The City has not transferred their voluntary assessment yet, so that number will go up. Special Assessments came in over budget but a lot of them came in late in the year. Interest income is low and might be adjusted with year-end adjustments. There was some misallocation at the beginning of the year in the salary line item that has been corrected. An increased BID transfer to the DTA was approved by the Board, but the budget was not changed through the City; this process has now been clarified to avoid future confusion. The BID budget will be presented to the DTA board in February.

Harry added that in the future the budget should not be balanced by continuing to increase the assessment automatically; this should be done thoughtfully and with regard to the impact on the property owners.

**REQUEST FOR EXEMPTION FROM BID** – The public hearing was opened at 7:55 a.m. for consideration of exemption from the Downtown Business Improvement District. This request was filed by the owner of the property at 337 South 1<sup>st</sup> Street, Mr. Arvan Leany. This is the second public hearing held on this issue at the request of the City Council.

Steve explained that Mr. Leany feels he is not getting any direct benefit from belonging to the BID and feels it is an unfair financial burden for his business.

PJ asked what the assessment is for Pufferbelly and the Amtrak station. Mr. Leany thought it was about \$1,200-\$1,500 per year (*Note: Assessment was \$1,058.06 in 2009 and 2008.*). Peggy asked if Mr. Leany attended the BID meetings. He did not. Steve asked if Mr. Leany voted on the BID. He did not. Heidi explained the difference between the BID and the DDA and the various benefits of membership in the BID such as KAFM interviews, bulk mail rate, advertising opportunities, a listing on the website and posting information in the kiosks downtown. Steve pointed out the community benefits of being a member.

There was discussion among board members.

Steve asked if the applicant like to add anything to the written request on record. Mr. Leany responded no.

Steve asked if anyone else present would like to speak to this request? There were no other comments.

PJ made a motion to approve the request to exempt Mr. Leany's parcels from the BID; Scott seconded; motion passed. Harry was opposed. The matter will go to City Council.

The public hearing was closed at 8:20 a.m. The Leany's were thanked for their attendance.

ADJOURN – PJ made a motion to adjourn; Scott seconded; the board adjourned at 8:24 a.m.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SENT TO CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE EXCLUDING PROPERTY OWNED BY ARVIN J. LEANY  
FROM THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT  
DISTRICT**

**LOCATED AT 337 SOUTH 1<sup>ST</sup> STREET (PUFFERBELLY RESTAURANT)**

Recitals

On July 20, 2005, the Grand Junction City Council was presented with petitions from the Downtown Grand Junction Business Improvement District organizing committee requesting formation of a business improvement district.

On August 17, 2005, after a duly notice public hearing, the Downtown Grand Junction Business Improvement District was formed.

On November 1, 2005, the qualified electors of said District authorized the imposition of a Special Assessment to each property owner in the District.

On December 7, 2005, after a duly noticed public hearing, the City council acting as the Board of Directors for the Downtown Grand Junction Business Improvement District directed staff to prepare an assessment roll and file it as required with the Mesa County Treasurer for collection of assessment in 2006. At that public hearing, no objections were presented with the exception of one letter from Carol Newton objecting to the assessment.

On August 4, 2009, Mr. Arvan J. Leany, a property owner in the District, presented a request in writing to the City Clerk asking for exclusion. The request included the required deposit to cover the costs of the process to consider the request.

Upon receipt of the exclusion request, the Grand Junction City Council referred the matter to the Downtown Grand Junction Business Improvement District (DGJBID) Board at its August 17, 2009 meeting.

The DGJBID Board heard the request on October 22, 2009 and with six board members present, the motion was defeated with a tied vote. The result was taken back to City Council, who advised during their November 18, 2009 meeting that the matter be remanded back to the DGJBID Board to re-hear the matter once they had a full board.

The DGJBID Board re-heard the request at its January 28, 2010, and with a six members present, the request was approved by a vote of 5-1.



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

Upon consideration of the request to be excluded from the Downtown Grand Junction Business Improvement District from property owner, Arvin J. Leany, for the following property:

Parcel No. 2945-154-34-001    337 S. 1<sup>st</sup> Street

The request for exclusion from the Downtown Grand Junction Business Improvement District is hereby granted.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2010 and ordered published.

**PASSED AND ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

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

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



Date: February 2, 2010  
 Author: Heidi Hoffman Ham,  
DDA Executive Director  
 Title/ Phone Ext: 256-4134  
 Proposed Schedule: \_\_\_\_\_  
Wednesday  
February 17, 2010  
 2nd Reading (if applicable):  
Monday, March 1, 2010

**Attach 5**  
**Setting a Hearing on Expanding the Boundaries**  
**for the Grand Junction, Colorado Downtown**  
**Development Authority**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority To Include 847, 851, and 861 Rood Avenue
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> John Shaver, City Attorney Heidi Hoffman Ham, DDA Executive Director

**Executive Summary:** The DDA has been petitioned by Armstrong Consultants, Inc. and Corsi Ventures, LLC to include three properties into the DDA boundaries. Inclusion of these properties within the DDA Boundaries will serve to promote community stability and prosperity by improving property values, assist in the development and redevelopment of the district and provide for the continuance of economic health in the community.

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

**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.

Properties within the DDA District benefit from the contributions of the DDA in developing and redeveloping properties and capital improvement projects, thereby improving property values and bringing economic stability.

**Action Requested/Recommendation:**

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

**Board or Committee Recommendation:**

The DDA Board approved the petition at its January 14, 2010, meeting.

**Background, Analysis and Options:**

The DDA Board received and approved a petition from Dennis A. Corsi, property owner, requesting inclusion into the Authority's boundaries for properties located at 847 Rood Avenue, 851 Rood Avenue, and 861 Rood Avenue.

Inclusion of all these properties within the Authority's boundaries and expansion of the Authority will benefit the downtown area as well as the City by the addition of added ad valorem and sales taxes collected within the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

**Financial Impact/Budget:**

There is minimal financial impact to the City.

**Legal issues:** None

**Other issues:** N/A

**Previously presented or discussed:** N/A

**Attachments:**

- Petition Letter – Armstrong Consultants, Inc. and Corsi Ventures, LLC
- Site Map of Properties for Inclusion
- DDA Board Minutes
- DDA Approval Letter
- Proposed Ordinance



**ARMSTRONG CONSULTANTS, Inc.**  
airport engineering and planning services

December 4, 2009

Heidi Hoffman Ham  
Downtown Development Authority  
248 South 4<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Request for Entry into DDA

Dear Ms. Ham:

Armstrong Consultants, Inc. and Corsi Ventures, LLC enthusiastically request entry of our parcels into the Grand Junction Downtown Authority (DDA). Having been located at 861 Rood Avenue since the inception of the company in 1973 and seeing the ups and downs of the area we appreciate the efforts that are being made to ensure the continued viability of the downtown area.

As our business has grown over the years we have realized the need to provide more space for our employees. Rather than moving to another area we have chosen to remodel our interior to provide for additional office space so that we can remain within walking distance of Main Street.

Our complex consists of three parcels, described below, which are adjacent to current DAA parcels. Please enroll all three parcels into the DAA so that we can contribute to your efforts.

847 Rood Ave., Parcel # 2945-144-16-008  
851 Rood Ave., Parcel # 2945-144-16-020  
861 Rood Ave., Parcel # 2945-144-16-021

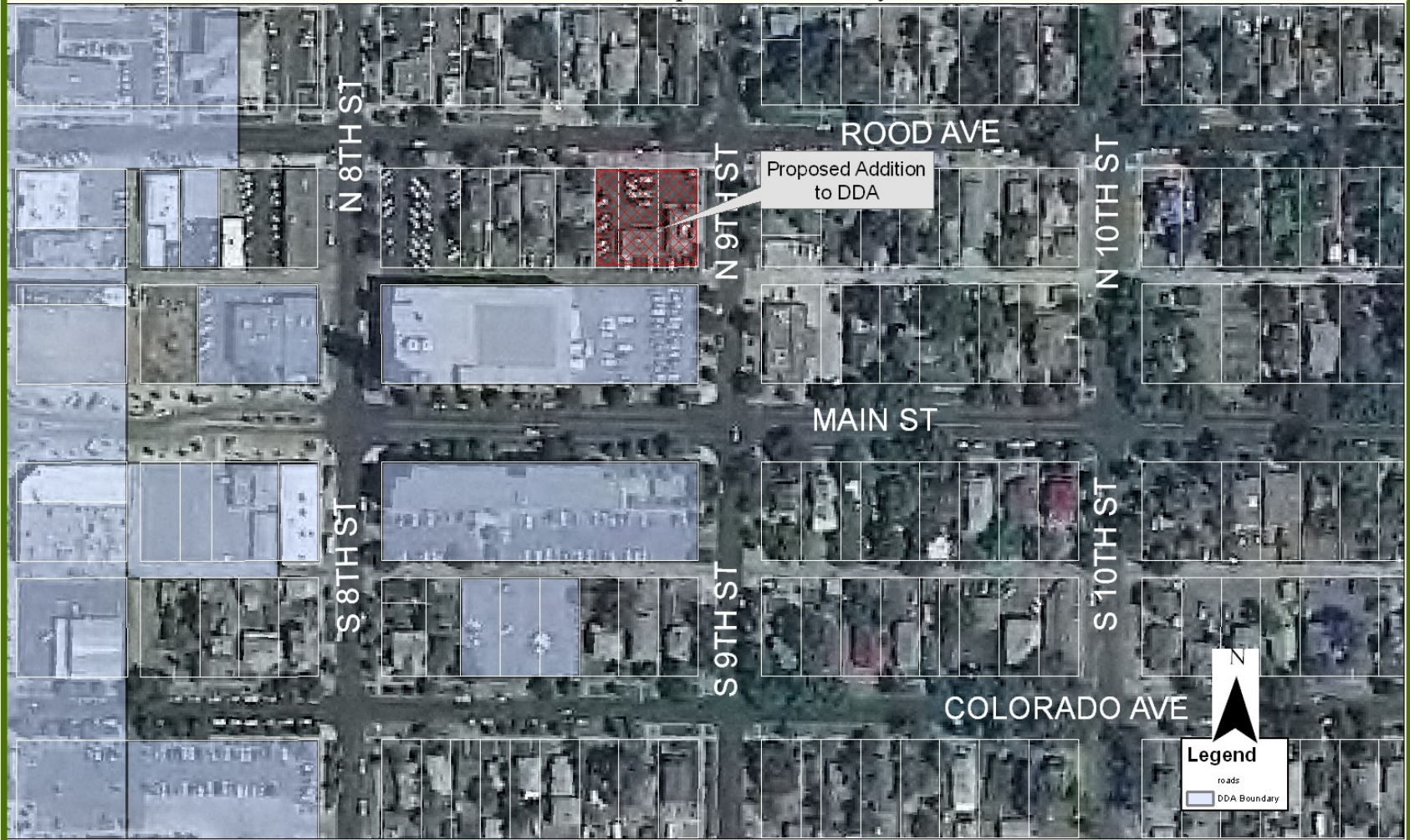
Thank you for your consideration and please feel free to contact me if you have any questions. I look forward to hearing from you soon.

Sincerely,

Dennis A. Corsi  
Vice President, Armstrong Consultants, Inc. - Tenant

and Manager, Corsi Ventures, LLC - Property Owner

Downtown Development Authority



Armstrong Corsi Addition

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES

Thursday, January 14, 2010  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

PRESENT: Bill Wagner, Harry Griff, Peggy Page, Bonnie Beckstein, Scott Holzschuh, Bill Keith, Steve Thoms, Kevin Reimer

ABSENT: PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m. Steve welcomed new DDA board member, Kevin Reimer.

APPROVAL OF MINUTES: Peggy would like to correct the spelling of her name from Petty to Peggy. Scott would like to make the following changes; change "Wells Fargo" to "a specific financial institution" and clarify that the agreement for change orders is "\$25,000 per occurrence with an aggregate of \$100,000." With those changes, Scott made a motion to approve the minutes of the December 10, 2009, meeting; Harry seconded; minutes were approved.

REAL ESTATE ADVISORY GROUP – The DDA board directed Bill W., Scott and Heidi to interview Bray & Co. and Re/Max Two Rivers. After the interviews, it was recommended that the board work with both firms and split the properties. A working group (Scott, Peggy, Steve, and Heidi) should be appointed to focus on contracts and negotiation details. There was a discussion of the varied opinions of the property sales prices. Harry made a motion to appoint the advisory group; Bonnie seconded; the committee was formed.

REQUEST FOR ADDITION OF PROPERTY – Armstrong Consultants would like to be included in the DDA boundaries. They are located on Rood Avenue and have been downtown for a long time. The property is adjacent to other DDA properties. Harry made a motion to include Armstrong Consultants into the DDA boundary; Bonnie seconded; motion passed.

As a result of recent inclusions, Heidi and City staff will be updating the DDA map in the next few weeks.

DOWNTOWN UPLIFT DESIGN – The Board last discussed the design of the 400 block in December. The design was approved in August by City Council. It was decided to split the project between two years with the first phase underway and the other blocks

approved for next year. The City started hearing from merchants regarding the number of parking spaces in the 400 block. The DDA felt this block was the best for the added amenities since there are other parking options. There has been the threat of legal action against the project, and there were deadlines from the group to address the issue. The City Council wants the DDA to look at the design again and decide formally to recommend modifying it or not based on the complaints. The design was amended before adoption to add eight parking spaces to the 400 block. Heidi explained the preferred design in detail with the Board. There was discussion of parking issues and merchant and property owner concerns. Peggy presented a petition signed by 49 businesses protesting the current design and/or loss of parking. Bill W. made a motion to reaffirm the earlier decision as the conceptual plan to be in place; Harry seconded; there was further discussion of merchant issues, City Council, and the need for political will to support the process and design; motion carried; Peggy abstained. Scott would like Heidi to write a letter to City Council and offer to meet with Council. Heidi will draft a letter to be edited and signed by the Board.

ADJOURN – Bill W. made a motion to adjourn at 8:47a.m.; Bill K. seconded; the motion passed.

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

SENT TO CITY CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE EXPANDING THE BOUNDARIES FOR THE GRAND JUNCTION,  
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE 847, 851, AND  
861 ROOD AVENUE**

The Grand Junction, Colorado, Downtown Development Authority (“the Authority” or “DDA”) has adopted a Plan of Development (“Plan”) for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (“the Council”) on December 16, 1981.

Since that time, several individuals and entities, pursuant to Section 31-25-822, C.R.S. and Article X of the Authority's Plan, have petitioned for inclusion within the Authority's boundaries. The Board of the Authority has determined that the boundary of the DDA should be co-terminus with the boundary of the Tax Increment Financing (“TIF”) District, requiring expansion of the tax increment finance district boundary. The boundaries of the Authority have been expanded by the Council by Ordinance Nos. 2045, 2116, 2382, 2400, 2425, 2470, 2475, 2655, 2820, 2830, 2914, 3008, 3653, 4305, 4326 and 4395;

The Board of Directors of the Authority has reviewed and approved a petition from Dennis A. Corsi, property owner, requesting inclusion into the Authority's boundaries for its properties at 847 Rood Avenue, 851 Rood Avenue and 861 Rood Avenue and requests Council's approval to expand the Authority's boundaries to include all properties.

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

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of Section 31-25-802(1.5), C.R.S.

2. The Council hereby finds and determines that the approval of the expansion of boundaries for the Downtown Development Authority Plan of Development, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted areas; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundaries of the Authority and the TIF district.

3. The expansion of the Authority's boundaries, as shown on the attached Exhibit A, is hereby approved by the Council and incorporated into the Plan for TIF purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act consistently with Article of the Plan including, but not necessarily limited to, receiving and expending for development and redevelopment efforts a portion or increment of ad valorem and sales taxes generated in the area in accordance with Section 31-25-801, C.R.S.



4. The Council hereby requests that the County Assessor certify the valuation for the assessment of the new property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Financial Operations Manager is hereby directed to certify the sales tax receipts for the properties included in and described by the attached Exhibit A for the twelve (12) months prior to the inclusion.

5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.

6. If any provision of this Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

Introduced on first reading this \_\_\_\_ day of \_\_\_\_\_, 2010.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2010.

Attest:

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

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

## EXHIBIT A

### EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

The boundaries of the Authority shall be expanded to include the following properties into the Plan of Development area within which tax increment financing is used:

1. Address: 847 Rood Avenue  
Parcel Number: 2945-144-16-008  
Legal Description: E 5FT LOT 11 + ALL LOT 12 BLK 107 GRAND JUNCTION
  
2. Address: 851 Rood Avenue  
Parcel Number: 2945-144-16-020  
Legal Description: LOTS 13 + 14 BLK 107 GRAND JUNCTION SEC 14 1S 1W
  
3. Address: 861 Rood Avenue  
Parcel Number: 2945-144-16-021  
Legal Description: LOTS 15 + 16 BLK 107 GRAND JUNCTION SEC 14 1S 1W



Date: February 1, 2010  
 Author: Heidi Hoffman Ham  
 Title/ Phone Ext: DDA Executive Director, 256-4134  
 Proposed Schedule: \_\_\_\_\_  
Wednesday, February 17, 2010  
 2nd Reading (if applicable): \_\_\_\_\_

**Attach 6**  
**Outdoor Dining Lease for Trust Trifecta Enterprises, LLC**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Outdoor Dining Lease for Trust Trifecta Enterprises, LLC, DBA Naggy McGee’s Irish Pub, 359 Colorado Avenue, Unit 103
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> Heidi Hoffman Ham, DDA Executive Director

**Executive Summary:**

Trust Trifecta Enterprises, LLC, DBA Naggy McGee’s Irish Pub is requesting an Outdoor Dining Lease for the property located at 359 Colorado Avenue, Unit 103. They have been conditionally approved for a Sidewalk Café Permit to serve food outside in an area measuring 37 feet by 12 feet directly in front of the property. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area.

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

*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.*

The addition of outdoor dining areas continues to support the vibrant atmosphere of the downtown area, particularly along the newly-renovated Colorado Avenue.

**Action Requested/Recommendation:**

Adopt the Resolution Approving the Outdoor Dining Lease for Naggy McGee’s, located at 359 Colorado Avenue, Unit 103.

**Board or Committee Recommendation:** N/A

**Background, Analysis and Options:**

Council approved the expansion of sidewalk dining with liquor service in July 2004. However, at that time, it was made clear that permission to serve alcohol on the sidewalk would require a specific lease of the public right-of-way in order to expand the licensed premise under their individual liquor license. Approval of this lease will allow for the applicant to apply for expansion of their premise through the proper State and City agencies. The Lease includes standards for appropriate access and control of the

premise and is in keeping with the standards that have been in place in other communities in Colorado and that have worked well in Grand Junction.

**Financial Impact/Budget:**

There is no financial impact to the City.

**Legal issues:**

N/A

**Other issues:** N/A

**Previously presented or discussed:** N/A

**Attachments:**

Resolution Authorizing the Lease of Sidewalk Right-of-Way  
Outdoor Dining Lease Agreement  
Exhibit A – Depiction of Proposed Leased Area

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE LEASE OF SIDEWALK RIGHT-OF-WAY TO  
TRUST TRIFECTA ENTERPRISES, LLC, DBA NAGGY MCGEE'S IRISH PUB  
LOCATED AT 359 COLORADO AVENUE, UNIT 103**

Recitals:

The City has negotiated an agreement for Trust Trifecta Enterprises, LLC, DBA Naggy McGee's Irish Pub to lease a portion of the sidewalk right-of-way located in front of 359 Colorado Avenue, Unit 103, from the City for use as outdoor dining; and

The City Council deems it necessary and appropriate that the City lease said property to Trust Trifecta Enterprises, LLC, DBA Naggy McGee's Irish Pub.

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

The City Manager is hereby authorized and directed to sign the Lease Agreement leasing the city-owned sidewalk right-of-way for a period of twelve months at \$444 per year, to Trust Trifecta Enterprises, LLC, DBA Naggy McGee's Irish Pub.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2010.

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

Attest:

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

## OUTDOOR DINING LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into as of February 17, 2010, by and between THE CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, as Lessor, hereinafter City and, as Lessee, hereinafter Lessee.

### RECITALS:

The City by Ordinance No. 3650 and subsequently amended by Ordinance No. 4120 established a Sidewalk Restaurant commercial activity permit for restaurants in the Downtown Shopping Park (DSP) on Main Street, Seventh Street and Colorado Avenue.

In accordance with that authority the City Council and the Downtown Development Authority (DDA) desire to make certain areas of the sidewalk in the DSP available by lease to approximate land owners and/or lessees that want to make use of a portion of the sidewalk in the DSP for restaurant and/or alcohol service.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions contained herein, it is agreed as follows:

1. The City does hereby lease to Lessee approximately 444 square feet of the sidewalk in the DSP located in front of 359 Colorado Avenue, Unit 103, hereinafter the Leased Area; specifically the Leased Area is that portion of the sidewalk immediately across the sidewalk from the Lessee's business. The Leased Area is depicted on the attached Exhibit A.
2. The City does hereby grant an easement across the abutting sidewalk for the purpose of transporting alcohol beverages and providing food service. Such easement runs concurrent with said lease and terminates when said lease terminates.
3. The term of this lease shall be for a period of one year beginning on February 17, 2010, and terminating on January 7, 2011. Rent shall be calculated at \$1.00 per square foot per year. As rent for the Leased Area, Lessee agrees to pay the City the total sum of \$444.00, which sum shall be payable in advance on or before February 17, 2010, at the offices of the City Clerk, Grand Junction City Hall, 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501.

If the rent payment is not paid in full when due, a Lease shall not issue.

4. Lessee agrees to use the Leased Area for the sole purpose of selling and dispensing food and/or beverages to the public. The Leased Area shall be open to the public, weather permitting, during the Lessee's normal business hours but in no event shall food and/or beverage service be extended beyond 12:00 midnight. Food shall be available to be served in

the Leased Area during all hours that it is open to the public and in accordance with the Lessee's liquor license.

5. Lessee further agrees to use the Leased Area for no purpose prohibited by the laws of the United States, the State of Colorado or ordinances of the City of Grand Junction. Further, Lessee agrees to comply with all reasonable recommendations by DDA relating to the use of the Leased Area. Prior to alcohol service the Lessee shall modify its liquor licensed premises as required by the laws of the State and City. **Modification of the licensed premises, in accordance with Colorado law, is a precondition to the authority this lease.**
6. Lessee shall remove any improvements, enclosures, furniture, fixtures, equipment or structures installed by it or at its direction on the Leased Area promptly upon expiration of this Lease. Failure to remove the same within ten (10) days of expiration shall result in ownership thereof transferring to the DDA.
7. Lessee agrees to keep the Leased Area in good repair and free from all litter, dirt and debris and in a clean and sanitary condition; to neither permit nor suffer any disorderly conduct or nuisance whatsoever, which would annoy or damage other persons or property by any alteration to the Leased Area or by any injury of accident occurring thereon. Further, Lessee does, by execution of this Lease, indemnify and hold harmless the City of Grand Junction and the DDA and its employees, elected and appointed officials, against any and all claims for damages or personal injuries arising from the use of the Leased Area. Lessee agrees to furnish certificate(s) of insurance as proof that it has secured and paid for a policy of public liability insurance covering all public risks related to the leasing, use, occupancy, maintenance and operation of the Leased Area. Insurance shall be procured from a company authorized to do business in the State of Colorado and be satisfactory to the City. The amount of insurance, without co-insurance clauses, shall not be less than the maximum liability that can be imposed upon the City under the laws of the State, as amended. Lessee shall name the City and the DDA as named insureds on all insurance policies and such policies shall include a provision that written notice of any non-renewal, cancellation or material change in a policy by the insurer shall be delivered to the City no less than ten (10) days in advance of the effective date.
8. All construction, improvements, furniture, fixtures and/or equipment on the Leased Area shall comply with the following:
  - a. Not be wider than the street frontage of the business nor extend to the extent that pedestrian traffic is impeded.
  - b. No portion of the Lessee's furniture, fixtures or equipment shall extend beyond the boundaries of the Leased Area; this shall be

construed to include perimeter enclosures, planters, umbrellas while closed or open and any other fixtures, furniture or equipment placed or utilized by the Lessee.

- c. The perimeter enclosure shall be angled at forty-five (45) degrees with a minimum of four (4) feet in length on the diagonal(s) with the exception that if the Lessee obtains written consent from the adjacent business, a ninety (90) degree angle will be permitted on the side(s) for which the Lessee has obtained such written consent.
  - d. The perimeter of the Leased Area shall be enclosed by a black wrought-iron fence (perimeter enclosure) as approved by DDA, no less than thirty (30) inches in height. Openings in the fence shall not be less than 44 inches wide. If there is a gate which is not self-closing and bi-directional it must swing inward to prevent obstruction of the sidewalk.
  - e. No cooking shall be located on the Leased Area.
  - f. Lessee may place furniture, fixtures and equipment in the Leased Area so long as the same are not allowed to encroach into the public right of way or otherwise to endanger any passerby or patron and are secured to resist wind.
  - g. The Lessee shall allow its fixtures and perimeter fencing to remain in place at its own discretion and liability and shall accept and retain full responsibility and liability for any damage to such fixtures and perimeter fencing caused thereby.
  - h. Neither electric (alternating current) nor gaslights are allowed on the Leased Area. Candles and battery powered lights are allowed.
  - i. No signage, including banners, shall be allowed on the Leased Area. Signage shall be disallowed on furniture, which includes but is not limited to, chairs, benches, tables, umbrellas, planters and the perimeter fence on the Leased Area. Menu signs shall be allowed in accordance with provisions of the City of Grand Junction sign code and subject to review by the DDA.
9. The leased premises and improvements, additions and fixtures, furniture and equipment thereon shall be maintained and managed by Lessee.
10. Lessee agrees to permit agents of the City and/or the DDA to enter upon the premises at any time to inspect the same and make any necessary repairs or alterations to the sidewalks, utilities, meters or other public facilities as the City may deem necessary or proper for the safety, improvement, maintenance or preservation thereof.

Lessee further agrees that if the City shall determine to make changes or improvements to the DSP, which may affect any improvements placed by the



Lessee, that the Lessee, by execution of this Agreement, hereby waives any and all right to make any claim for damages to the improvements (or to its leasehold interest) and agrees to remove any structures necessary during such construction periods. The City agrees to rebate all rents in the event it undertakes major structural changes during a lease period.

11. The City by this demise hereby conveys no rights or interest in the public way except the right to the uses on such terms and conditions as are above described and retains all title thereto.
12. Lessee agrees not to sublet any portion of the Leased Area, not to assign this lease without the prior written consent of the City being first obtained.
13. Lessee hereby affirms that Lessee is the owner and/or lessee of the abutting property and agrees that on sale or other transfer of such ownership interest, Lessee will so notify the City of the transfer in interest and all right and interest under this Lease shall terminate.
14. Lessee agrees to surrender and deliver up the possession of the Leased Area promptly upon the expiration of this Lease or upon five (5) days' written notice in the case of the termination of this Lease by City by reason of a breach in any provisions hereof.
15. If legal action is taken by either party hereto to enforce any of the provisions of this Lease, the prevailing party in any legal action shall be entitled to recover from the other party all of its cost, including reasonable attorney's fees.
16. It is further agreed that no assent, expressed or implied, to any breach of any one or more of the covenants or agreements herein shall be deemed or taken to be a waiver of any succeeding or any other breach.
17. Lessee agrees to comply with all laws, ordinances, rules and regulations that may pertain or apply to the Leased Area and its use. In performing under the Lease, Lessee shall not discriminate against any worker, employee or job applicant, or any member of the public because of race, color, creed, religion, ancestry, national origin, sex, age, marital status, physical handicap, status or sexual orientation, family responsibility or political affiliation, or otherwise commit an unfair employment practice.
18. Lessee and City agree that all correspondence concerning the Lease shall be in writing and either hand delivered or mailed by first class certified mail to the following parties:

City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

Lessee:  
Trust Trifecta Enterprises, LLC, DBA Naggy McGee's Irish Pub  
354 Teller Avenue  
Grand Junction, CO 81501

CITY OF GRAND JUNCTION

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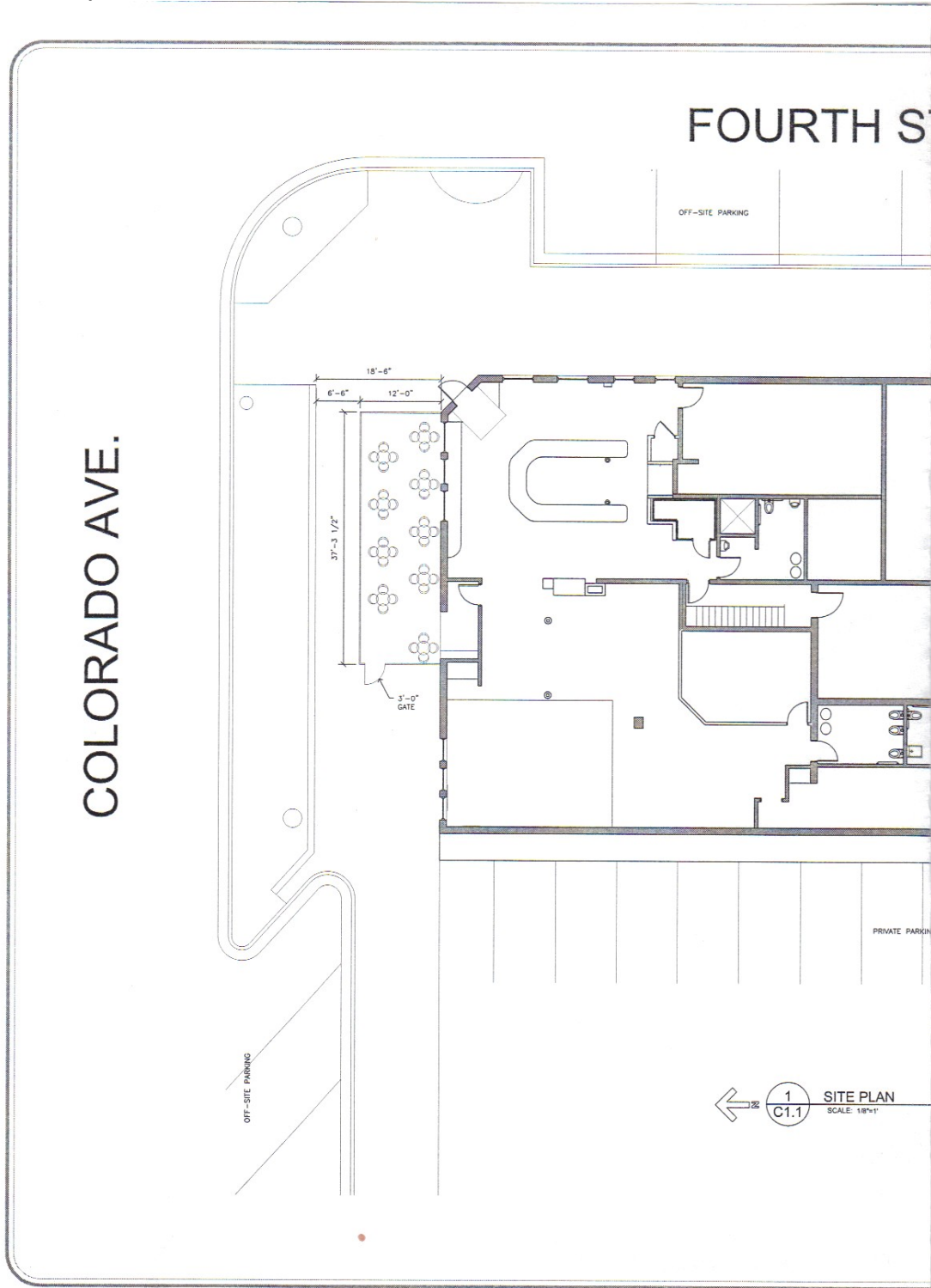
Laurie M. Kadrach, City Manager

LESSEE

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Business Owner

**EXHIBIT A**  
Depiction of Proposed Lease Area





Date: February 1, 2010  
 Author: Scott Peterson and John Shaver  
 Title/ Phone Ext: City Attorney/1506 and Senior Planner/1447  
 Proposed Schedule: First Reading: January 20, 2010  
 2nd Reading: February 17, 2010

**Attach 7**  
**Public Hearing—7<sup>th</sup> Street Historic Residential District Rezone**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> 7 <sup>th</sup> Street Historic Residential District Rezone
<b>File #:</b> RZ-2009-253
<b>Presenters Name &amp; Title:</b> Scott Peterson, Senior Planner John Shaver, City Attorney

**Executive Summary:**

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

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

The proposed request meets **Goals 4, 5, and 6** of the proposed Comprehensive Plan.

The proposed rezone continues to support historic housing and tourist activity within the Downtown area of the City Center and encourages preservation, appropriate reuse and provides a broader mix of housing types within the community. The actions help to meet the needs of a variety of incomes, family types and life stages.

**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 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.

**Goal 6:** Land Use decisions will encourage preservation and appropriate reuse.

**Action Requested/Recommendation:**

Hold a Public Hearing and Consider Final Passage of the Proposed Ordinance.

**Board or Committee Recommendation:**

The Legislative Committee of the City Council recommended consideration of the attached ordinance.

**Background, Analysis and Options:**

See attached Staff Report.

**Financial Impact/Budget:**

N/A.

**Legal issues:**

None.

**Other issues:**

None.

**Previously presented or discussed:**

First Reading of this Rezone request was introduced on January 20, 2010.

**Attachments:**

Background Information/Staff Report  
Ordinance (See Separate File)

**Background Information**

The Legislative Committee of the City Council has requested that the City Council adopt a new Ordinance that would change the existing zoning designation of the Seventh Street Historical District between Grand and Hill Avenue from PD, Planned Development to PRD, Planned Residential Development – 7<sup>th</sup> Street with an underlying default zone of R-8, Residential – 8 du/ac. The proposed Ordinance does not include three properties located on the southside of Grand Avenue which are considered part of the Seventh Street Historical District but are presently zoned B-2, (Downtown Business) and CSR, (Community Services and Recreation) respectfully and would remain unchanged by the adoption of this Ordinance. This proposed Ordinance would repeal Ordinance No. 2211 as adopted on October 3, 1984 specifically for the Seventh Street Historical District. As was recently discovered by City Staff, Ordinance No. 2211 did not establish or adopt an approved “plan” for the planned zone designation as would be the common practice today. The proposed new zoning designation and accompany ordinance would rectify that situation.

The rezone to Planned Residential Development – 7<sup>th</sup> Street district is intended to apply to mixed-use or unique single use applications and to provide design flexibility not available through strict application and interpretation of the standards established in the Code. The planned development zoning imposes any and all regulations applicable to the land as stated in the Ordinance. Planned development rezoning is appropriate because long-term community benefits may be achieved through high quality development.

The Planned Residential Development – 7<sup>th</sup> Street zoning ordinance establishes the current, lawful uses, explains the development application processes and standards, establishes the default zoning (R-8) and deviations and adopts the Plan for the 7th Street Historic Residential District properties. If the Ordinance becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-8 zone district.

In order to validate the current, lawful uses that constitute the foundation of the Plan, the City has carefully inventoried the 7th Street Historic Residential District properties. The inventory for each property includes an aerial photograph, a three dimensional view of each property using the City's pictometry system, a review of the Mesa County Assessor's records which confirms the square footage and design of each structure on each property and a written inventory sent to each property owner of record confirming the use of the property. The inventory was completed on January 29, 2010 and is within the Ordinance. In general the Plan is founded on recording the uses of each of the 7th Street Historic Residential District Properties as they exist at this point in time but the Plan is not intended to preclude new or different uses.

The following specific land uses are listed by address. However, these land uses are confirmed only to the best of our ability based on City records and neighborhood input and are only to be utilized as a starting point for any future change of use designations.

#### **WEST SIDE**

739 7<sup>th</sup> St. – Single Family  
731 7<sup>th</sup> St. – Daycare  
727 7<sup>th</sup> St. – Daycare  
715 7<sup>th</sup> St. – Daycare  
707 7<sup>th</sup> St. – Single Family  
639 7<sup>th</sup> St. – Single Family  
625 7<sup>th</sup> St. – Single Family  
621 7<sup>th</sup> St. – Single Family  
611 7<sup>th</sup> St. – Single Family  
605 7<sup>th</sup> St. – 2 units/2 bldgs; 1 unit each  
535 7<sup>th</sup> St. – Church  
515 7<sup>th</sup> St. – Single Family  
505 7<sup>th</sup> St. – Single Family

#### **EAST SIDE**

750 7<sup>th</sup> St. – Single Family  
726 7<sup>th</sup> St. – 4 units/1 building  
712 7<sup>th</sup> St. – Single Family  
706 7<sup>th</sup> St. – Single Family  
640 7<sup>th</sup> St. – Boarding House 4 Rooms  
626 7<sup>th</sup> St. – 5 units/1 building  
620 7<sup>th</sup> St. – 3 units/1 building  
604 7<sup>th</sup> St. – Single Family/3 bed B & B  
536 7<sup>th</sup> St. – Single Family  
522 7<sup>th</sup> St. – Single Family  
520 7<sup>th</sup> St. – Single Family  
710 Ouray – Single Family  
440 7<sup>th</sup> St. – 2 units/2 bldgs; 1/unit each

445 7<sup>th</sup> St. – Single Family  
433 7<sup>th</sup> St. – Single Family  
417 7<sup>th</sup> St. – Single Family  
407 7<sup>th</sup> St. – Single Family

428 7<sup>th</sup> St. – Single Family  
720 Grand – Church

City Staff did receive notice from the property owner at 639 7<sup>th</sup> Street stating that the Mesa County Assessor's records were incorrect regarding the square footage of the existing single-family structure, etc. Property owner is to follow-up with the Assessor regarding this but requested changes will be noted within City file number RZ-2009-253.

The use, bulk, development, improvement and other standards for the proposed rezoning to Planned Residential Development – 7<sup>th</sup> Street shall be derived from the R-8 underlying Zoning, as defined in Chapter Three of the Code. The Director shall initially determine whether the character of any proposed development application is consistent with the R-8 zoning. The R-8 zone shall be used as a point of reference by the Director and the City Council when reviewing any application; however, the R-8 use matrix shall not be used solely as a basis for denial or approval of an application. The City Council will have final authority to approve land use decisions that are not listed in the R-8 matrix as deemed appropriate.

The proposed rezone also specifies that the City Council may refer an application, after it has been reviewed by the Director and prior to a decision by the City Council, to the City's Historic Preservation Board and/or the City Planning Commission. Deviations from any of the default zoning standards may be approved and shall be explicitly stated in the zoning/rezoning ordinance allowing for the land use/development.

**Section 2.6 A. of the Zoning and Development Code:**

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

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

Response: There was no error at the time of adoption of the existing PD, Planned Development zoning designation in 1984. The proposed new zoning designation of PRD, Planned Residential Development – 7<sup>th</sup> Street as proposed by the Legislative Committee of the City Council is intended to apply to mixed-use or unique single use applications and to provide further design flexibility not available through strict application and interpretation of the standards established in the Zoning and Development Code. The City Council would have final review authority on which types of land uses that would be applicable within the District.

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

Response: The proposed zoning designation of PRD, Planned Residential Development – 7<sup>th</sup> Street promotes traditional neighborhood development; however, this does not mean that for land uses to be compatible, they all have to be all the same. In a traditional neighborhood development pattern stores, shops and homes are all within walking distances which meets with the new goals and policies of the Comprehensive Plan. This proposed Ordinance would repeal Ordinance No. 2211 as adopted on October 3, 1984. As was recently discovered by City Staff, Ordinance No. 2211 did not establish or adopt an approved “plan” for the planned zone designation as would be the common practice today. The proposed new zoning designation and accompany ordinance would rectify that situation.

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

Response: The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and proposed Comprehensive Plan. In addition to the community deriving benefit from the Plan, the proposed rezone finds that growth and development trends, especially in the Downtown area, support Planned Development zoning which allows a higher standard of review and development than what normally would take place with a straight zone and that the Planned Development zoning is not otherwise available in the central part of the City.

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

Response: Existing infrastructure facilities are adequate to serve any existing and future land uses located within the 7th Street Historic Residential District.

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

Response: The existing Planned Development zoning district is being replaced with a more specific ordinance that will allow design and land use flexibility as determined by the City Council. City Council will have the final authority to determine the appropriateness of any change of use, boundary adjustments or re-subdivision or application for a construction permit after review and recommendation by City Staff.

6. The community will benefit from the proposed zone.

Response: The 7th Street Historic Residential District and community as a whole will benefit from the proposed rezone by assuring a consistent, high level review by elected City officials of development patterns with recommendation by



City Staff in a unique and historical neighborhood in the City. Review at the highest level by City elected officials will afford the highest quality development consistent with the needs and desires of the community. Through the adoption of the Plan, the City Council will act to establish, provide and protect long-term community benefits as the Council sees fit. Those benefits are assured by the Plan's recognition and continuation of a mix of stable housing with other uses in close proximity to Downtown. Through the Plan, the Council will encourage innovative use of unique buildings and properties. The Plan demonstrates that single family, multi-family and high intensity uses like the day care center and two large churches are compatible.

#### **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the proposed rezone to PRD, Planned Residential Development – 7<sup>th</sup> Street, RZ-2009-253, the following findings of fact and conclusions have been determined.

1. The requested zone is consistent with the goals and policies of the Growth Plan and proposed Comprehensive Plan.
2. The review criteria in Section 2.6 A. of the Zoning and Development Code have all been met.



Date: 18 January 2010  
 Author: David Thornton  
 Title/ Phone Ext: 244-1450  
 Proposed Schedule: \_\_\_\_\_<sup>1<sup>st</sup></sup>  
Reading on February 1, 2010  
 2nd Reading  
February 17, 2010

**Attach 8**  
**Public Hearing—Grand Junction Comprehensive Plan Adoption**

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> 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
<b>File #:</b> PLN-2009-219
<b>Presenters Name &amp; Title:</b> 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:**

Hold a Public Hearing and Consider Final Passage of the Proposed Ordinance.

**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. The first reading of the ordinance was at the February 1, 2010 City Council meeting.

**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 25<sup>th</sup> 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 <sup>th</sup> bullet, 19 <sup>th</sup> line	Remove last four words "and compete with us"
10	First / 6 <sup>th</sup> line	Underline "Policies"
17	Center / 1 <sup>st</sup> line	Change the word "existing" to "Proposed"
17	Center / last line	Add "i" in the misspelled word "policies"
19	First / 2 <sup>nd</sup> line	Change the word "Area" to "Community"
24	First / 1 <sup>st</sup> , 17 <sup>th</sup> , 22 <sup>nd</sup> 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 <sup>th</sup> line	Add "and" between "in" and "around"

159	First / 1 <sup>st</sup> 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 <sup>st</sup> paragraph	Delete “2009” before “Comprehensive Plan”
169	Last / 6 <sup>th</sup> 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.

<b>FILE #:</b>	2009-0294-MP1 and PLN-2009-219
<b>PETITIONER:</b>	Mesa County and City of Grand Junction
<b>LOCATION:</b>	County and City wide
<b>STAFF:</b>	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 4<sup>th</sup> 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.

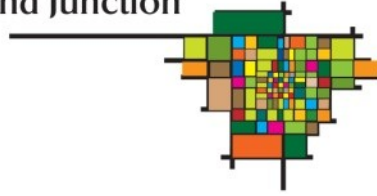
**MOTION: (Commissioner Susuras) “Mr. Chairman, on item 2009-0294-MP1, Grand Junction Comprehensive Plan, I propose that we adopt the Grand Junction Comprehensive Plan as an amendment to the Master Plan and adopt a resolution Number MCPC-2010-01, adopting and certifying the amendment to the Mesa County 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

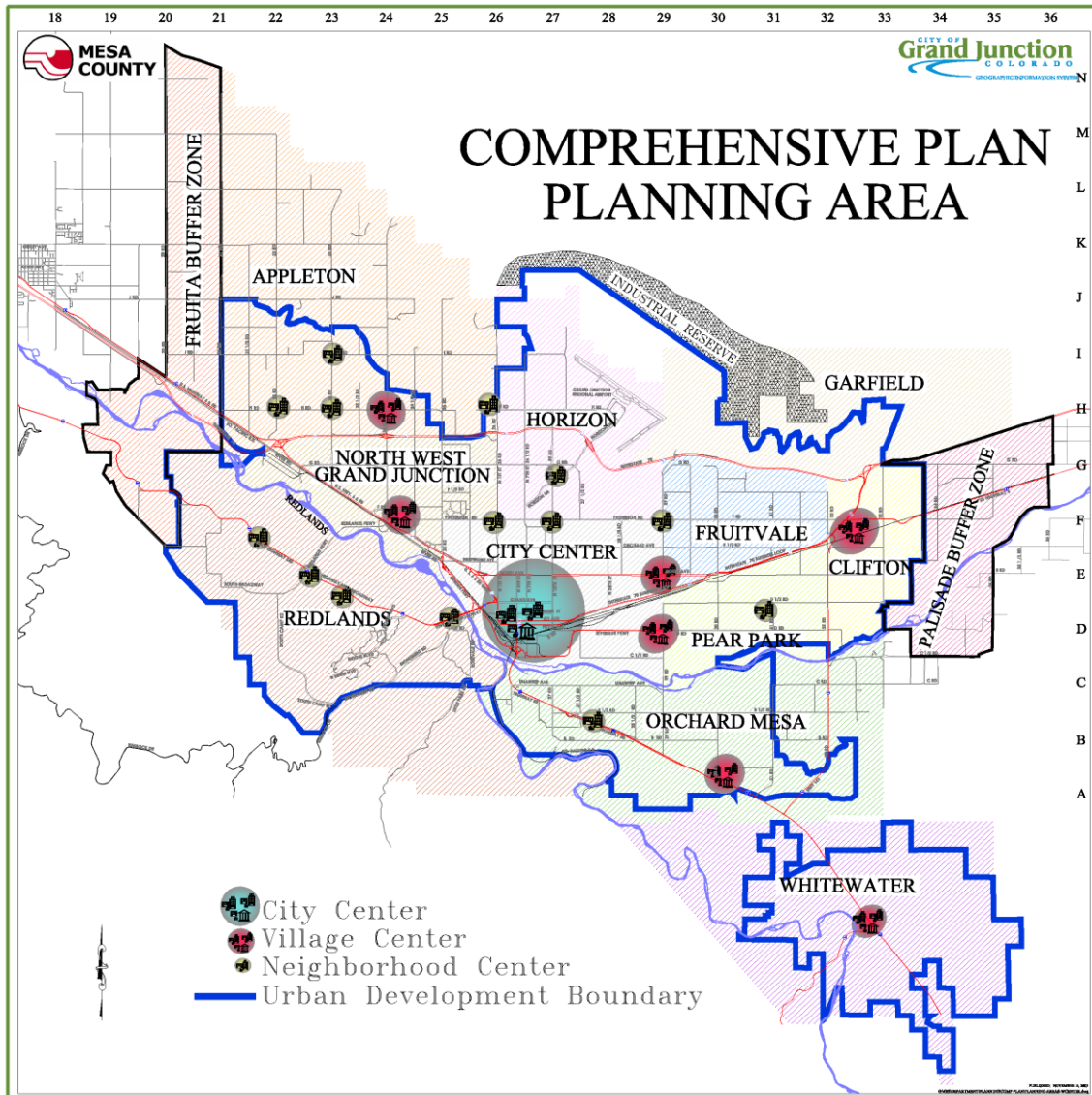
Citizens want a Plan to address important issues such as:

- 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 Rockies***<sup>1</sup>

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.

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<sup>1</sup> **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.

Policy28.3: 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:

3. The proposed Grand Junction Comprehensive Plan is consistent with the purpose and intent of the Growth Plan.
4. 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](http://www.DavidsonHomesCo.com)



10-29-09

re:Blended Residential Plan

City Councilmembers  
City of Grand Junction  
250 North 5<sup>th</sup> 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](http://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 5<sup>th</sup> 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

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## 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 7<sup>th</sup> Street and Riverside Parkway

Suggested description:

- Continue the historic 7<sup>th</sup> 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 5<sup>th</sup> 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 7<sup>th</sup> 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,

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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

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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

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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

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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

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>>> 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

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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

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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](mailto: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

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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](mailto:austex03@bresnan.net)

Carolyn Emanuel  
2247 SADDLEHORN RD  
GRAND JUNCTION, CO 81507

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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.

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.

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

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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.

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.

David Kareus  
2217 ELLA CT  
GRAND JUNCTION, CO 81505

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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.

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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.

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.

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

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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.

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.

Sincerely,

Noalani Terry  
61490 Epitaph Road  
Montrose, CO 81403

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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.

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.

Cyndi Hoqwll  
552 Shoshone Street  
Grand Junction, CO 81504

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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.

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

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**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

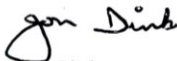
Subject: Need To Enhance Public Safety

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

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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

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# 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 1<sup>st</sup> day of February, 2010 and ordered published in pamphlet form.

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

\_\_\_\_\_  
President of City Council

ATTEST:

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