



**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**TUESDAY, AUGUST 11, 2009, 6:00 P.M.**

**Call to Order**

*Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.*

*In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.*

*Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.*

**Announcements, Presentations and/or Prescheduled Visitors**

**Consent Agenda**

*Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and /or the applicant has acknowledged complete agreement with the recommended conditions.*

*The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.*

**1. Minutes of Previous Meetings**

Approve the minutes of the July 14, 2009 Regular Meeting.

**[Attach 1](#)**

**2. Capstone Subdivision – Preliminary Subdivision Plan [Attach 2](#)**

Request approval of the Preliminary Subdivision Plan to develop 100 units on 17.55 acres in an R-8 (Residential 8 du/ac) zone district.

**FILE #:** PP-2008-286  
**PETITIONER:** Alan Koos – Koos Construction  
**LOCATION:** 685 25 Road and 2479 G Road  
**STAFF:** Lori Bowers

**3. Peppermill Lofts – Vacation of Easements [Attach 3](#)**

Request a recommendation of approval to City Council to vacate a utility and access easement on Lot 1 and part of Lot 2 of Woodland Subdivision (Easement Vacation No 1) and request a recommendation of approval to City Council to vacate a 25 foot wide utility easement on the north, west and south sides of Lot 2 of Woodland Subdivision (Easement Vacation No 2).

**FILE #:** SPR-2009-068  
**PETITIONER:** Bruce Milyard – Northvin, LLC  
**LOCATION:** 2823 North Avenue  
**STAFF:** Kathy Portner

**4. Kerbein Easement Vacation – Vacation of Easement [Attach 4](#)**

Request a recommendation of approval to City Council to vacate a utility easement on the south and east sides of a .470 acre parcel in a PD (Planned Development) zone district.

**FILE #:** VE-2009-134  
**PETITIONER:** Michael Kerbein  
**LOCATION:** 2421 Hidden Valley Drive  
**STAFF:** Judith Rice

**5. Moir Growth Plan Amendment – Growth Plan Amendment [Attach 5](#)**

Request a recommendation of approval to City Council to approve an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to allow a right-in/right-out access onto the south side of Riverside Parkway about 300' west of 29 Road.

**FILE #:** GPA-2009-169  
**PETITIONER:** Rick Dorris – City of Grand Junction  
**LOCATION:** 399 29 Road and 2895 Riverside Parkway  
**STAFF:** Rick Dorris

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

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

**Public Hearing Items**

*On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.*

**6. City Market-24 Road – Conditional Use Permit [Attach 6](#)**

Dillon Real Estate Company, doing business as City Market, is requesting approval of a drive-through pharmacy to be located at 630 24 Road. As part of the Conditional Use Permit application the following deviations are requested to the 24 Road Corridor Design Standards and Guidelines as well as the Super Store/Big Box Standards of Chapter Four, of the Zoning and Development Code: 1) Sign letter height; 2) Screening of external mechanical appurtenances and loading and service areas; 3) 60% glazing requirement.

**FILE #:** CUP-2007-331  
**PETITIONER:** John Atwood – Dillon Real Estate Co., Inc.  
**LOCATION:** 630 24 Road  
**STAFF:** Lori Bowers

**General Discussion/Other Business**

**Nonscheduled Citizens and/or Visitors**

**Adjournment**

**Attach 1  
Minutes of Previous Meeting**

**GRAND JUNCTION PLANNING COMMISSION  
JULY 14, 2009 MINUTES  
6:00 p.m. to 6:51 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), William Putnam (Vice-Chairman), Lynn Pavelka-Zarkesh, Patrick Carlow, Ebe Eslami, Mark Abbott and Richard Schoenrad (Alternate). Reginald Wall was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Senta Costello (Senior Planner), Brian Rusche (Senior Planner), Lori Bowers (Senior Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 14 interested citizens present during the course of the hearing.

**ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the May 26 and June 6, 2009 Regular Meetings.

**2. Public Safety Facility – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate the north/south alley and a portion of the east/west alley between 7<sup>th</sup> & 8<sup>th</sup> Street between Ute and Pitkin Avenues.

**FILE #:** VR-2008-342

**PETITIONER:** City of Grand Junction

**LOCATION:** Alleys located between 7<sup>th</sup> and 8<sup>th</sup> Streets between Ute and Pitkin Avenues



**STAFF:** Brian Rusche

**3. Public Safety Facility – Rezone**

Request a recommendation of approval to City Council to rezone 2.52 acres between 5<sup>th</sup> and 7<sup>th</sup> Streets and Ute and Pitkin Aves along with 1.45 acres east of 7<sup>th</sup> Street between Ute and Pitkin Aves from a C-1 (Light Commercial) to a B-2 (Downtown Business) zone district.

**FILE #:** RZ-2008-342

**PETITIONER:** City of Grand Junction

**LOCATION:** 5<sup>th</sup> to 7<sup>th</sup> Streets between Ute and Pitkin Avenues

**STAFF:** Brian Rusche

**4. Fiesta Guadalajara Expansion – Preliminary Development Plan**

Request 1) a recommendation of approval to City Council to zone 1.422 acres to a PD (Planned Development) with the default zones of C-1 (Light Commercial) and R-8 (Residential 8 du/ac); 2) a recommendation of approval to City Council for a Preliminary Development Plan; 3) and a recommendation of approval to City Council for a vacation of the west 7.5 feet of the North /South alley located east of North 7<sup>th</sup> Street and south of Glenwood Avenue.

**FILE #:** RZ-2009-037

**PETITIONER:** David Ortiz

**LOCATION:** 710, 748 North Avenue and 705, 727 Glenwood Avenue

**STAFF:** Senta Costello

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Carlow) “Mr. Chairman, I move we approve the Consent Agenda as presented.”**

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

**Public Hearing Items**

At Commissioner Schroenradt’s request, Chairman Cole allowed him to be excused from the remainder of the hearing due to conflicts previously disclosed.

**5. Redlands Vista in The Ridges – Preliminary Subdivision Plan**

Request 1) a recommendation of approval to City Council to adopt an amended Planned Development Ordinance for development of 56 dwelling units on 8.3 acres with a default zone of R-8 (Residential 8 du/ac); 2) a recommendation to City

Council of approval of an amended Preliminary Development Plan (PDP) that includes private streets; and 3) a recommendation of approval to City Council of a vacation of a pedestrian and equestrian easement and a reduction in size of a utility, irrigation and drainage easement.

**FILE #:** PFP-2009-092  
**PETITIONER:** Paul Varghese - Redlands Vista, LLP  
**LOCATION:** Ridges Boulevard and Ridge Circle  
**STAFF:** Lori Bowers

### **STAFF'S PRESENTATION**

By way of a PowerPoint presentation, Lori Bowers, Senior Planner with the Public Works and Planning Department, addressed the Commission regarding a project located in The Ridges. She said that according to the Future Land Use Map, this area was to develop in the Residential Medium-Low or 2 to 4 units per acre; however, as part of The Ridges Master Plan, this site was designated as a multi-family site and potentially could have a density of a maximum of 7.5 dwelling units per acre. The applicant had requested to amend the existing Planned Development Ordinance that was approved in 2006 to develop 56 units, 12 of which would be 2-story duplexes and 12 2-story fourplexes, for a density of 6.7 dwelling units per acre. Ms. Bowers said that access would be obtained from Ridge Circle Drive and School Ridge Drive. Furthermore, the interior streets would be private streets to be maintained by the homeowners' association. She added that the subject area was adjacent to open space with the proposal by applicants for an additional 3.84 acres of open space. Ms. Bowers said that the default zone for this Planned Development was R-8. Ms. Bowers said that there was no default height limitation set in a multi-family situation in The Ridges. However, under the R-8 default zone, the building height limit was 35 feet. She added that this was the one deviation applicants had requested. Applicants were proposing to develop this in four phases. Additionally, Lori addressed the requested vacation of two easements. She also stated that there was an asphalt path which would be reconstructed to City standards. Lastly, she concluded that after reviewing the applicable sections of the Zoning and Development Code, she said that it was her recommendation that the Commission recommend approval to City Council of the three requested items – the revised Preliminary Plan with private streets, the reduction in the size of the irrigation and utility easement and the vacation of the pedestrian and equestrian easement.

### **QUESTIONS**

Commissioner Eslami asked what was meant by building coverage of 2.4 acres. Lori Bowers pointed out the area that was open space and the coverage by the buildings was 2.4 acres. She said that the lots were the building footprints themselves.

Commissioner Abbott asked if the subdivision would have curbs and gutters in accordance with the standard for The Ridges. Ms. Bowers said there would be curb and gutter and sidewalk on one side of the streets.

## **PETITIONER'S PRESENTATION**

Otto Burden with Colorado Civil Engineering addressed the Commission on behalf of applicant. He said that Redlands Vista was located in an area of single-family and multi-family as well as several acres of nearby open space. He said that the existing land uses made this an excellent infill project for quality development. He discussed the previously approved plan for 32 high end luxury homes; however, after a change in the market, the developer designed the new site plan with a product better suited to the evolving market while maintaining the quality infill project. Mr. Burden said that by limiting the units to 56 provided them the opportunity to preserve the vegetation in the rock area located on the southeast portion of the property. Additionally, it would be managed by a homeowners' association and was intended to be a maintenance free lifestyle as everything outside of the house would be maintained by the HOA. He addressed such items as the gated entrances which would prevent the public from driving through the site, the bike path to the south which would be rebuilt, private roads, off-street parking spots, common area and parking spaces.

## **QUESTIONS**

Commissioner Eslami raised a question regarding lot sizes. Mr. Burden said that because some of the condominiums were one over the other, it could be ambiguous.

Commissioner Putnam asked if the lots were the building footprints. Otto Burden said they were not in that internally the fourplexes had two lot lines with no setbacks through the middle of the building and around the edge of the building there was between 5 to 6 feet to the lot line.

Commissioner Abbott asked if the covenants addressed RV parking. Mr. Burden said that RV parking was not allowed on the site.

Commissioner Abbott asked what the access for emergency vehicles was. Mr. Burden said that there was a notation on the site plan regarding approval by the fire department which would be part of what was recorded.

## **PUBLIC COMMENT**

### **For:**

No one spoke in favor of this application.

### **Against:**

Carole Chowen, 2342 Rattlesnake Court, Unit B, said that there were concerns amongst herself and some of her neighbors regarding litter that was left behind by work crews in the past, the dust that came into their houses, the density, access in and out, traffic congestion, and parking. She said that the density was too much for the size and configuration of the land.

Christine Tuthill of 2345 Rattlesnake Court said that she was speaking for herself as well as two of her neighbors. She said that this development group had built a development and was unable to sell all of the lots and as a result it sat as a construction site for over

two years. She questioned if they were unable to sell those pre-existing houses what was the need for 56 units. She said that they had a great deal of concern about the trust with the developer for neighborhood communication and neighborhood follow-up. She added that they would have another partly done construction site and asked if there was a provision or procedure for follow up after the first phase with a visual review. She also asked if someone kept track of a timeline and if there would be communication back to the neighbors. Lastly, she said that it appeared that the developer was being rewarded as being someone who had not kept up his end of the bargain as far as developing in this neighborhood.

Nancy Murray, 352 Ridge Circle Drive, said that one of the reasons she bought in The Ridges and would like to see it continued as such was to not have such increased density in The Ridges. She thought that the density was inconsiderate of those who had lived there for some time as well as for Redlands Mesa. She believed that the limited amount of open space would infringe on the surrounding areas. She objected to the density and the height.

### **PETITIONER'S REBUTTAL**

Otto Burden addressed some of the concerns raised such as unit size, construction and phasing. He said that this project would be completed in four phases. He next talked about traffic congestion, street alignment, access, parking and density.

Scott Friedman, Elizabeth, Colorado, said that they were typically limited by the bank and market conditions and anticipated that things would get better. He clarified that the Shadow Run site was not abandoned.

Otto Burden also discussed the dust and believed that the phasing may help. He said that they were required to inspect every two weeks at a minimum and asked for anyone with concerns to call and provided contact information.

### **QUESTIONS**

Commissioner Carlow asked staff if the zoning on this property as well as the surrounding properties was Planned Development. Lori Bowers confirmed that it was all Planned Development. She added that the maximum that could be built under The Ridges Planned Development was a density of 7.5 and this was under the allowed density.

### **DISCUSSION**

Commissioner Eslami said that he liked the project very much but had a problem with the 10-year phasing which was not acceptable to him. He said that with this phasing he would not support the project.

Commissioner Putnam asked if market conditions improved if the phasing could accelerate. Lori Bowers said that the phasing was the maximum length of time allowed and there was nothing to prohibit them from starting earlier.

Commissioner Putnam said that this development was commendable from a standpoint concerning the comprehensive plan infill and said that he could support it.

Chairman Cole also spoke in favor of supporting it. He added that he too had concerns about the phasing and encouraged, if market conditions allowed, that it be accelerated as much as possible.

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, a request for a major amendment and consideration of private streets for Redlands Vista Planned Development, I move that we forward a recommendation of approval to the City Council with the findings and conclusions and conditions as listed in the staff report.”**

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

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, I move that we forward a recommendation of approval for the vacation of a 10’ pedestrian and equestrian easement for the Redlands Vista Planned Development to the City Council with the findings and conclusions as listed in the staff report.”**

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

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, I move that we forward a recommendation of approval to the City Council for a partial vacation of a utility drainage and irrigation easement for Redlands Vista Planned Development with the findings and conclusions and conditions as listed in the staff report.”**

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

#### **General Discussion/Other Business**

There was a brief discussion regarding the upcoming retreat.

#### **Nonscheduled Citizens and/or Visitors**

#### **Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:51 p.m.

**Attach 2  
Capstone Subdivision**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: August 11, 2009  
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Capstone Subdivision – PP-2008-286

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION				
Location:		685 25 Road & 2479 G Road		
Applicants:		Koos Construction, owner and developer; Rolland Engineering, representative		
Existing Land Use:		Single family residence and vacant lot		
Proposed Land Use:		Residential subdivision		
Surrounding Land Use:	North	Residential		
	South	Residential large lot		
	East	Colonial Heights Subdivision		
	West	Vacant land		
Existing Zoning:		R-8 (Residential – 8 units per acre)		
Proposed Zoning:		No change		
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre) and R-5 (Residential – 5 units per acre)		
	South	R-8 (Residential – 8 units per acre)		
	East	R-5 (Residential – 5 units per acre)		
	West	R-8 (Residential – 8 units per acre)		
Growth Plan Designation:		Residential Medium High, 8 - 12		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for Capstone Subdivision to develop 100 dwelling units on 17.55 acres in an R-8 (Residential – 8 units per acre) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

## ANALYSIS

### 1. Background

The site consists of two parcels totaling 17.55 acres. The subject properties were annexed into the City in 1995 as part of the Northwest Area Enclave. There is an existing residence on the southeast corner of the 25 Road parcel, which will remain until the third phase of the development. There are also out buildings and a mobile home on the G Road parcel which will need to be removed prior to the fourth phase being platted. Leach Creek drainage channel is located along the north end of the proposed subdivision.

### Density

The total development will consist of 100 residential units with an overall density of 6.2 units per acre. This density is calculated after right-of-way dedication and a tract of land containing Leach Creek drainage has been subtracted, resulting in a gross density of 5.7 units per acre. The eastern portion of the development will consist of 13 single family detached lots, transitioning to the west to 29 attached townhouse units, each containing three units, totaling 87 for the overall project.

### Access

No access will be obtained from G Road at this time. The primary access will be obtained from 25 Road. Two stub streets will be provided to the adjacent properties on the north and the south. The primary access will be from 25 Road.

### Road Design

All streets will be dedicated public right-of-way, 44-feet in width with 28 feet of asphalt with drive-over curb, gutter and walk on both sides. Additional parking will be provided in the townhouse areas of the project. Right-of-way will be dedicated for 24 3/4 Road, along the entire western most section of the subdivision, but not constructed at this time. Eventually 24 3/4 Road will be built, crossing Leach Creek to G Road by the City using TCP funds (Transportation Capacity Payment). Only pedestrian access will be provided to 24 3/4 Road at this time. Rocky Mountain Drive will be stubbed to the property on the north. It will continue heading west and will connect to the future 24 3/4 Road. High Timber drive is a cul-de-sac will connect to 24 3/4 Road on the west in the future. Gray street will be stubbed south off of Rocky Mountain Drive.

### Open Space / Park

Along G Road is Leach Creek drainage channel. This area will be placed in Tract O. Improvements required within this Tract will be the reshaping of the Leach Creek channel and the construction of a concrete trail with landscaping. The cross section of Leach Creek has been designed and the developer will provide these improvements. The detention area in the southwest area will need to be landscaped and made an amenity to the subdivision. It will be a highly visible area in the future, as it will be on the corner of 24 3/4 Road and Rocky Mountain Drive.

### Lot Layout

The lot layout is somewhat curvilinear with two cul-de-sacs proposed. Access to Lots 8 through 11 will be from a shared driveway placed in a Tract at the end of Blue Sky Court. Access to Lots 50 through 52 will also be accessed from a shared driveway, off of Rocky Mountain Drive. This Tract will also access Tract F, an area provided for overflow storage. Additional parking stalls have been provided in the townhouse areas. The townhome section is considered zero lot line development and there is no minimum lot size. The single family detached lots meet or exceed the minimum lot size of 4,000 square feet. The average single family detached lot size is 8,200 square feet.

### Landscaping

All Tracts will be landscaped, other than those with specific uses, such as shared Tracts C and E which are driveways; and Tract F which will be a storage area, although some type of screening would be desirable for this area. The detention pond will be landscaped as an entry feature and will be constructed in phase one. 25 Road is classified as a minor arterial and will require fencing along 25 Road as part of the landscaping. Leach Creek will serve as the buffer along G Road and improvements in that area will also be required (Tract O).

### Phasing

Four phases are proposed for this subdivision. Phase one will consist of five (5) single family detached lots and 24 attached townhouse units. Phase two will consist of 30 attached townhome units and the dedication of 24 3/4 Road. Phase three consists of two different areas; on the west end there are 18 attached townhome units; on the eastern end there will be eight (8) single family detached lots. Phase four will contain 15 attached townhome units on the northwestern end, near Leach Creek. During phase four, the Leach Creek improvements will be completed.

The Developer has not provided a phasing schedule. Section 2.8.B.5 states: The applicant may propose a development phasing schedule at the time of application for a preliminary subdivision plan for consideration by the Planning Commission. In the absence of an approved phasing schedule, preliminary subdivision plan approval shall be valid for two (2) years, during which the applicant shall obtain final plat approval for all or a portion of the property. If a portion of the property in the preliminary subdivision plan is final platted within two (2) years, the rest of the preliminary subdivision plan shall be automatically renewed for an additional one (1) year following the recording of each final plat. The applicant shall plat the entire property within six (6) years of the initial plan approval date. After six (6) years, approval of unplatted portions of the preliminary subdivision plan shall be considered void unless an extension is requested and approved by the decision making body.

## 2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:



- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

The Growth Plan designation of Residential Medium High, 8 to 12 units per acre, is in line with the current zoning designation of R-8. The minimum density for the R-8 zoning district is 4 units per acre. The proposed plan is in compliance at 6.2 units per acre. The Grand Valley Circulation plan classifies both G Road and 25 Road as minor arterials. The dedicated interior streets of the subdivision will be classified as local streets. 24 3/4 Road is shown on the plan, but does not have a designation placed on it. 24 3/4 Road will be dedicated in the second phase of this project. Urban Trails Master Plan shows a proposed future path along the Leach Creek drainage. This path has been designed and the developer will provide these improvements in the final phase of the project.

- b. The Subdivision standards of Chapter Six.

The subdivision standards have been reviewed for compliance. All lots have direct or indirect access to dedicated public streets. Stub streets have been provided for future interconnectivity. The multi-family portion of the subdivision will have no side setbacks, but common walls; covenants will be required for the maintenance of common walls and common areas. Pedestrian traffic is enhanced by sidewalks and the installation of a portion of the Leach Creek drainage path. Outdoor living area for the townhouse units has been provided per Section 6.3.B.7 of the Zoning and Development Code.

- c. The Zoning standards contained in Chapter Three.

R-8 zoning is to provide for medium-high density with attached and detached dwellings, duplexes, two family dwellings, stacked dwellings and multifamily units. R-8 is a transitional district between lower density single family districts and higher density multifamily or business development. A mix of dwelling types is allowed in this district. The applicant's proposal to provide single-family detached homes on the east side of the subdivision, near 25 Road, and then transitioning to multi-family townhomes on the west side meets the intent and purpose of the R-8 zoning district. Setbacks for this project will be per Code as provided in Table 3.2.

- d. Other standards and requirements of this Code and all other City policies and regulations.

An on-site stormwater detention facility is provided in the southwest corner of the proposed subdivision. Overhead utilities will need to be relocated and/or fees paid to underground the utilities along G Road.

- e. Adequate public facilities and services will be available concurrent with the subdivision.

The proposed subdivision is located in an area currently served by public facilities and services. The developer will be connecting to existing Ute Water lines in 25 Road and in G Road. Sewer connections will be made by connecting to an existing sewer main located east of Brookwillow Village subdivision to the southwest. A 22-foot utility easement is required for storm and sanitary sewer which will align with the future 24 3/4 Road. Easements must be obtained from the adjacent property owners by the developer in a form acceptable to the City. Xcel, Qwest and Bresnan are also located in the adjacent right-of-way. These utilities will be extended through the subdivision in the required 14-foot multi-purpose easements that are required on the final plat.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

There should be no adverse or negative impacts upon the natural or social environment. The site at one time was reported to contain uranium mill tailings but achieved EPA cleanup approval in 1988. The Transaction Screen Process Report states that no additional environmental investigations are necessary.

- g. Compatibility with existing and proposed development on adjacent properties.

This is an area of the City that has experienced much growth in the past several years. The site is surrounded by many new and older subdivisions; Brookwillow Village to the southwest; Colonial Heights on the east; Fountain Greens is further to the north.

- h. Adjacent agricultural property and land uses will not be harmed.

There are no apparent agricultural uses adjacent to these properties.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed subdivision is neither piecemeal nor premature.

- j. There is adequate land to dedicate for provision of public services.

As discussed above in criterion e, there is adequate land available for the provision of public services.

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

The project will not cause an undue burden on the City for maintenance since all the proposed streets and sewer facilities shall be constructed to City standards and specifications. All common areas will be dedicated to the home owners association (HOA) and maintenance of such areas will be the responsibility of that association. Proof of the formation of a home owners association will be required with the final plat.

The detention facility will have an easement placed over it allowing the City to access, inspect and maintain it should the association fail to do so. This will however not relieve the association of their responsibility of maintenance.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Capstone Subdivision application, PP-2008-286 for preliminary subdivision plan approval, I make the following findings of fact and conclusions:

1. The proposed preliminary subdivision plan is consistent with the Growth Plan.
2. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, for Capstone Subdivision, file number PP-2008-286, with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTION:

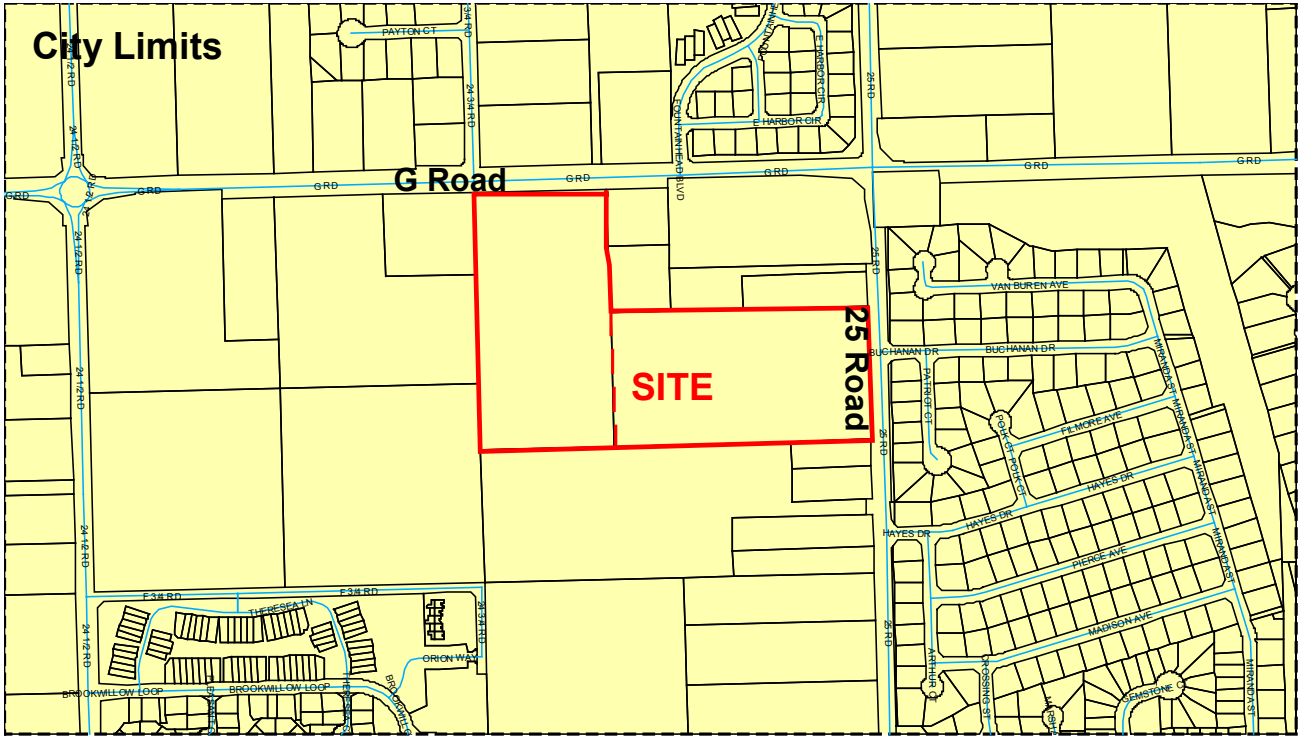
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Capstone Subdivision, file number PP-2008-286, with the findings and conclusions listed in the staff report.

## Attachments:

Site Location Map / Aerial Photo Map  
Future Land Use Map / Existing City and County Zoning Map  
Preliminary Subdivision Plan

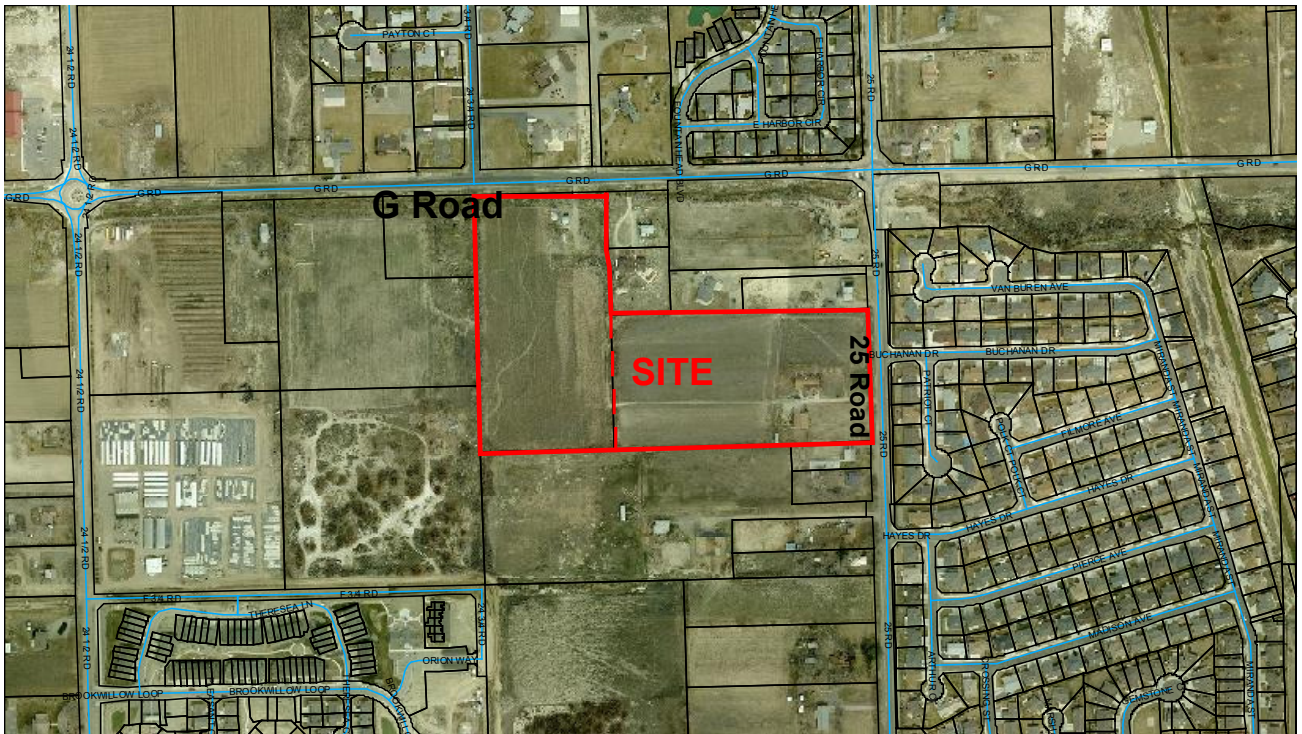
# Site Location Map

2479 G Road & 685 25 Road



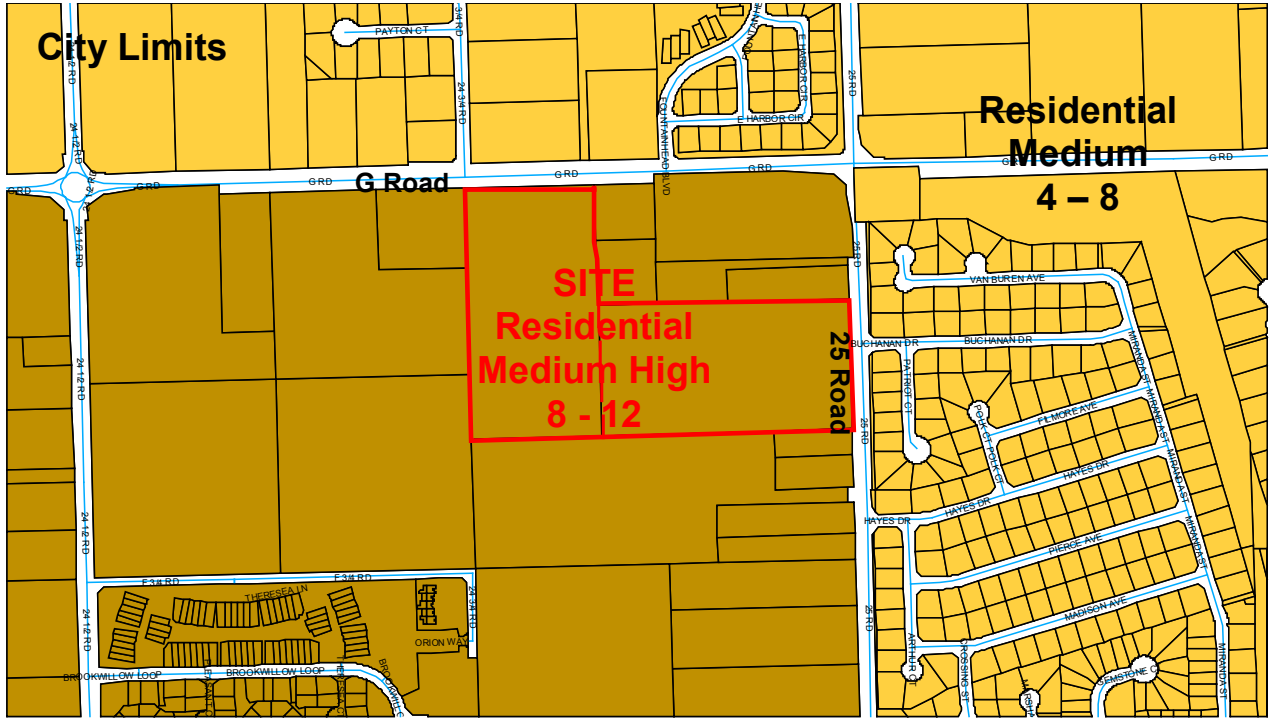
# Aerial Photo Map

2479 G Road & 685 25 Road



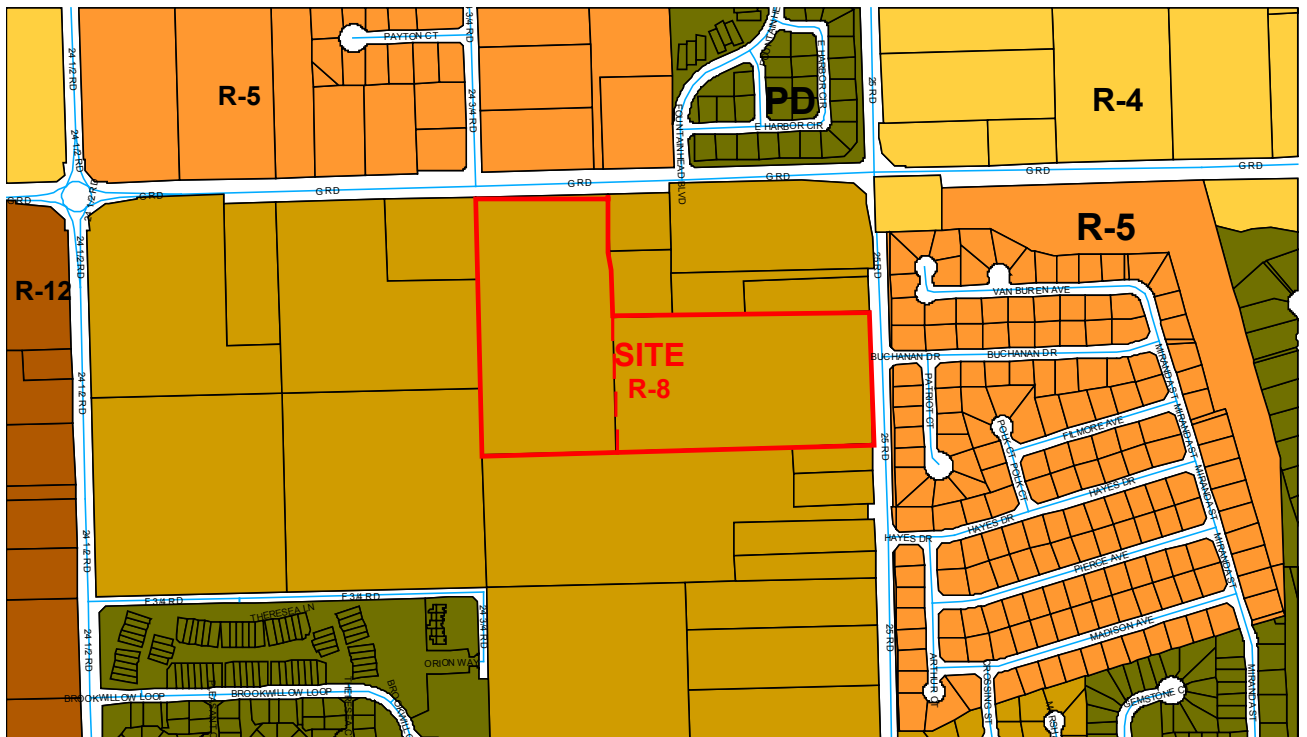
# Future Land Use Map

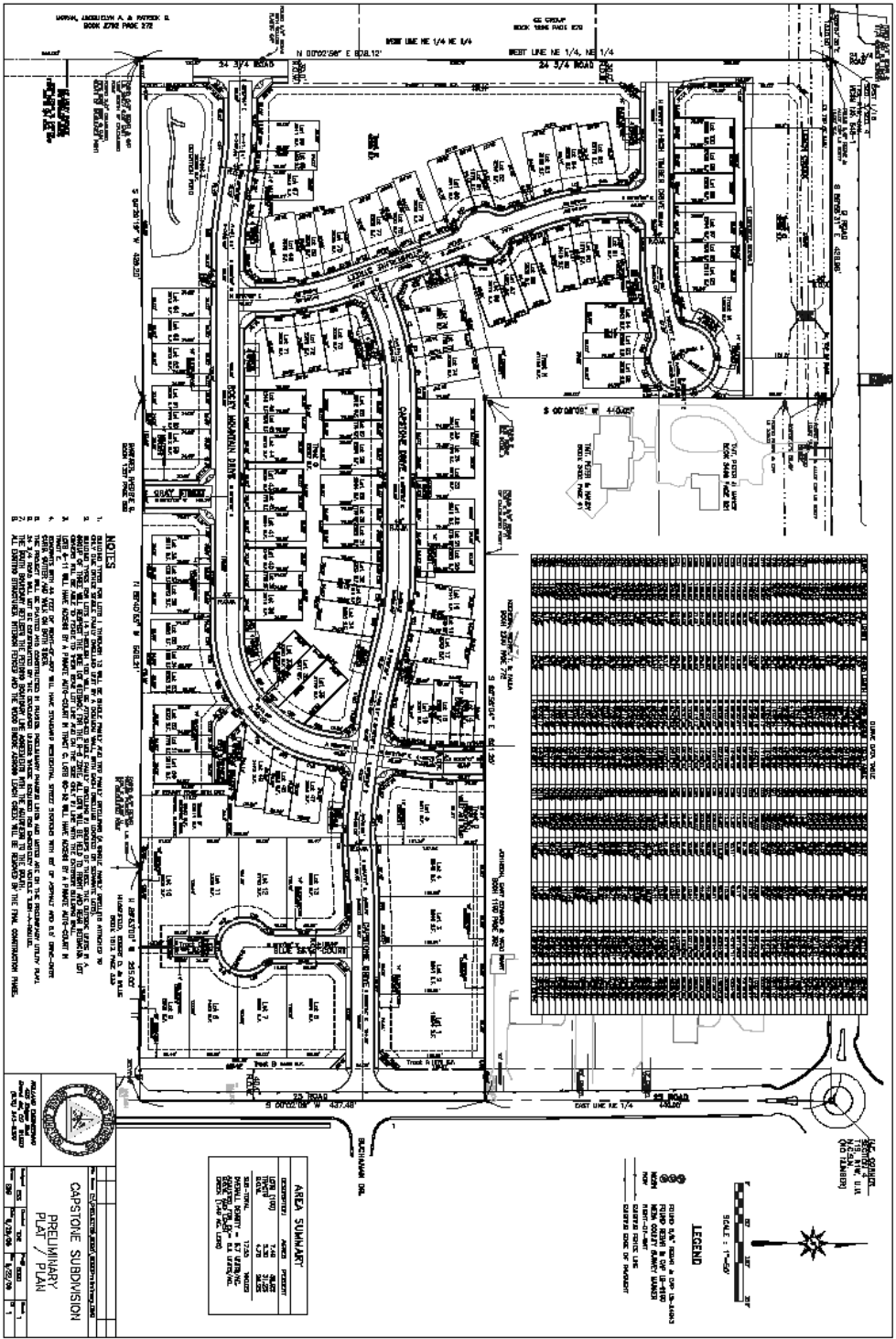
2479 G Road & 685 25 Road



# Existing City and County Zoning Map

2479 G Road & 685 25 Road





North →

**Attach 3  
Peppermill Lofts**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: August 11, 2009  
PRESENTER: Kathy Portner

AGENDA TOPIC: Peppermill Lofts – VE-2009-068.

ACTION REQUESTED: Vacation of a utility and access easement and a utility easement.

BACKGROUND INFORMATION				
Location:		2823 North Avenue; 491 and 497 28 ¼ Rd; Parcel numbers 2943-182-00-075; 2943-182-00-005 and 2943-182-00-006		
Applicants:		Northvin, LLC		
Existing Land Use:		Vacant (buildings demolished for development)		
Proposed Land Use:		Multi-family; 48 dwelling units		
Surrounding Land Use:	North	Motel, Retail and offices		
	South	Single Family Detached Residential (Niagara Village)		
	East	Bank, Day Care, Retail and Entertainment		
	West	Kmart, vacant land (old Furr's Cafeteria site)		
Existing Zoning:		C-1(Light Commercial)		
Proposed Zoning:		C-1(Light Commercial)		
Surrounding Zoning:	North	C-1(Light Commercial)		
	South	PD (Planned Development)		
	East	C-1(Light Commercial)		
	West	C-1(Light Commercial)		
Growth Plan Designation:		Commercial		
Zoning within density range?		N/A	Yes	No

PROJECT DESCRIPTION: Request to vacate a utility and access easement on Lot 1 and part of Lot 2 of Woodland Subdivision (Easement Vacation No 1) and a 25 foot wide utility easement on the north, west and south sides of Lot 2 of Woodland Subdivision (Easement Vacation No 2).

RECOMMENDATION: Forward a recommendation of approval to City Council.



## ANALYSIS

### 1. Background

The applicant, Northvin, LLC, is requesting vacation of a utility and access easement, identified as Easement Vacation No 1 and a utility easement, identified as Easement Vacation No 2. The two easements requested for vacation have never been used for the established purpose and neither easement is needed for the development of the property. The vacation of the two easements will not have any impact on service to the property; approved easements are proposed with the plat for the development of Peppermill Loft Apartments, SPR-2009-068.

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

The vacation of the utility easement and the utility and ingress/egress easements shall conform to the following:

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

*The vacation of these easements will not impact the Grand Valley Circulation Plan, the Growth Plan or any policies adopted by the City of Grand Junction.*

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

*No parcel shall be landlocked as a result of the proposed vacations.*

- 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.

*No access restrictions are created and there is no economic impact created by the proposed vacations.*

- 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).

*These vacations will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services to adjoining parcels will not be reduced or eliminated if these easements are vacated. Easements that will best serve the property will be dedicated with the proposed plat for this development.*



- 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 to the property are not impacted by the proposed vacations because the easements do not serve the adjoining parcels.*

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

*These easements have never been used and the plat proposed for this project establish easements that are determined to better benefit the property and the City for required maintenance and traffic circulation.*

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Peppermill Lofts application, VE-2009-068 for the vacation of a utility and access easement and a utility easement, I make the following findings of fact and conclusions:

1. The requested 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.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested easement vacations, VE-2009-068, to the City Council with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTIONS:

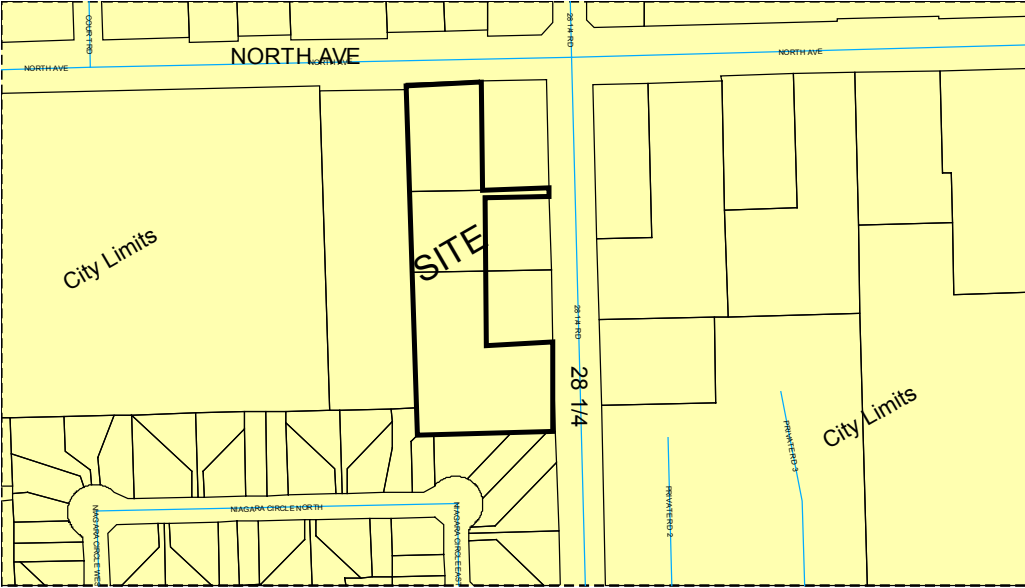
1. Mr. Chairman, on the vacation of the utility and access easement identified as the North, West and South twenty-five feet of Lot 2 of the Woodland Subdivision, VE-2009-068, I move that the Planning Commission forward a recommendation of approval to City Council with the facts and conclusions listed in the staff report.
2. Mr. Chairman, on the vacation of the utility Easement Vacation No 1 identified as an easement being part of Lot 1 and part of Lot 2 of Woodland Subdivision as recorded at Book 12, Page 108 of the records of the County of Mesa, State of Colorado, VE-2009—068, I move that the Planning Commission forward a

recommendation of approval to City Council with the facts and conclusions listed in the staff report.

Attachments:

Site Map  
Aerial Photo Map  
Future Land Use Map  
Existing City and County Zoning Map  
Exhibit of Easement Vacation No 1  
Exhibit of Easement Vacation No 2  
Ordinance for Easement Vacation No 1  
Ordinance for Easement Vacation No 2

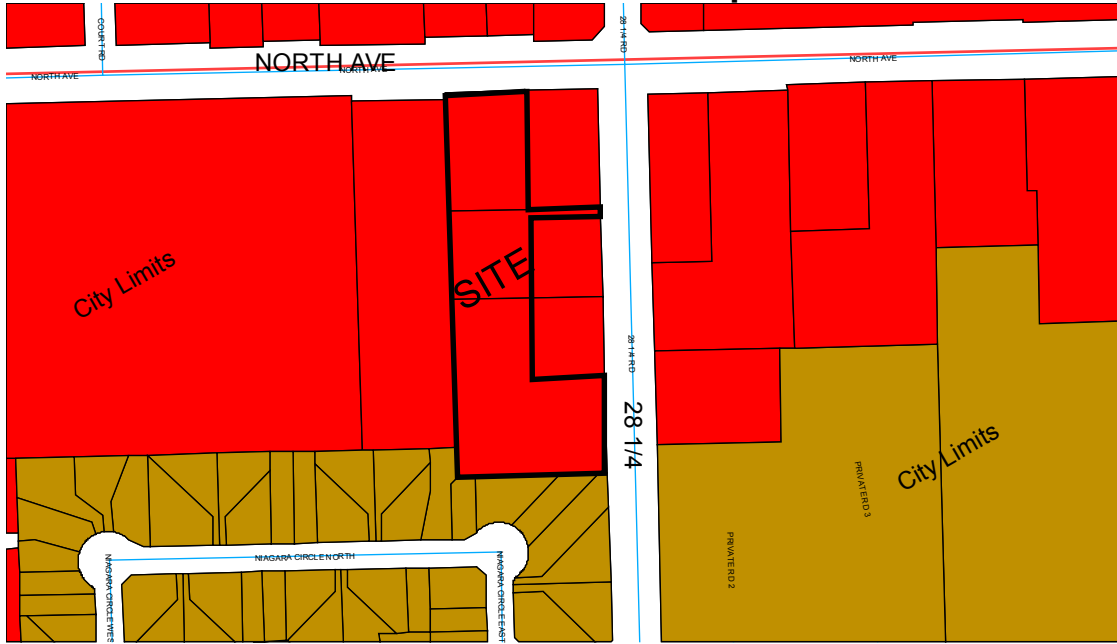
# Site Location Map



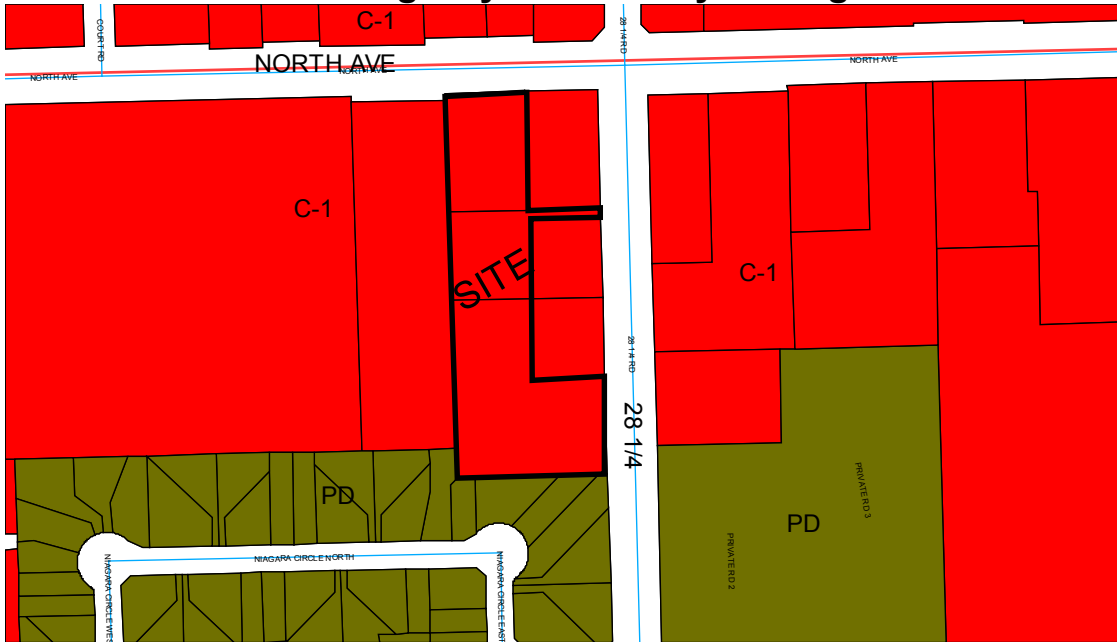
# Aerial Photo Map



# Future Land Use Map

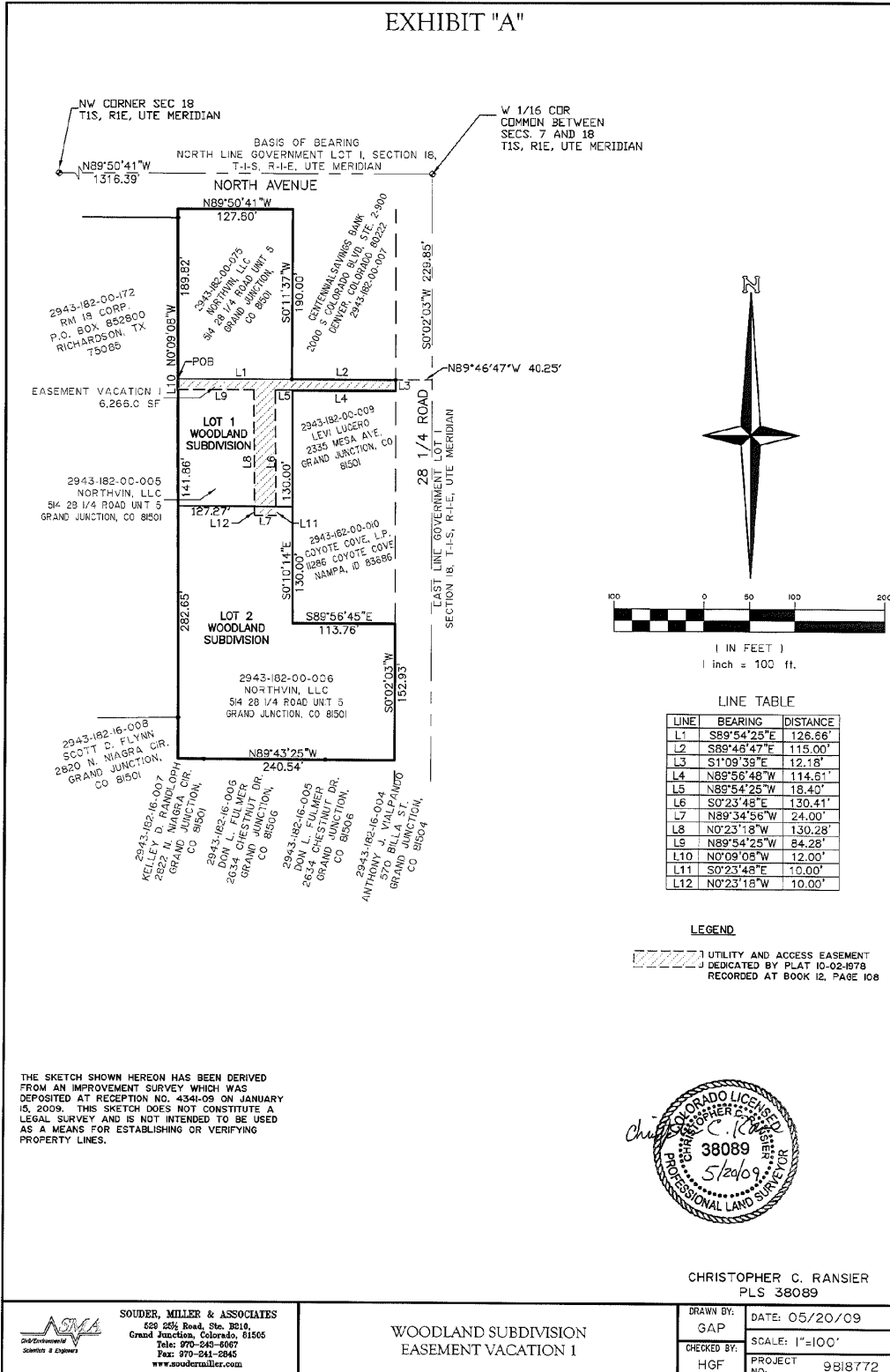


# Existing City and County Zoning

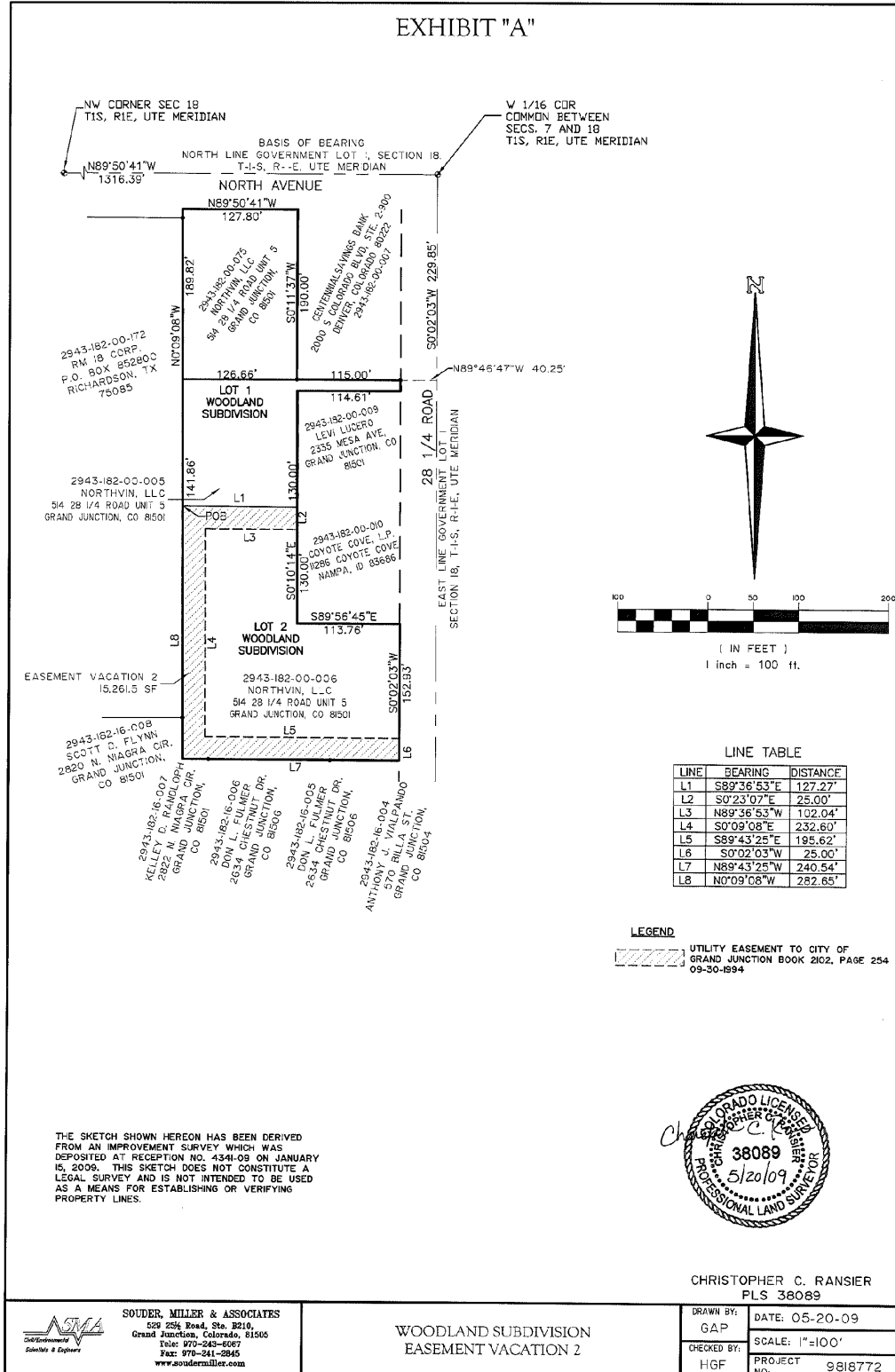


# Exhibit of Vacation No 1

## EXHIBIT "A"



# Exhibit of Vacation No 2



**CITY OF GRAND JUNCTION**

**Ordinance No.**

**AN ORDINANCE VACATING A UTILITY AND ACCESS EASEMENT  
LOCATED AT 497 28 ¼ ROAD IN PART OF LOT 1 AND PART OF LOT 2 OF  
WOODLAND SUBDIVISION**

RECITALS:

A request to vacate an easement dedicated on the plat of Woodland Subdivision as recorded at Book 12, Page 108 of the Records of The County of Mesa, State of Colorado.

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 easement for is hereby vacated subject to the listed conditions:

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

The following easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

**LEGAL DESCRIPTION OF EASEMENT VACATION 1**

AN EASEMENT DEDICATED ON THE PLAT OF WOODLAND SUBDIVISION AS RECORDED AT BOOK 12, PAGE 108 OF THE RECORDS OF THE COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING PART OF LOT 1 AND PART OF LOT 2 OF THE SAID WOODLAND SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE FOLLOWING THE LOT LINE OF SAID LOT 1 S89°54'25"E 126.66 FEET; THENCE S89°46'47"E 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE WEST RIGHT OF WAY LINE OF 28 ¼ ROAD; THENCE S01°09'39"E 12.18 FEET; THENCE N89°56'48"W 114.61 FEET; THENCE DEPARTING FROM THE LOT LINE OF SAID LOT 1 AND CONTINUING ALONG THE PREVIOUSLY RECORDED EASEMENT LINE N89°54'25"W 18.40 FEET;

THENCE S00°23'48"E 130.41 FEET TO THE COMMON LOT LINE OF LOT 1 AND LOT 2; THENCE S00°23'48"E 10.00 FEET; THENCE N89°34'56"W 24.00 FEET; THENCE N00°23'18"W 10.00 FEET TO THE COMMON LOT LINE OF LOT 1 AND LOT 2; THENCE N00°23'18"W 130.28 FEET; THENCE N89°54'25"W 84.28 FEET TO THE WEST LINE OF LOT 1; THENCE N00°09'08"W 12.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,266.0 SQUARE FEET, MORE OR LESS.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2009

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

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





## CITY OF GRAND JUNCTION

### Ordinance No.

### **AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED AT 491 28 ¼ ROAD AS THE NORTH, WEST AND SOUTH 25 FEET OF LOT 2 OF THE WOODLAND SUBDIVISION**

#### RECITALS:

A request to vacate a utility easement dedicated AT Book 2102, Page 254 and recorded at Book 12, Page 102 of the records of the County of Mesa, State of Colorado.

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 easement is hereby vacated subject to the listed conditions:

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

The following easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

#### **LEGAL DESCRIPTION OF EASEMENT VACATION 2**

AN EASEMENT DEDICATED AT BOOK 2102, PAGE 254 OF THE RECORDS OF THE COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING THE NORTH, WEST AND SOUTH 25 FEET OF LOT 2 OF SAID WOODLAND SUBDIVISION AS RECORDED AT BOOK 12, PAGE 108 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S89°36'53"E 127.27 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2 S00°23'07"E 25.00 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID LOT 2 N89°36'53"W 102.04 FEET; THENCE PARALLEL TO THE WEST LINE OF SAID LOT 2 S00°09'08"E 232.60 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 2 S89°43'25"E 195.62 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2 S00°02'03"W 25.00 FEET; THENCE ALONG THE SOUTH

LINE OF SAID LOT 2 N89°43'25"W 240.54 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 2 N00°09'08"W 282.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,261.5 SQUARE FEET, MORE OR LESS.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2009

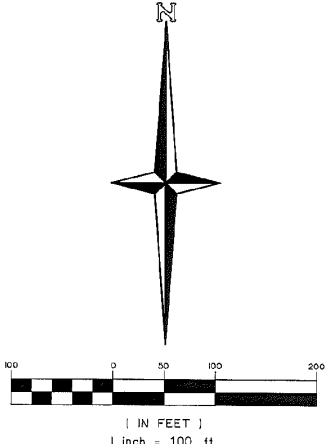
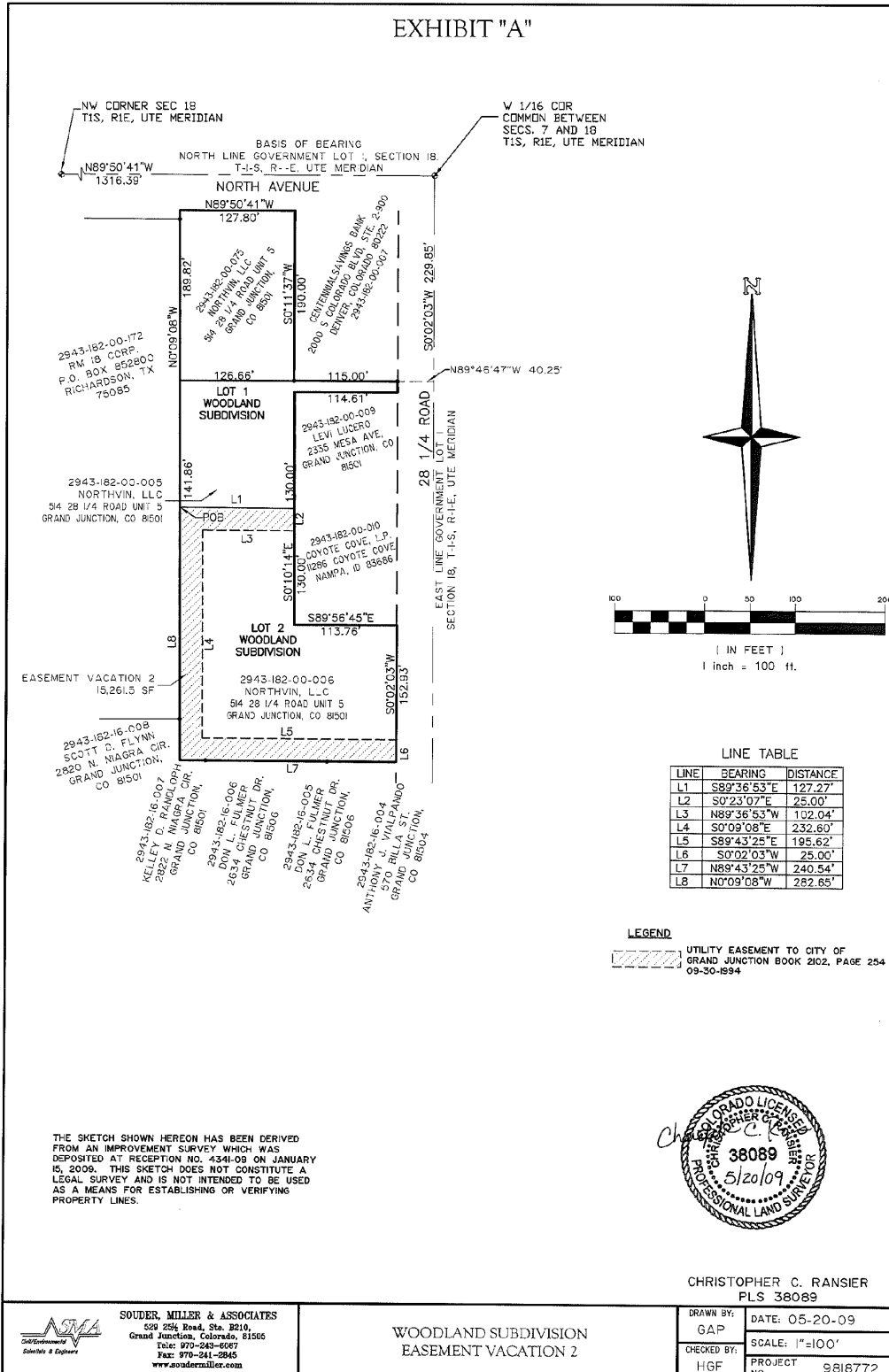
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

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

EXHIBIT "A"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°36'53"E	127.27'
L2	S0°23'07"E	25.00'
L3	N89°36'53"W	102.04'
L4	S0°09'08"E	232.60'
L5	S89°43'25"E	195.62'
L6	S0°02'03"W	25.00'
L7	N89°43'25"W	240.54'
L8	N0°09'08"W	282.65'

LEGEND  
 UTILITY EASEMENT TO CITY OF GRAND JUNCTION BOOK 2102, PAGE 254 09-30-894

THE SKETCH SHOWN HEREON HAS BEEN DERIVED FROM AN IMPROVEMENT SURVEY WHICH WAS DEPOSITED AT RECEPTION NO. 4341-09 ON JANUARY 15, 2009. THIS SKETCH DOES NOT CONSTITUTE A LEGAL SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS FOR ESTABLISHING OR VERIFYING PROPERTY LINES.



CHRISTOPHER C. RANSIER  
 PLS 38089

**SOUDER MILLER & ASSOCIATES**  
 509 25<sup>th</sup> Road, Ste. B218,  
 Grand Junction, Colorado, 81505  
 Tel: 970-243-8067  
 Fax: 970-241-2845  
 www.soudermiller.com

WOODLAND SUBDIVISION  
 EASEMENT VACATION 2

DRAWN BY: GAP	DATE: 05-20-09
CHECKED BY: HGF	SCALE: 1"=100'
	PROJECT NO: 9816772

**Attach 4  
Kerbein Easement Vacation**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: August 11, 2009  
PRESENTER: Judith Rice

AGENDA TOPIC: Vacation of Easement, Kerbein Easement Vacation – File # VE-2009-134.

ACTION REQUESTED: Recommendation to City Council on the requested easement vacation.

BACKGROUND INFORMATION				
Location:		2421 Hidden Valley Drive		
Applicants:		Michael and Cinda Kerbein		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Vacant		
	East	Vacant		
	West	Residential		
Existing Zoning:		PD (Planned Development)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	R-2 (Residential 2 du/acre)		
	East	PD (Planned Development)		
	West	PD (Planned Development)		
Growth Plan Designation:		Residential Medium Low		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request approval to vacate a 15 foot wide utility easement located at 2421 Hidden Valley Drive.

RECOMMENDATION: Approval of the requested easement vacation.

## ANALYSIS

### 1. Background

This lot is located in *The Ridges Filing No. Three* subdivision. At the time of plat recording, a 15 foot utility easement was created along the rear property lines of lot 2A. According to Qwest, a line was located in the easement at but has since been abandoned. Currently the line is located along the front of the property in the right-of-way with other utilities, Excel, Bresnan, Ute Water and City Sewer. Redlands Water and Power irrigation taps are also located at the front of the property.

The applicants are requesting the vacation so that, on the recommendation of their contractor, they can construct a retaining wall to stabilize the steep slope south and east of the easement. Because the easement will not and is not being used for any utilities, the applicants would also like the full use of the property for any accessory structures in the future.

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

The vacation of the easement shall conform to the following:

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

*Vacation of the 15 foot wide utility easement will not conflict with applicable sections of the Growth Plan, Redlands Area Plan, major street plans or other adopted plans and policies of the City.*

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

*No parcel will be landlocked with this utility easement vacation request.*

- 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 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 or this easement. No utility services are currently located or are planned to be located in this easement.*

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

*There 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. No utility services are currently located or are planned to be located in this easement. The easement is not related to any design elements for the adjoining proposed developments to the south and east.*

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

*Adequate public facilities and services shall not be inhibited to any property. No utility services are currently located or are planned to be located in this easement.*

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

*The proposed utility easement vacation will remove an unneeded easement from the property and allow future uses of the area by the property owners.*

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Kerbein Easement Vacation application, VE-2009-134 for the vacation of an easement, I make the following findings of fact and conclusions:

1. The requested easement vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested easement vacation, VE-2009-134 to the City Council with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item VE-2009-134 I move we forward a recommendation of approval to the City Council on the request to vacate 15 feet of the existing utility easement with the findings of fact and conclusions in the staff report.

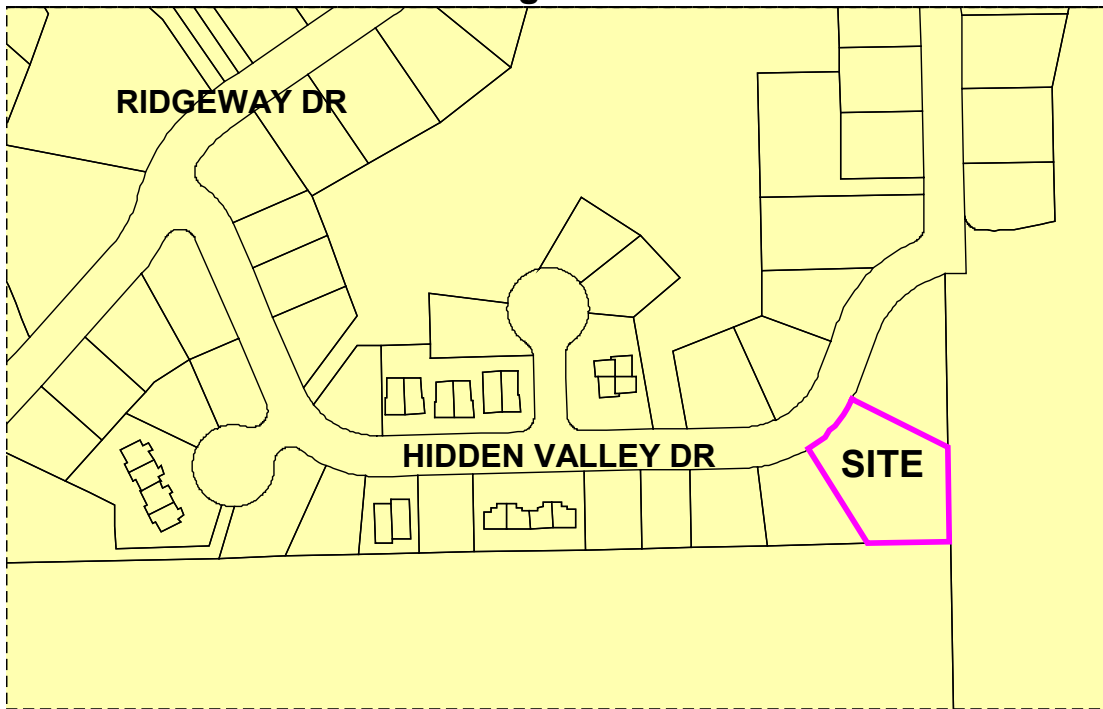
Attachments:

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



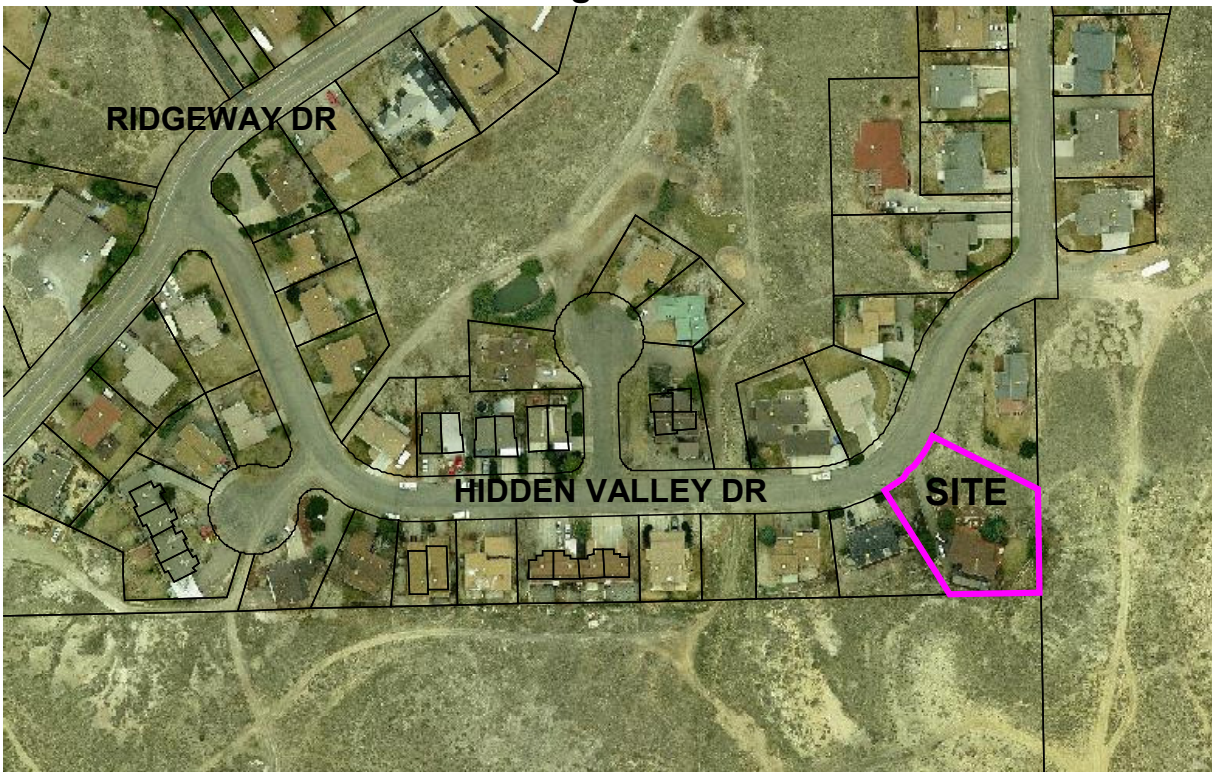
# Site Location Map

Figure 1



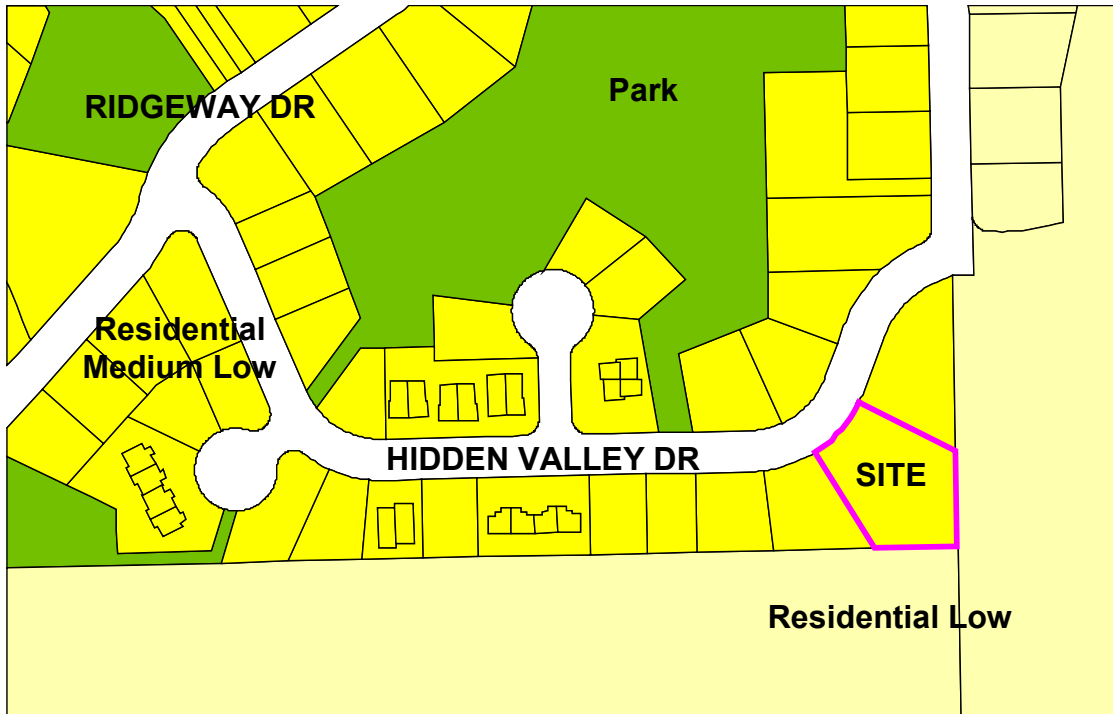
# Aerial Photo Map

Figure 2



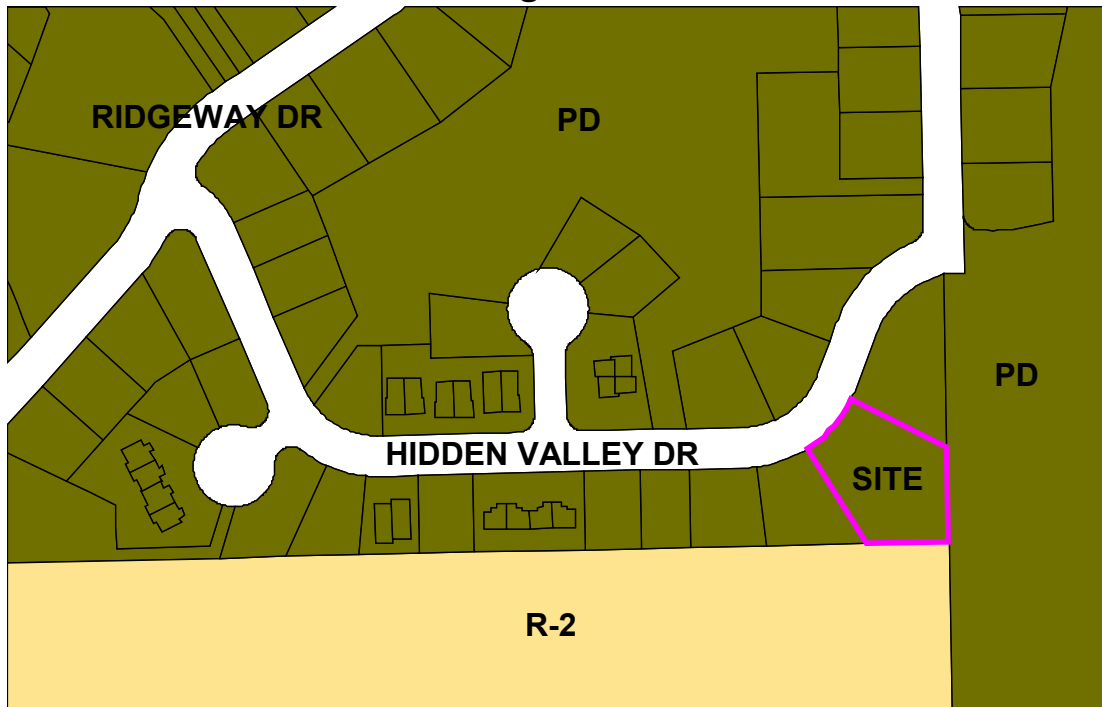
# Future Land Use Map

Figure 3



# City Zoning

Figure 4



**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**VACATING UTILITY EASEMENT LOCATED AT 2421 HIDDEN VALLEY DRIVE**

RECITALS:

A vacation of the dedicated utility easement for has been requested by the 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 utility easement for is hereby vacated subject to the listed conditions:

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

The following utility easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

All of that 15 foot wide utility easement lying within Lot 2A, Block Sixteen, The Ridges Filing No. Three, according to the plat recorded on May 1, 1978, Reception No. 1159249 in the Office of the Mesa County Clerk and Recorder, said subdivision being part of the SW ¼ of the SW ¼ of Section 16 and a part of the E ½ of Section 20 and part of the NW ¼ of the NW ¼ of Section 21 in Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2009

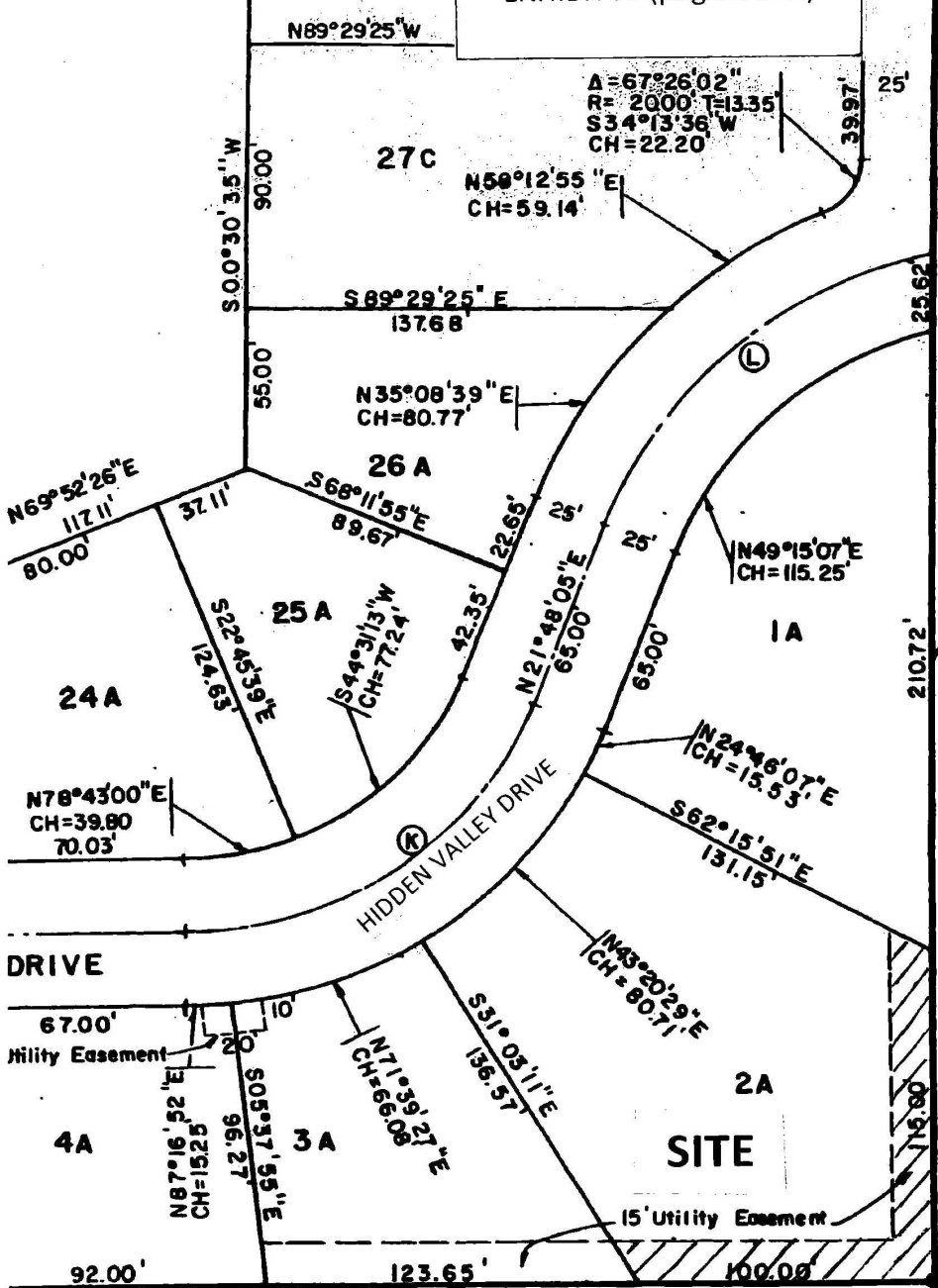
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

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

EXHIBIT A (page 2 of 2)



SHEET 2 OF 4

THE RIDGES FILING NO. THREE

PARAGON ENGINEERING, INC

PO BOX 2872, 825 ROOD AVE, GRAND JUNCTION, COLO, 81501, PHONE 243-6966

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THE RIDGES FILING NO. THREE  
 PARAGON ENGINEERING, INC  
 1501 15TH ST, GRAND JUNCTION, COLO, 81501, PHONE 243-6966  
 01111203.tif

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**Attach 5  
Moir GPA**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: August 11, 2009  
STAFF PRESENTATION: Rick Dorris

AGENDA TOPIC: Moir Growth Plan Amendment – GPA-2009-169

ACTION REQUESTED: Recommendation to City Council on a Growth Plan Amendment.

BACKGROUND INFORMATION		
Location:		399 29 Road & 2895 Riverside Parkway
Applicants:		City of Grand Junction
Existing Land Use:		Vacant
Proposed Land Use:		Commercial
Surrounding Land Use:	North	Educational
	South	Vacant
	East	Agricultural/residential
	West	Residential
Existing Zoning:		C-1 (Light Commercial)
Proposed Zoning:		N/A
Surrounding Zoning:	North	MU (Mixed Use)
	South	C-1 (Light Commercial)
	East	County RSF-R (Residential Single Family – Rural)
	West	County RSF-R
Future Land Use		Commercial

PROJECT DESCRIPTION: This is a request to approve an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to allow a right-in/right-out access onto the south side of Riverside Parkway approximately 300' west of 29 Road.

RECOMMENDATION: Recommend approval to the City Council of the amendment to the Pear Park Neighborhood Plan.

## BACKGROUND INFORMATION

### CITY JURISDICTION:

The City's home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three miles of the municipal boundary. This GPA lies within the incorporated boundaries of the City of Grand Junction and the unincorporated areas of Mesa County.

### STAFF ANALYSIS

The Pear Park Plan (PPP) was adopted in December of 2004 and contained a "Transportation and Access Management Plan," Figure 5. The purpose of the TAMP was to identify intersections and access onto the major streets. The entire Pear Park area was analyzed and specific street connection points were shown on the map. Access spacing was more stringent than the Transportation Engineering Design Standards (TEDS) which is the normal guiding document. The goal was to maintain street capacity, by limiting access, so a three lane street section would handle traffic into the foreseeable future. The goal specific to intersections was to keep access as far away from the intersection as feasibly possible while still allowing access to private property. The further away the better for intersection operation. The assumption was that in some cases, several parcels might need to be assembled to provide the desired access. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption.

The 399 29 Road property is immediately west of 29 Road and south of Riverside Parkway and is zoned commercial. The property just west of it (2895 Riverside Parkway) is zoned PUD in the County. The TAMP shows access to this area approximately 650 feet south on 29 Road and approximately 750 feet west on Riverside Parkway. The Developer owns four parcels along 29 Road (only two of which are affected by this proposal), Figure 2. He desires to build a convenience store and strip retail on them. The access point from 29 Road shown on the TAMP will be constructed with this project. A right-in/right-out access point 300 feet west of 29 Road on Riverside Parkway is also desired by the Developer. This access will be construction on the 2895 Riverside Parkway parcel: the Developer has an access agreement with the property owner. The TAMP shows access 650 feet west and therefore precludes access at 300 feet. The TAMP anticipated the access, 650 feet west of 29 Road, would connect with the subject parcels. The access 650 feet west of 29 Road enters a residential area and there has already been a residential Preliminary Plan submittal for this property. If connectivity happens as shown on the TAMP, a significant amount of traffic destined for the commercial property (C-store) may travel through the residential neighborhood. While connectivity between the land uses is desirable, this situation is undesirable and was not anticipated when the PPP was prepared. The PPP failed to adequately analyze access to this area given the number of small existing parcels.

There is currently an eastbound right turn lane on Riverside Parkway to turn southbound onto 29 Road. The Developer has performed a traffic analysis to determine if the site access will trigger a right turn lane and found that it will be required at some point in the future. The Developer will be required to buy and dedicate the right of way to the City and the City will be required to build the right turn lane when needed.

The Comprehensive Plan currently being developed shows the intersection of 29 Road and Riverside Parkway as a "Village Center;" however, it is not yet adopted.

## SUMMARY

Approval of this Amendment will provide easier access into the commercial property, reduce the likelihood of commercial traffic traveling through a residential neighborhood, and relieve some of the right turn traffic at the 29 and Riverside Parkway intersection while meeting the TEDS standards.

## APPROVAL CRITERIA

Since an amendment to the Pear Park Neighborhood Plan is an amendment to the Grand Valley Circulation Plan and considered an amendment to the Growth Plan, approval criteria (list of seven) found in the City of Grand Junction's Zoning and Development Code for Growth Plan Amendments in Section 2.5.C.2 are applicable.

The City and County shall amend the Grand Valley Circulation Plan and Urban Trails Master Plan if:

- a. There was an error such that then existing facts, projects, or trends that were reasonably foreseeable were not accounted for;  
*There was an error in the TAMP because the street interconnectivity proposed would have encouraged commercial traffic through residential areas.*
- b. Subsequent events have invalidated the original premises and findings;  
*The recent adoption of the Mesa State College Outline Development Plan on the north side of Riverside Parkway and the possible adoption of a "Village Center" at this intersection have changed the ultimate character of the area. Considering these recent changes and the small existing parcel size on this quadrant of the intersection, this right-in/right out access better facilitates parcel access.*
- c. The character and/or condition of the area has changed enough that the amendment is acceptable;  
*See response to item b above.*
- d. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment;



*This proposal is consistent with the goals and policies of the Master Plan regarding transportation and network connections and the developing property will obtain easier access.*

- e. The change will facilitate safe and efficient access for all modes of transportation;  
*This access will provide easier access to serve neighboring parcels of land at a build-out consistent with the Growth Plan.*
  
- f. The change furthers the goals for circulation and interconnectivity:  
*This proposal provides easier access for commercial development, may improve parcel circulation and interconnectivity depending on ultimate development configuration, and encourages earlier development on this major intersection.*

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Moir application, GPA-2009-169, I make the following findings of fact and conclusions:

1. The requested amendment is consistent with the purpose and intent of the Growth Plan.
  
2. The review criteria in Section 2.5.C.2 of the Zoning and Development Code have all been met.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Growth Plan Amendment, GPA-2009-169 To the City Council with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTION:

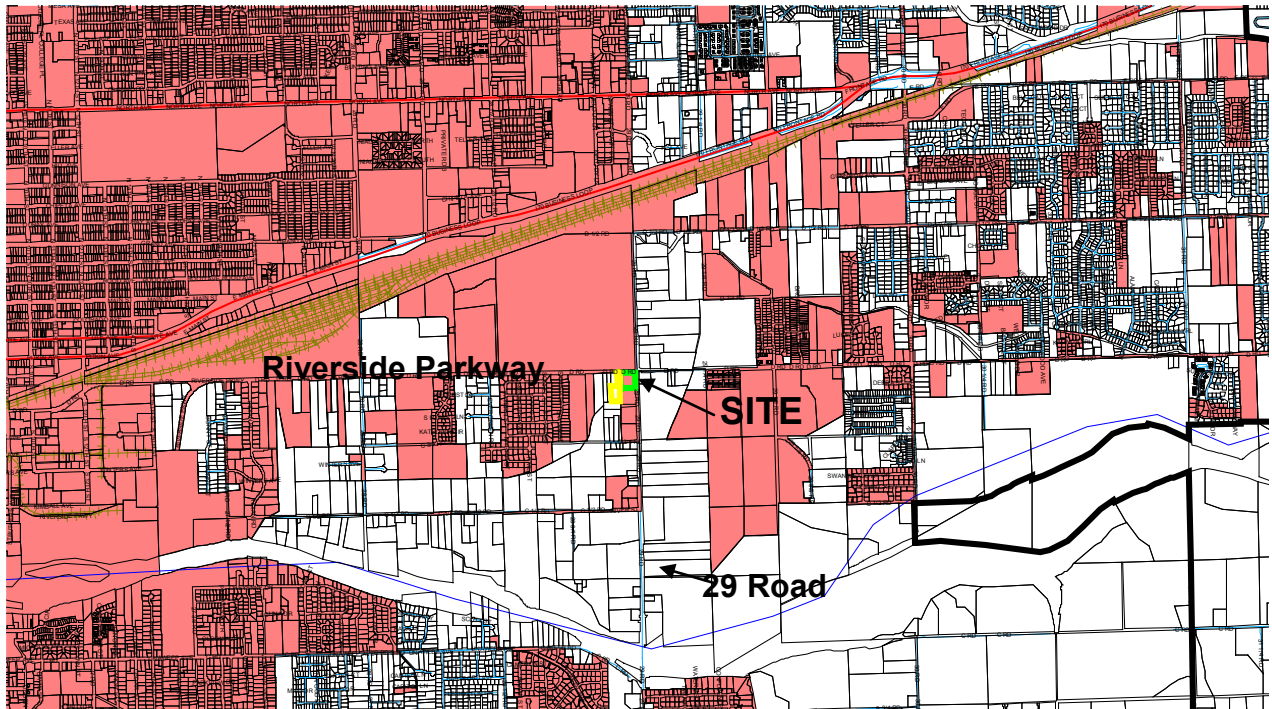
Mr. Chairman, on item GPA-2009-169, Moir Growth Plan Amendment, I move that we forward a recommendation of approval to the City Council with the findings and conclusions listed in the Staff Report.

Attachments:

- Figure 1 - Site Location Map
- Figure 2 - Aerial Photo Map
- Figure 3 - Future Land Use Map
- Figure 4 - Existing City/County Zoning Map
- Figure 5 - Original TAMP
- Figure 6 - Revised TAMP
- Figure 7 - Grand Valley Circulation Plan

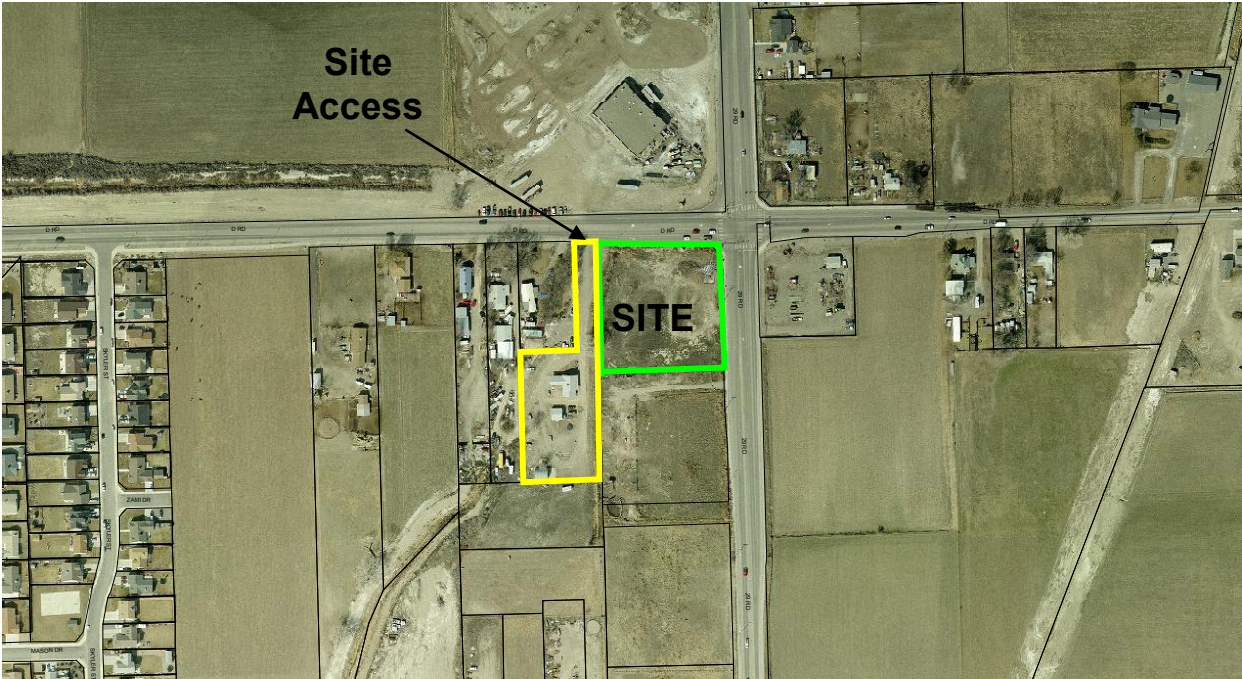
# Site Location Map

Figure 1



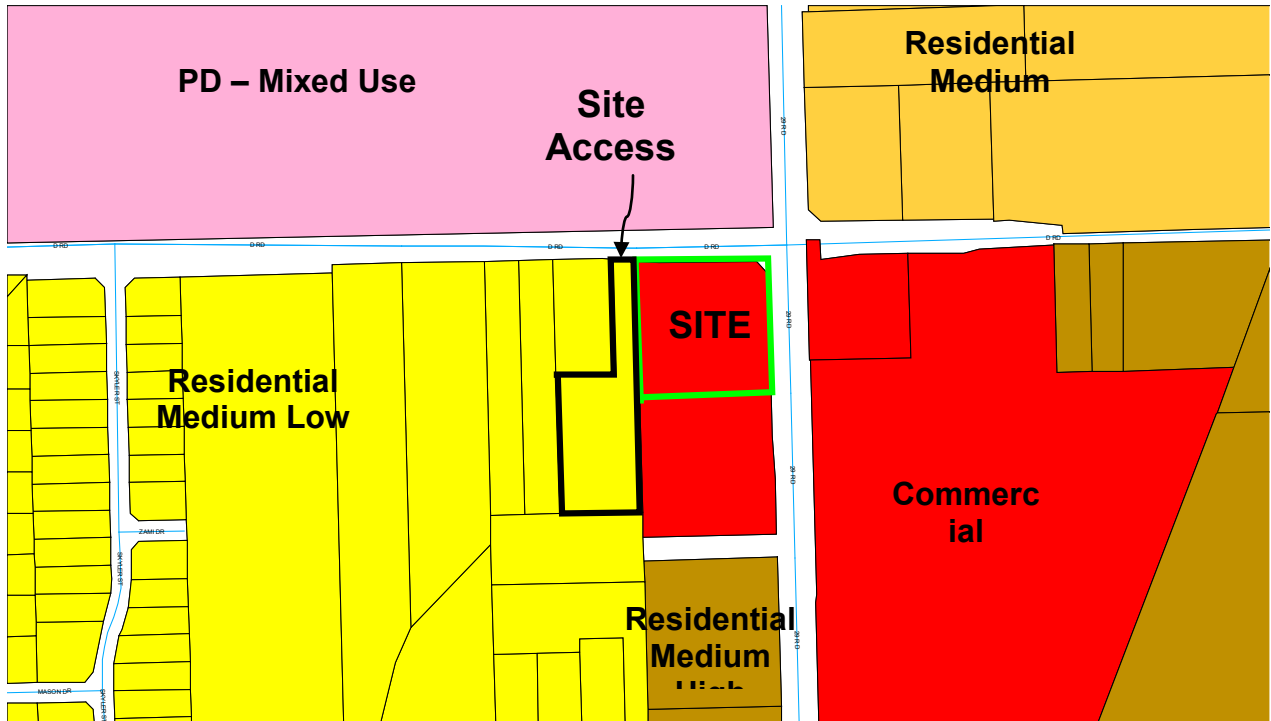
# Aerial Photo Map

Figure 2



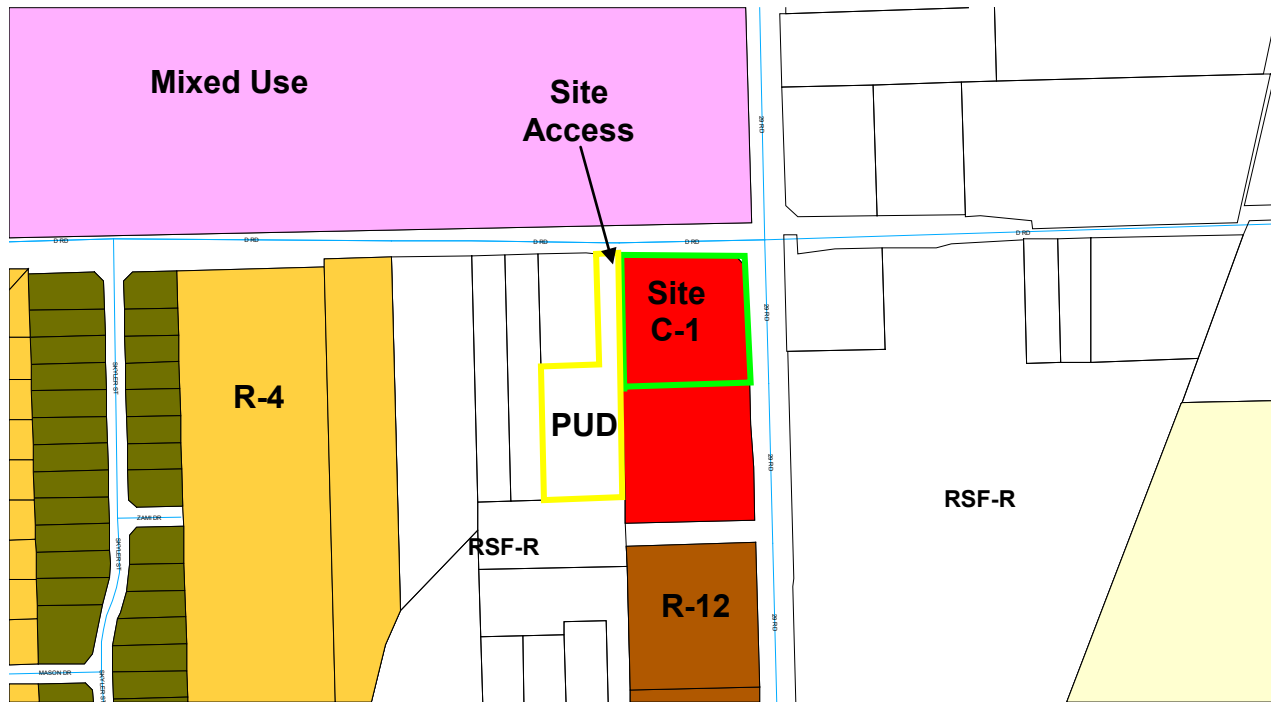
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4

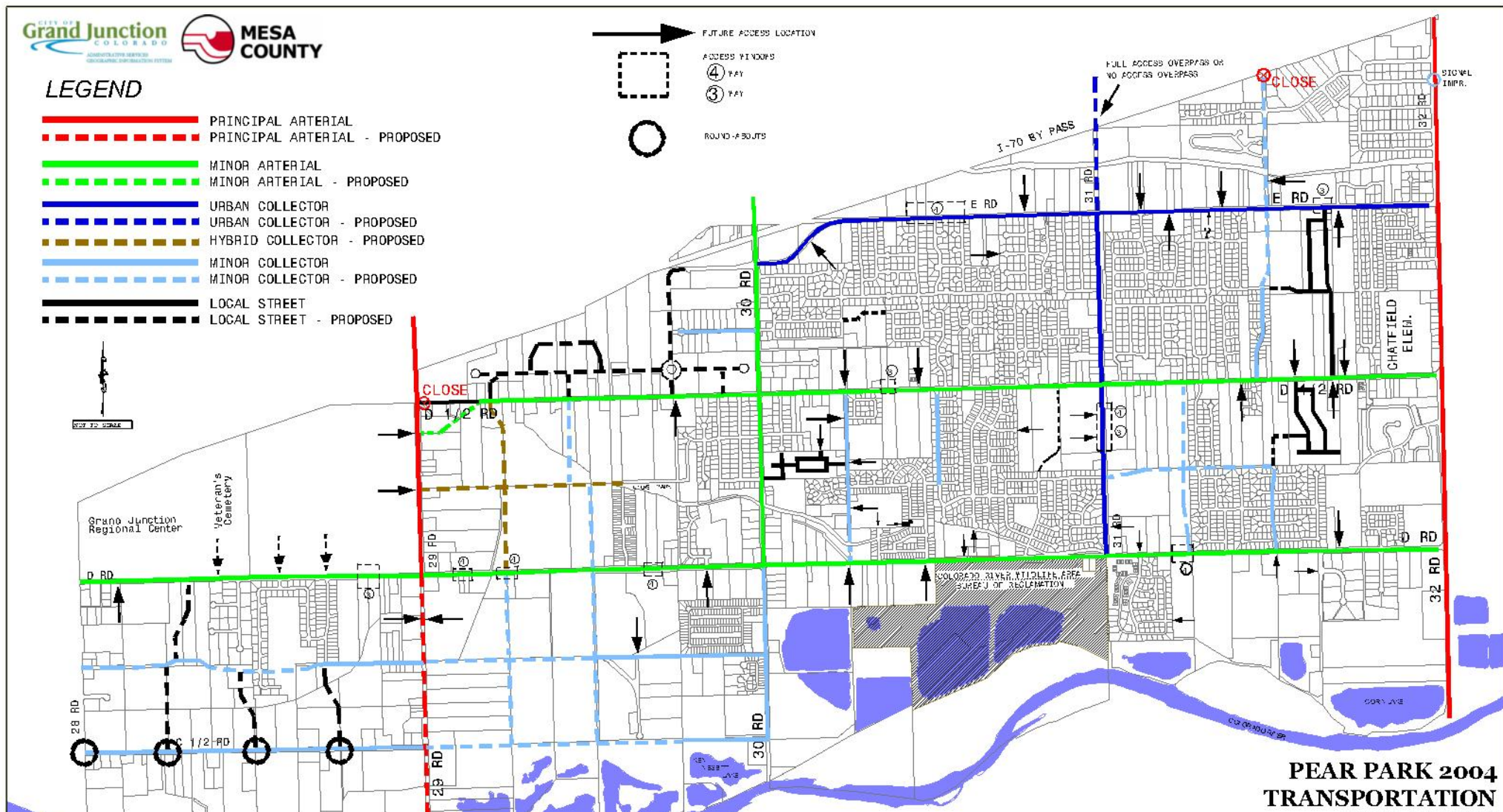


NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."



# Original Transportation and Access Management Plan (TAMP)

Figure 5

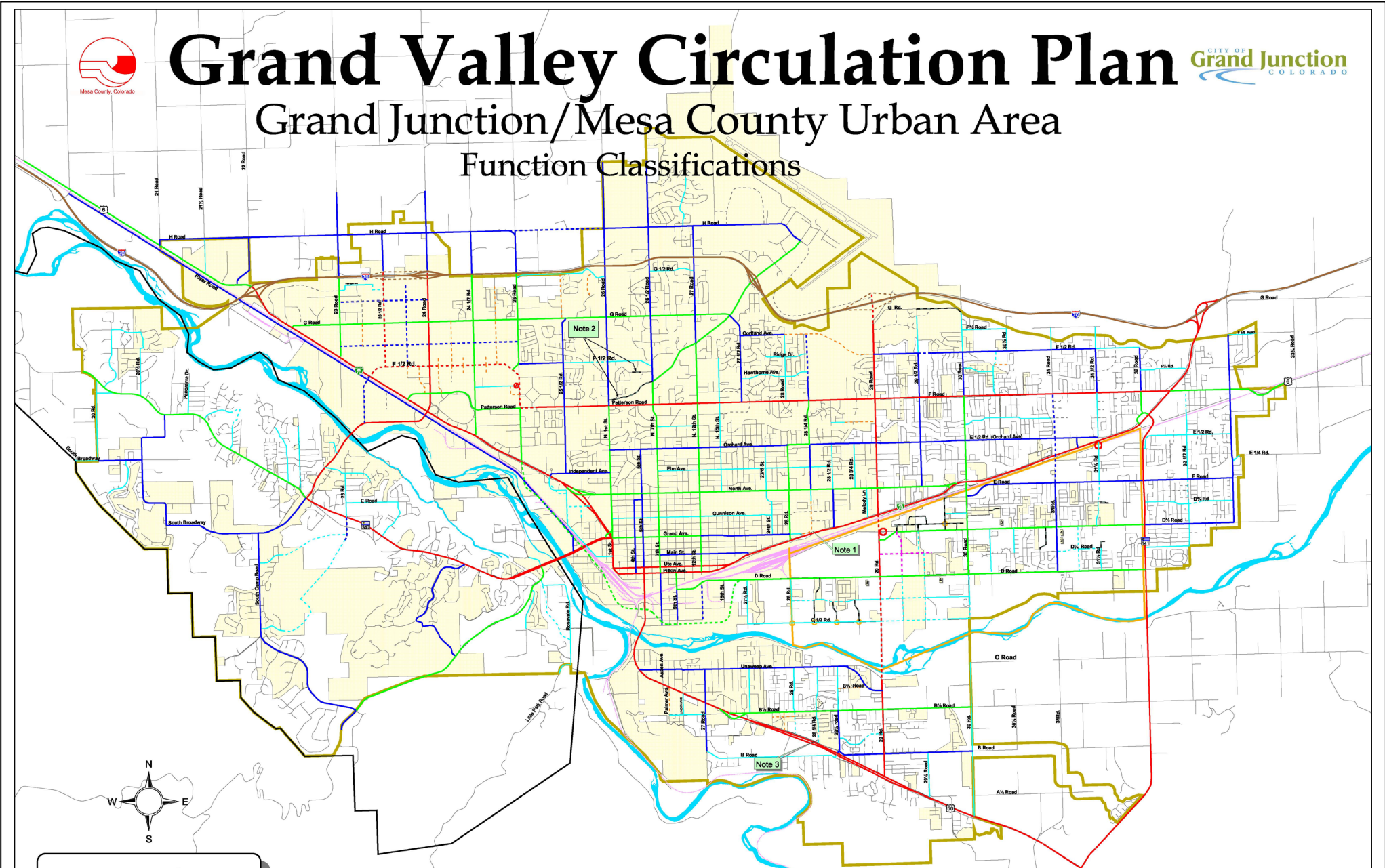






# Grand Valley Circulation Plan

Figure 7



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**Attach 6  
City Market-24 Road**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: August 11, 2009  
PRESENTER: Lori V. Bowers

AGENDA TOPIC: City Market 24 Road - CUP-2007-331

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP).

BACKGROUND INFORMATION				
Location:		630 24 Road		
Applicants:		Owner, Dillon Real Estate Co, Inc.; Representative, Galloway Planning, Architects, and Engineering.		
Existing Land Use:		Vacant land		
Proposed Land Use:		Grocery Store		
Surrounding Land Use:	North	Vacant land / vacant land		
	South	Boston's Restaurant		
	East	Kohl's Department Store		
	West	Commercial Uses		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		No change proposed		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)		
	West	C-2 (General Commercial)		
Growth Plan Designation:		Commercial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Dillon Real Estate Company, doing business as City Market, is requesting approval of a drive-through pharmacy to be located at 630 24 Road. As part of the Conditional Use Permit application the following deviations to the 24 Road Corridor Design Standards and Guidelines as well as the Super Store/Big Box Standards of Chapter Four, of the Zoning and Development Code: 1) Sign letter height; 2) Screening of external mechanical appurtenances and loading and service areas; 3) 60% glazing requirement.

RECOMMENDATION: Approval of the CUP.

## ANALYSIS

### Background

The subject property was originally subdivided in 1981 as Mesa Village Subdivision and subsequently re-platted in 1996. City Market is planned for Lot 2A, containing a grocery store, fueling station and a pharmacy, interior to the grocery store. The developers further propose a drive-through window for the pharmacy. Table 3.5 of the Zoning and Development Code requires that a drive-through associated with retail sales obtain a Conditional Use Permit, in any zoning district which allows this use. This lot is zoned C-1 (Light Commercial) and is also within the 24 Road Corridor. The proposed grocery store's base footprint is approximately 59,724 square feet in size, which also requires the Super Store/Big Box Standards to apply.

The purpose of a Conditional Use Permit (CUP) is to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. Drive-through windows, located next to residential uses could be considered detrimental. This proposed drive-through is within a developing commercial area, where no residential uses are proposed directly adjacent to this site; therefore the use should be permitted. Once established the Conditional Use Permit shall run with the land and remain valid until the property changes use or the use is abandoned and nonoperational for a period of twelve consecutive months.

As part of the CUP, per Section 4.2.G.5, signs shall be allowed on the property once a sign has been approved as part of the development plan. A sign plan has been submitted for review. The plan meets the requirements of the Zoning and Development Code found in Chapter Four. A Site Sign Program is also required by the 24 Road Corridor Design Standards and Guidelines. The maximum sign allowance proposed for the entire development does not exceed that allowed by the Zoning and Development Code. The plan does however exceed the letter height which is limited in the 24 Road Corridor Design Standards and Guidelines. Letter height in the 24 Road Corridor area is limited to 12 inches, but the design guidelines further provide that the signs in the 24 Road Corridor should communicate information for property owners, tenants and users while not adding to the visual pollution that is present in many road corridors. The guidelines provide additional sign criteria to accomplish this goal. The applicant supplied adequate information to show how this criteria has been met. The letter height proposed is supported in the materials presented by the developer obtained from the letter visibility chart prepared by Pennsylvania Transportation Institute, Penn State University and the United States Sign Council.

The 24 Road Corridor Design Guidelines suggest, and sometimes require, certain design elements be added to new construction. The Super Store/Big Box requirements of the Zoning and Development Code also apply to this project. There are a few design elements that these regulations require, and the applicant does not see the need for

these elements to be provided. As part of the Conditional Use Permit the applicant requests relief from some of the design guidelines and Big Box standards.

Section 4.3.M (Super Store/Big Box Standards) of the Zoning and Development Code states that “to the greatest extent possible, mechanical appurtenances shall be located within the structure and those external mechanical appurtenances such as heating and air conditioning equipment shall be screened and finished to match the colors and materials of the building.” Loading and operations areas shall be attractively screened from adjacent parcels and streets. All buildings and enclosures shall be designed to be compatible with the primary structure. Compatibility shall be measured in terms of design, form, use of materials, and color. The 24 Road Corridor Design Standards and Guidelines states that “service, storage and loading areas should be screened from public streets, utilizing walls, fences and landscaping.” The purpose is to not visually impact the view from adjacent properties, parking areas and public streets. A wall was requested along the north side of the building to meet these requirements, as just painting the mechanical appurtenances to match the building is not an adequate screening method.

The applicant’s respond that they have shown on the plans a 14-foot long masonry wall, 11-feet, 4-inches in height at the northwest corner of the building for screening purposes (from 24 Road). They also state that the refrigeration center is not a piece of equipment but rather a packaged unit that houses the refrigeration equipment itself. It is their belief that adequate equipment screening has been provided on the north side of the building. It is my opinion that the loading docks or truck well, dumpster area and the refrigeration unit need additional screening from the adjacent property to the north, as this is a highly visible area from the Regal Cinema and Market Street. The applicant’s response to screening the roof top mechanical was demonstrated by a Sight Line Study drawing, showing that the roof top units will not be visible from six feet above grade at any property line, per the Zoning and Development Code; however, the 24 Road Corridor Design Guidelines requires that these items be screened from the view of public streets and open space. The applicants have stated that they will screen the roof top mechanical with integral screening using materials consistent in texture and color to that of the building.

The Big Box standards require and the 24 Road Corridor encourages at least 60% glazing on the sides of the building that face the streets. This would include 24 Road and Market Street. During several meetings with the applicants it was agreed that glazing would not be required, but we requested that some other architectural feature such as canopies or other forms of relief be provided to make up for the lack of glazing, as all building frontages visible from a street should have equivalent treatment. One of the guidelines of the 24 Road Corridor is to provide human scaled architectural features, particularly in areas where pedestrian activity is occurring or encouraged. The highest level of detail should occur close to pedestrian areas, near streets and entries, and around the ground floor. The area in question is along Market Street, where heavy pedestrian traffic will occur. A bus stop is provided in this area, and landscaping will be placed between the building and the sidewalk. The Code states that where practicable,

buildings shall be located closer to the street so that the scale of the building appears to be reduced and bringing the building closer to the street encourages pedestrian traffic and architectural details are more apparent. The building is close to the street on Market Street, but the additional architectural details are missing.

The applicant's responded that they acknowledge the comment but due to budget constraints it is not financially feasible to incorporate any additional architectural features into the project. The architectural drawings show brick and two different types of CMU with different paint colors to provide fenestration to the building. It is my recommendation that these elements be provided to be in compliance with both the Zoning and Development Code as well as the 24 Road Corridor Standards and Guidelines.

## 2. Consistency with the Growth Plan

The Future Land Use Map of the Growth Plan shows this area to develop under the commercial designation. The existing zoning is consistent with the Growth Plan.

## 3. Section 2.13.C of the Zoning and Development Code

Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

- a. All applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code and with the SIDD, TEDS and SWIM Manuals.

### Section 2.2.D.4

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

A drive-through window for a pharmacy has become an accepted use in today's auto-oriented society. The CUP addresses the Future Land Use Map of the Growth Plan by affirming that no residential uses are adjacent to the site nor are residential uses proposed in the future adjacent to this site. The requested auto-oriented use in the 24 Road Corridor plan provides that the use may occur if the drive-through facility is located on the side or rear of a building and away from residential uses. Adequate distance from 24 Road with adequate landscaping buffer, in the form of Leach Creek and the trail should meet the requirements of the 24 Road Corridor Design. This criteria has been satisfied.

The adopted 24 Road Corridor Design Standards and Guidelines apply to this project. Standards use the term "shall" to indicate that compliance is required unless it can be demonstrated that *an*

*acceptable alternative* meets one or more of the following conditions:

1. The alternative better achieves the stated Purpose.
2. The purpose will not be achieved by application of the “Standard” in this circumstance.
4. The effect of other Standards or Guidelines will be improved by not applying this Standard.
5. Unique site factors make the Standard impractical.

Guidelines shall be applied unless the Director and/or Planning Commission otherwise determine.

One of the purposes of the 24 Road Corridor Design Standards and Guidelines is to screen all loading and storage areas from public streets using walls, fences and/or landscaping. Screening of service and storage areas is to ensure that these areas are functional, yet do not visually impact views from adjacent properties, parking areas, common open space, public streets, pedestrian walkways and multi-use trails. It is also important that screening walls and fences match building architecture and design. Section 4.3.M.15 of the Zoning and Development Code further supports the purpose by requiring that “all outside mechanical equipment shall be screened”.

As discussed above, the applicants state that they have provided a 14-foot long and 11-foot, 4-inch high masonry wall at the northwest corner of the building for screening. The applicant states that the refrigeration center is not a piece of equipment but rather a packaged unit that houses the refrigeration equipment itself. It is their belief that adequate equipment screening has been provided on the north side of the building. This does not meet the required criteria.

The Guidelines for Architectural Details, Section 5, page 48, states: “First floors of buildings facing the public right-of-way should be 60% transparent”. This is further supported by Section 4.3.M.7.b of the Zoning and Development Code. This proposal does not provide that. It was suggested that the applicant provide an alternative such as glazing or awnings. The applicant responded that due to budget constraints it was not financially feasible to incorporate any additional architectural features into the project. It is my recommendation that this criterion must be met.

Section 7, requires that a Site Sign Program be prepared for each development project within the 24 Road Corridor and address building and wall signs. This is further supported by Section

2.13.C.5 and Section 4.2.G.5 of the Zoning and Development Code. Each Site Sign Program shall be tailored to the requirements of the development (residential, commercial, office, industrial, etc.) and can specify the use of identifying logos. It should specify the height of sign and support, sign face area, location, illumination, type and number of signs for the project. Types of signs shall include Entrance and Building Identification Signs, Directional Signs and Regulatory Signs. Both permanent and temporary signs shall be addressed. The applicants prepared the required Site Sign Program.

The standards of the 24 Road Corridor restrict the size of the maximum letter height to 12 inches for building identification. In the applicant's sign package, the maximum letter height they propose is 42 inches for the gas prices. The lettering proposed for the building that identifies City Market is shown at 38 3/4 inches. All other signs vary between these heights.

As part of their sign package, the applicant provided the following justification for the increased letter height: "According to the letter visibility chart prepared by the Pennsylvania Transportation Institute, Penn State University and the United States Sign Council (USSC).c1998, twelve inch letters are visible to a driver traveling 35 to 50 mph from approximately 350 feet. Based on this data the driver of a vehicle traveling north on 24 Road from F Road is able to read the City Market building signage 110 ft from the proposed right-in/right-out (RIRO) off of 24 Road. This LIMITED viewing distance creates a SAFETY issue for vehicles accessing the store from 24 Road. Per the TEDS Manual and Traffic Impact Study for the site a 175 ft deceleration land with a 12 to 1 taper is recommended for the RIRO. Based on this right turn deceleration design a driver should initiate the turn 320 ft from the access drive. Should City Market building signage conform to the 12 inch letter requirement by the time a driver can read the City Market signage he/she only has 110 feet to decelerate and not the recommended 320 ft. Similar sign visibility concerns exist from F Road. A vehicle at the Market Street and F Road intersection is 725 ft from the City Market building and 385 ft from the Fuel Center. Consequently, neither the building nor the canopy signage is visible to a driver traveling 35 to 50 mph on F Road."

The applicant has proposed flush wall signs for the grocery store and the fueling center totaling 374.2 square feet. Chapter Four of the Zoning and Development Code, allows a total of 768 square feet of signage. No signs are proposed on the east side of the Building which faces Market Street, nor on the north side of the



building which is the service area of the grocery store. Signs are proposed on each side of the canopy of the fueling station.

Two monument style signs are proposed for the entrances; one on the 24 Road side and the other on the Market Street side. The sign face does not exceed 100 square feet in size, as per the 24 Road Design Guidelines require.

Another standard of the Corridor requires that the height of a sign and support shall not exceed 12 feet from the finished site grade. The applicants provided the height of where each sign will be placed on the building. The heights are typical of where one would expect signs to be placed on a grocery store and fueling center. It is my opinion that when the Corridor Standards were adopted, this was to reference the height of a monument sign and not that of building signage, but the standard does say that criterion shall apply to all signs in the Corridor. The Site Sign Program is intended to be flexible and adaptable to different sites. The signs in this corridor should communicate information for the users while not adding to the visual pollution that is present in many road corridors. The proposed Site Sign Program meets this purpose and therefore it is my recommendation that this criterion has been met.

2) Conditions of any prior approvals –

Two Transportation Engineering Design Standards (TEDS) exceptions have been approved for this site. One for parking stall length; one for drive aisle widths. These were approved by the TEDS committee on June 25, 2008.

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

The Code requirements of obtaining a Conditional Use Permit per Chapter Three are being met with this application. The site design criteria have been met per Chapter Six, such as landscaping, and parking standards. Chapter Four, the Super Store/Big Box Standards in my opinion have not been met, but the Planning Commission may feel that these have been provided for.

4) Quality site design practices

The site is subject to not only the Super Store/Big Box Standards, it is also located within the 24 Road Corridor and is subject to the design standards and guidelines. The architectural components of the building have been reviewed as well as the building materials and colors. If the store were under 50,000 square feet in size (it is 59,836 square feet) the Super Store/Big Box Standards would not apply and would meet the requirements of the Zoning and Development Code.

The Super Store/Big Box Standards state that the project provide at least two (2) of the following design features: (1) Patio/seating area; (2) Pedestrian plaza with benches; (3) Window display area [covering at least seventy-five percent (75%) of the length of one (1) facade or fifty percent (50%) of length of two (2) facades] (4) Outdoor playground area; (5) Kiosk area; (6) Water feature; (7) Clock tower; (8) Public art; or (9) Other features approved by the Planning Commission. The applicant's have provided an outdoor space in the southwest corner of the property that will have benches and a picnic area near the Leach Creek.

Pedestrian lighting for the Leach Creek area has been provided, and will set the tone for future lighting along the Creek's pedestrian path. A Bus stop, drop-off/pick-up is also required and has been provided it will mirror the stop located across the street at Kohl's.

SSID Manual – The application meets the requirements of SSID.

TEDS Manual – As mentioned above, an exception to the Transportation Engineering Design Standards has been approved and is reflected on the current site plan with reduced parking stall length and wider drive aisles for the angle of the parking stalls.

SWMM Manual – The request will not affect the drainage or other criteria found in the SWMM Manual.

- b. The underlying zoning district's standards established in Chapter Three of the Zoning and Development Code.

The underlying zoning is C-1 (light commercial). The drive-through use requires a Conditional Use Permit in any zoning district that allows a drive-through use. This was discussed above.

- c. The use-specific standards established in Chapters Three and Four of the Zoning and Development Code.

The use-specific standards requires approval of a Conditional Use Permit to be obtained, per Chapter Three of the Zoning and Development Code. The requirements contained in Chapter Four regarding Super Store/Big Box have been discussed within this report and further discussion regarding the design guidelines of the 24 Road Corridor.

- d. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to, schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The proposed grocery store with a drive-through pharmacy should be complementary to the retail establishments in the currently developed area. As growth occurs in this commercial area the use should continue to be supportive of the area. The bus pull-out will help with the future transportation needs of the City.

- e. Compatibility with and protection of neighboring properties through measures such as:

- 1) Protection of privacy –

There are no residential uses near the proposed drive-through; therefore there is reasonable visual and auditory privacy for any dwelling units located near the site.

- 2) Protection of use and enjoyment –

Some elements of the proposed plan have been designed and arranged to have a minimal impact on the use and enjoyment of adjoining properties. Additional screening on the north side of the proposed project, which is required by the Zoning and Development Code and the 24 Road Corridor Design Standards, would further protect the use and enjoyment of the adjacent properties.

- 3) Compatible design and integration –

All elements of the plan can coexist in a harmonious manner with the existing and anticipated developments. Compatible design and integration is described above under quality site design practices.

## FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the City Market application, CUP-2007-331 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit for a drive through is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C (Conditional Use Permits) of the Zoning and Development Code have all been met.
3. As part of the Conditional Use permit application, staff also recommends that the Planning Commission approve the submitted Sign package, with deviations, as presented which meets with all the sign requirements as specified in Section 4.2 of the Zoning and Development Code.
4. Approval shall be conditioned upon the installation of a screening wall for the north side service area, which includes the loading docks and mechanical area of the store to meet the requirements of the Zoning and Development Code and the 24 Road Corridor Design Standards and Guidelines.
5. An alternative to the required 60% glazing shall be applied to the Market Street (east) side of the building in the form of awnings, canopies or other form of architectural relief to meet the architectural guidelines of the 24 Road Corridor and the Big Box Standards of the Zoning and Development Code.

#### STAFF RECOMMENDATION

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2007-331, with the findings, conditions and conclusions listed above.

#### RECOMMENDED PLANNING COMMISSION MOTION:

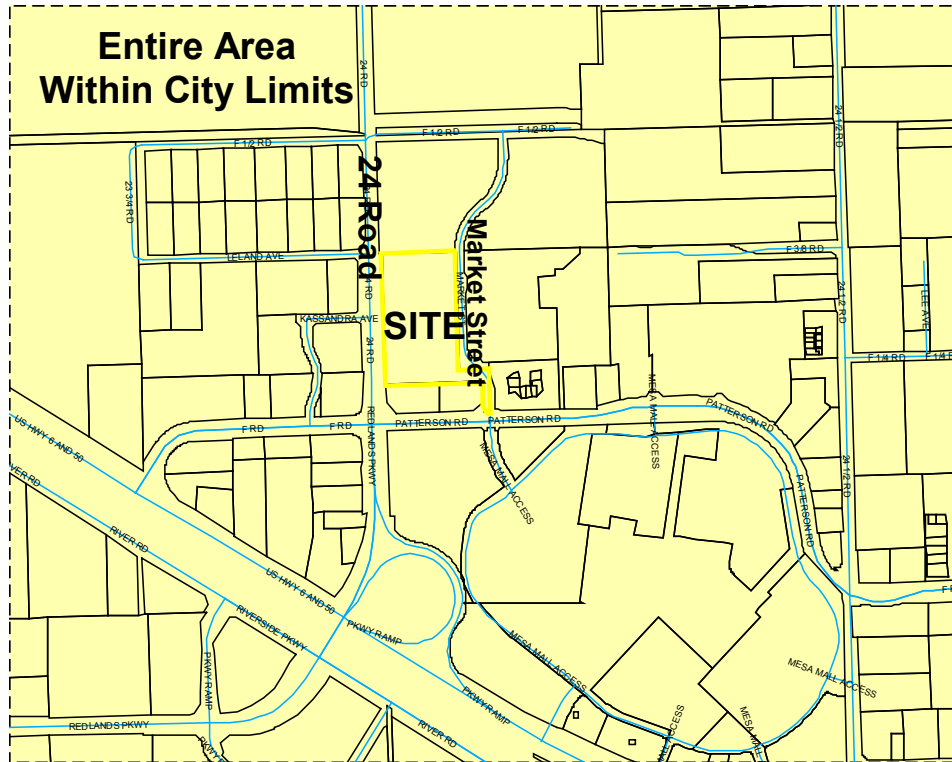
Mr. Chairman, on item number CUP-2007-331, a request for a Conditional Use Permit to allow a drive-through window for a pharmacy, I move that the Planning Commission approve the request with the conditions as set forth with the findings, conclusions and conditions listed in the staff report.

#### Attachments:

Site Location Map / Aerial Photo Map  
Future Land Use Map / Existing City and County Zoning Map  
Site Plan  
Building Profiles  
Sign Package  
Landscaping Plan Building  
Landscaping Plan Parking Area  
Pedestrian Plaza Detail

# Site Location Map

630 24 Road



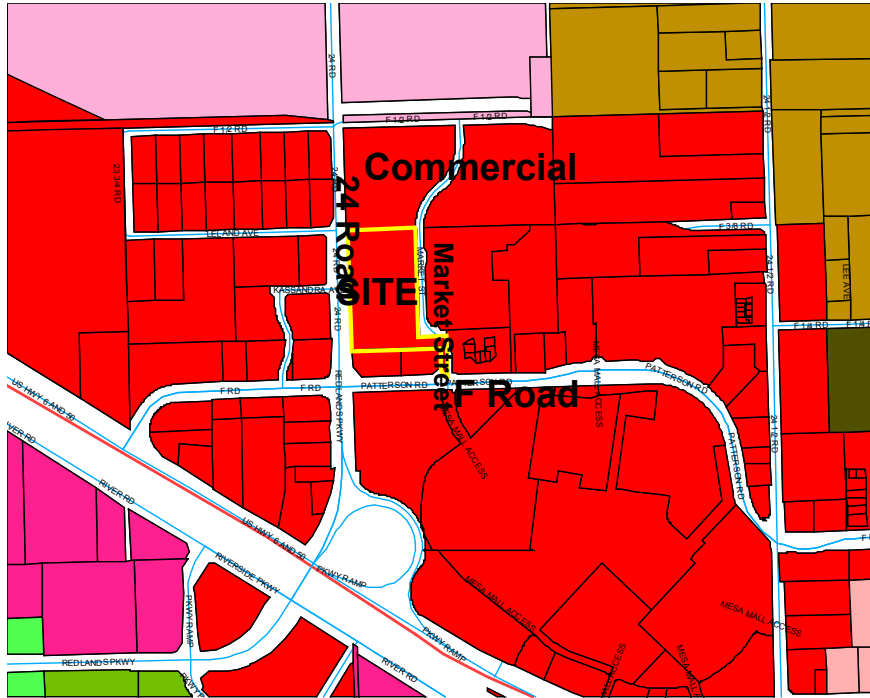
# Aerial Photo Map

630 24 Road



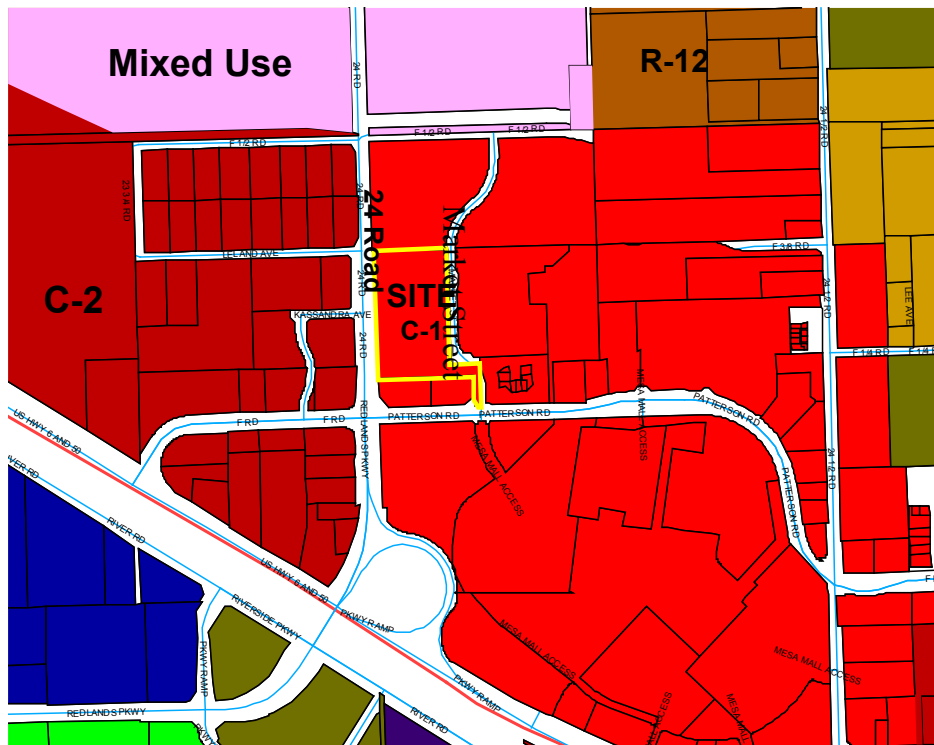
# Future Land Use Map

630 24 Road

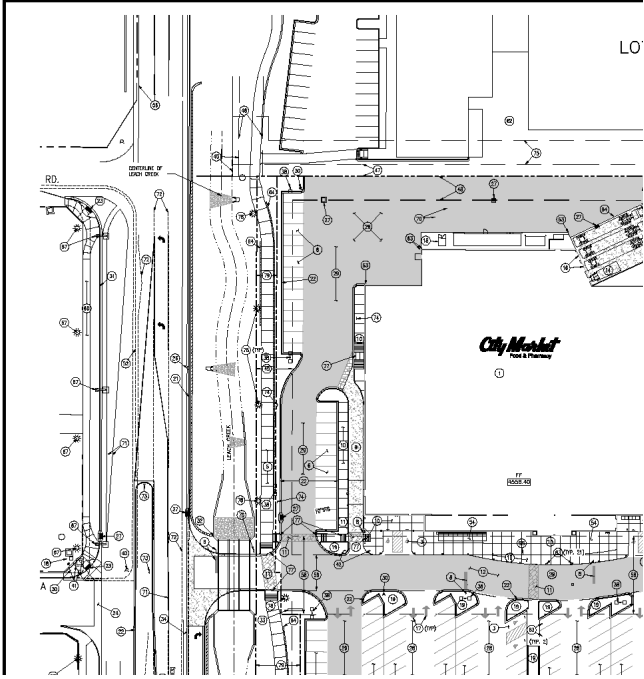


# Existing City and County Zoning

630 24 Road



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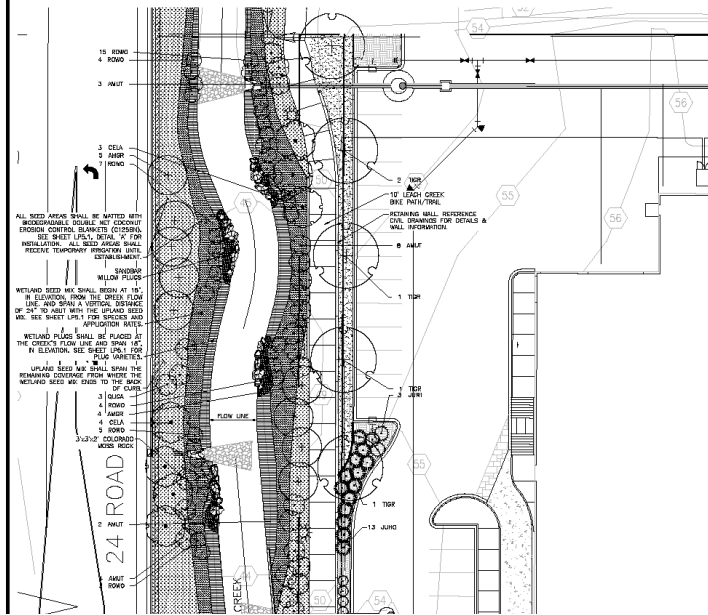


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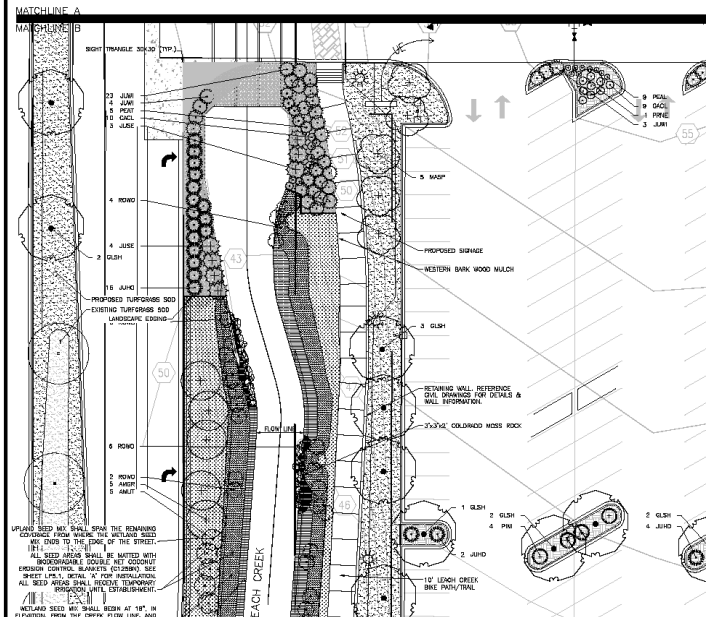






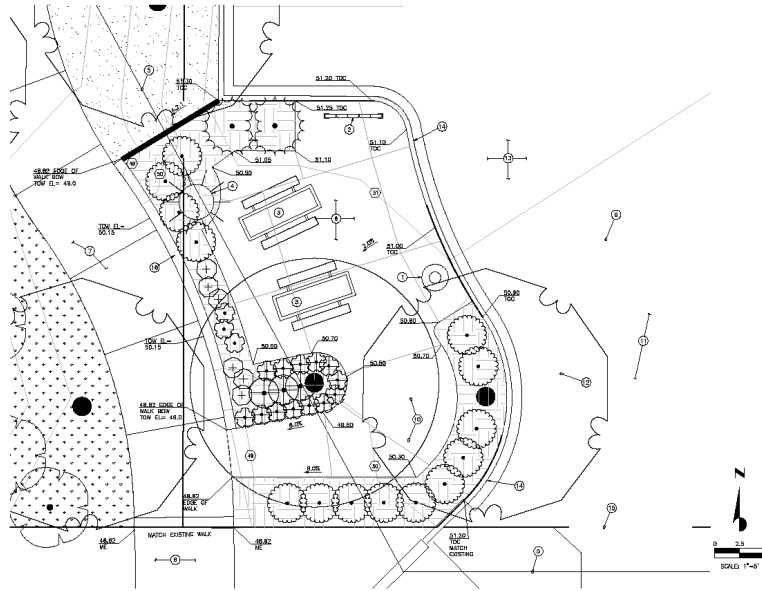


LOT



# CITY MARKET

## LOT 2A OF THE MESA VILLAGE SUBDIVISION



**D PEDESTRIAN PLAZA**  
SCALE: 1"=8'

### SCHEDULE:

- 1 PROPOSED SIGN A TRASH RECEPTACLE
- 2 PROPOSED SIGN B BIKE RACK
- 3 PROPOSED SIGN C WALL
- 4 PROPOSED SITE LIGHT
- 5 PROPOSED UNDERGROUND ELECTRICAL LINE (CONVERTER TO MERT)
- 6 PROPOSED 8" CONCRETE PAVEMENT WITH SANDLOTS AT 10' INTERVALS
- 7 PROPOSED 8" CONCRETE WALL
- 8 EXISTING CURB CUT TO 10' FROM
- 9 EXISTING 8" VERTICAL CURB TO BE REMOVED
- 10 EXISTING SLOPE TO BE RELOCATED
- 11 EXISTING ASPHALT PAVEMENT TO REMAIN
- 12 PROPOSED 1" SANDLOT WITH TRUCK WASH USE
- 13 PROPOSED ASPHALT PAVING LOT
- 14 PROPOSED 8" VERTICAL CURB AND GUTTER WITH 1" SPALL PAV
- 15 EXISTING PROPERTY LINE
- 16 PROPOSED 8" LANDSCAPE WALL

### BENCHMARK

SHOWERS, MESA COUNTY AND BRUSHDALE - 3.27' DIAMETER MESA COUNTY ALUMINUM CAP  
IS 1000' AWAY TO THE SOUTHWEST CORNER OF THE NE CORNER (1/4) OF THE QUARTER 1/4 OF  
SECTION 4, T16N, R11E, W1/2, OF THE UTE RESERVE (ELEVATION: 6040.26) FEET QMS 1985  
MAD

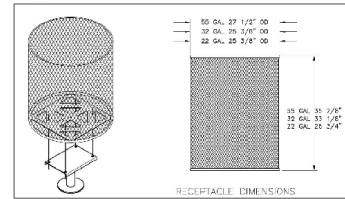
### GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SLOPE ELEVATION
- TOP OF CURB
- TOP OF WALL
- WASH EXISTING

### LEGEND

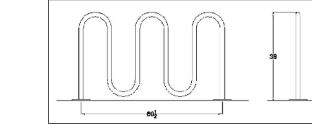
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SIGN LINE
- PROPOSED SIGNAGE LINE
- EXISTING SIGNAGE LINE
- EXISTING
- EXISTING TO BE REMOVED
- PROPOSED WALK
- PROPOSED LIMITS OF EACH CREEK
- PROPOSED CENTER LINE OF EACH CREEK
- PROPOSED RETAINING WALL
- EXISTING WALL

**CALL UTILITY NOTIFICATION  
CENTER OF COLORADO**  
**1-800-922-1967**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, DRILL, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
NEUTRAL UTILITIES

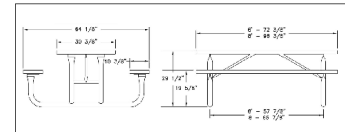


RECEPTACLE DIMENSIONS

**A 32 GALLON RECEPTACLE-DIAMOND-LR3000\***  
NOT TO SCALE



**B 3 LOOP SURFACE MOUNT BIKE RACK Model# 997-205\*\***  
NOT TO SCALE



**C 8' TABLE-DIAMOND-SG110, SURFACE MOUNT\***  
NOT TO SCALE

\*BE REMOVED BY USER. ALLY MANUFACTURING AND DISTRIBUTED  
THROUGH U.S. MOUNTAIN PRODUCTS, LLC, P.O. BOX 110, DENVER, CO  
80201. TEL: (303) 750-9600 WWW.ALLYMANUFACTURING.COM  
\*\*TO BE PROVIDED BY BODY SCOURER INDUSTRIES, P.O. BOX 10108,  
LEWISTON, CO 80114. TEL: (303) 976-0000  
WWW.BODYSCOURER.COM

CITY OF GRAND JUNCTION  
ACCEPTED FOR CONSTRUCTION FOR 1 YEAR  
FROM THIS DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CITY ENGINEER

NO.	REVISION	DATE

**Galloway**  
Planning, Architecture, Engineering  
1000 14th Street, Suite 100  
Grand Junction, CO 81501  
Tel: 261-2222 Fax: 261-2223  
www.gallowayinc.com

**City Market**  
City Market Food & Pharmacy  
Supermarket  
830 24th Road  
Grand Junction, CO 81501  
Tel: 261-2222 Fax: 261-2223  
www.citymarket.com

**CITY MARKET SHOPPING CENTER  
STORE #451  
CONSTRUCTION IMPROVEMENT PLANS**  
830 24th ROAD  
CITY OF GRAND JUNCTION, COLORADO

Project No: 130900001  
Drawn: Sotomayor, AS, SDMM  
Designed By: CHS  
Drawn By: CHS  
Date: OCTOBER 2013  
Plan File: 130900001\_L11.1.dwg

**LANDSCAPE  
PEDESTRIAN  
PLAZA &  
DETAILS**

LP1.3