



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, OCTOBER 13, 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** [Attach 1](#)
Approve the minutes of the August 11, August 25 and September 8, 2009 Regular Meetings.

- 2. St. Mary's Signage Master Plan – Sign Package Permit [Attach 2](#)**
 Request approval of the updated Signage Master Plan for the St. Mary's Hospital campus, which includes new signage for the Century Project.

FILE #: SPP-2009-199
PETITIONER: Keith Estridge – St. Mary's Hospital & Medical Center
LOCATION: 2635 North 7th Street
STAFF: Scott Peterson

- 3. Fuoco Rezone – Rezone [Attach 3](#)**
 Request a recommendation of approval to City Council to rezone .144 acres from an R-O (Residential Office) to a C-1 (Light Commercial) zone district.

FILE #: GPA-2009-147
PETITIONER: Bob Fuoco – Fuoco Investments, LLC.
LOCATION: 160 Hill Avenue
STAFF: Scott Peterson

- 4. Fairway Plaza – Preliminary Subdivision Plan [Attach 4](#)**
 Request approval of a Preliminary Subdivision Plan to develop 14 commercial lots on 19 acres in a C-1 (Light Commercial) zone district.

FILE #: PP-2008-324
PETITIONER: Richard Scariano – FairWay Property Investment
LOCATION: 643, 645, 647 24 1/2 Road
STAFF: Scott Peterson

- 5. Tenacious Brothers Pub – Conditional Use Permit [Attach 5](#)**
 Request approval of a Conditional Use Permit to allow a bar/nightclub on .241 acres in a B-2 (Downtown Business) zone district.

FILE #: CUP-2009-194
PETITIONER: Genius Loci, LLC d.b.a. Tenacious Brothers Pub
LOCATION: 701 Main Street a.k.a. 118 South 7th Street
STAFF: Judith Rice

- 6. Cemetery Ridge Subdivision – Preliminary Subdivision Plan [Attach 6](#)**
 Request approval of the Preliminary Subdivision Plan to develop 8 single family lots on 2.42 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2008-185
PETITIONER: Marshall Martin – Dakota Land Development
LOCATION: 264 26 1/4 Road
STAFF: Senta Costello

7. Sawyer Simple Subdivision – Vacation of Easements

[Attach 7](#)

Request a recommendation of approval to City Council to vacate 7 (seven) unused utility and drainage easements.

FILE #: VE-2009-143

PETITIONER: Randall Cooper, Ronald Sawyer, Stephen Wilson, Wayne Marcotte

LOCATION: 2667, 2669 Cambridge Road; 754, 756 Cambridge Court & 2676 Cambridge Drive

STAFF: Michelle Hoshide

***** 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.

None

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1

GRAND JUNCTION PLANNING COMMISSION AUGUST 11, 2009 MINUTES 6:00 p.m. to 6:53 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), Reginald Wall, Patrick Carlow, Ebe Eslami, Mark Abbott and Rob Burnett (Alternate). Commissioner Pavelka-Zarkesh was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Judith Rice (Associate Planner), Kathy Portner (Neighborhood Services Manager), Rick Dorris (Development Engineer) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 13 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 July 14, 2009 Regular Meeting.

2. Capstone Subdivision – Preliminary Subdivision

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

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

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

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

MOTION to continue item #5: Pat Carlow
2d: Mark Abbott
Vote: 7 – 0

MOTION (Consent): Reggie Wall
2d: William Putnam
Vote: 7 - 0

Public Hearing Items

6. City Market-24 Road – Conditional Use Permit

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

NO PUBLIC COMMENT

MOTION re: drive-through: Mark Abbott
2d: Ebe Eslami
Vote: 6 -1 (Pat Carlow opposed)

General Discussion/Other Business

None

Nonscheduled Citizens and/or Visitors

None

Adjournment

6:53

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 25, 2009 MINUTES
6:00 p.m. to 6:05 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, Ebe Eslami, Patrick Carlow, Mark Abbott and Richard Schoenrad (Alternate). Commissioner Reggie Wall was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Scott Peterson (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 6 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

There were no minutes available for consideration at this time.

2. Fuoco Growth Plan Amendment – Growth Plan Amendment

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use Designation from Residential High (12+ du/ac) to Commercial on .144 acres.

FILE #: GPA-2009-147
PETITIONER: Bob Fuoco – Fuoco Investments, LLC
LOCATION: 160 Hill Avenue
STAFF: Scott Peterson

3. **Hilton Garden Inn and Candlewood Suites – Preliminary Subdivision Plan & Conditional Use Permit**

Request approval of the Preliminary Subdivision Plan to develop 19.73 acres into four (4) lots and approval of a Conditional Use Permit to construct two (2) hotels in an MU (Mixed Use) zone district.

FILE #: PFP-2008-357, SPR-2008-359, SPR-2008-360
PETITIONER: The Koehler Corporation
LOCATION: 680 24 Road
STAFF: Scott Peterson

4. **Logos Industrial Park – Preliminary Subdivision Plan**

Request approval of the Preliminary Subdivision Plan to develop 17.28 acres into 10 Industrial lots in an I-2 (General Industrial) zone district.

FILE #: PFP-2008-320
PETITIONER: Vernon Pace – Logos, LLC
LOCATION: 743 23 Road
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 Eslami) “Mr. Chairman, I would make a motion to approve the Consent Agenda.”

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

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.

**GRAND JUNCTION PLANNING COMMISSION
SEPTEMBER 8, 2009 MINUTES
6:00 p.m. to 6:06 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, Ebe Eslami, Reggie Wall, Mark Abbott and Richard Schoenrad (Alternate). Commissioner Patrick Carlow was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager), Judith Rice (Associate Planner), and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 12 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Cole announced that due to a lack of agenda items, the Planning Commission's September 22nd meeting had been canceled. He then announced that item number 3, regarding the Jacobson's Pond Subdivision Extension, had been pulled and would not be considered this evening.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the July 28, 2009 Regular Meeting.

2. Moir Growth Plan Amendment – Growth Plan Amendment

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

3. Jacobson's Pond Subdivision Extension – Preliminary Subdivision Plan

Request approval of the extension of the Preliminary Subdivision Plan to develop 96 single family units on 37.61 acres in a RSF-4 (Residential Single Family-4 units/acre) zone district.

FILE #: PP-2006-262
PETITIONER: Merlin Widick – Village Homes of Colorado, Inc.
LOCATION: Southeast Corner of 26 Road and I-70
STAFF: Lori Bowers

4. RQ Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 20.02 acres from County RMF-R (Residential Rural) and AFT (Agriculture, forestry and Traditional) to a City R-8 (Residential 8 du/ac) zone district and a CSR (Community Services and Recreation) zone district.

FILE #: ANX-2009-144
PETITIONER: Michael Queally – River Trail Investment, LLC
LOCATION: 3131 D Road
STAFF: Judith Rice

5. Taylor III Rezone - Rezone

Request a recommendation of approval to City Council to rezone a 0.07 acre portion of a 1.63 acre property from a PD (Planned Development) zone district to a City R-5 (Residential 5 du/ac) zone district.

FILE #: RZ-2008-293
PETITIONER: Marion Jacobson
LOCATION: 2711 G Road
STAFF: Judith Rice

6. Martin 2 Storage Yard – Conditional Use Permit

Request approval of the Conditional Use Permit to allow the use of an existing building as a business residence on 1.54 acres in an I-1 (Light Industrial) zone district.

FILE #: CUP-2009-087
PETITIONER: Russ Martin
LOCATION: 2105 H Road
STAFF: Judith Rice

7. Coloramo Orchard Mesa Drive-Through – Conditional Use Permit

Request approval of the Conditional Use Permit to allow an office with drive-through on 0.60 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2009-050

PETITIONER: Sheila Waling – Coloramo Federal Credit Union
LOCATION: 2706 Highway 50
STAFF: Judith Rice

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 remaining Consent Agenda items.

MOTION: (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda.”

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

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:06 p.m.

Attach 2
St. Mary's Signage Master Plan
CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: October 13, 2009
STAFF PRESENTATION: Scott D. Peterson

AGENDA TOPIC: St. Mary's Hospital Signage Master Plan - SPP-2009-199

ACTION REQUESTED: Approval of an updated Signage Master Plan.

BACKGROUND INFORMATION					
Location:		2635 N. 7 th Street			
Applicants:		St. Mary's Hospital, Owner Robert D. Jenkins, Representative			
Existing Land Use:		Hospital			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	Commercial and Residential			
	South	Commercial and Residential			
	East	Medical office complexes			
	West	Residential			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	B-1 (Neighborhood Business) and R-4 (Residential – 4 du/ac)			
	South	R-O (Residential Office), B-1 (Neighborhood Business) and R-5 (Residential – 5 du/ac)			
	East	B-1 (Neighborhood Business)			
	West	R-4 (Residential – 4 du/ac)			
Growth Plan Designation:		Public and Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request approval for a revised campus wide Signage Master Plan for St. Mary's Hospital located in a PD (Planned Development) Zoning District.

RECOMMENDATION: Recommend approval of the revised Signage Master Plan.

ANALYSIS:

1. Background:

This proposal is an update of the 2004 St. Mary's Hospital campus-wide Signage Master Plan. The update is necessitated by the Century Project design and construction.

This new Signage Master Plan includes the following:

- a) A restatement of the approved inventory of signs (both actual and proposed in 2004) showing signs proposed in 2004 but not installed, and showing signs which were removed during construction of the Century Project.
- b) A complete inventory of all signs, both existing and proposed specifically for the Century Project.
- c) Sign types for all signs to be added for the Century Project.
- d) Building façade and canopy sign summary including allowable square footage as well as existing and proposed square footage.
- e) Freestanding sign summary including allowable square footage as well as existing and proposed square footage.

As noted in the approved 2004 Signage Master Plan, the overall signage allotment for both free-standing and building signage was 7,961 sq. ft. At that time, St. Mary's only proposed 3,262 sq. ft.

The proposed square footage allotments calculated for the 2009 Signage Master Plan have changed slightly due to the acquisition of several properties surrounding the hospital and the refinement of frontage distances. The calculated allotments as well as existing and proposed areas are as follows:

Freestanding Signs:	8,367 sq. ft. allowed
	1,741 sq. ft. existing and proposed
Building Signs:	6,230 sq. ft. allowed
	1,579 sq. ft. existing and proposed

In accordance with the Zoning and Development Code, St. Mary's is entitled to a total of 8,367 sq. ft. of signage to be distributed between both freestanding and building signage. The applicant is requesting approval of a combined total of 3,320 sq. ft. of signage, well within the allowable total signage area.

This Signage Master Plan update continues the use of ground lit monument signs, illuminated building logo signs, illuminated entrance numbers and entrance function signs, individual non-illuminated bronze property address letter signs and parking lot banner signs. At the new Ambulatory Emergency Entrance, the applicant is introducing a building sign which includes individual vinyl lettering on glass curtain walls that reads "EMERGENCY" (See Sign J1). For obvious reasons, this sign must be visible for

patients and families, as well as Police, Fire and EMS personnel. The applicant is requesting a deviation from the Planning Commission for this building sign as it exceeds the maximum allowance of 300 sq. ft. for any single sign (Section 4.2 G. 3. c. of the Zoning and Development Code). The applicant is proposing 366 sq. ft. for this building sign.

Project Manager researched to see if the Zoning and Development Code would allow an exemption for this type of building sign since it is not advertising of a commercial nature, however, per the sign exemptions as stated in Section 4.2 C. of the Zoning and Development Code, no suitable category could be found that could classify this type of sign as an exempt sign, thus the applicant's request for an official deviation by the Planning Commission. Project Manager is supportive of the applicant's requested deviation to 366 sq. ft. since the sign will be facing other St Mary's owned properties, is not abutting a public right-of-way and needs to be large and visible for health, safety and welfare.

2. Consistency with Master Plan 2005:

The proposed updated Signage Master Plan is consistent with the various elements of the 2005 Master Plan for the Century Project for St. Mary's Hospital.

3. Section 2.21 C. of the Zoning and Development Code:

Requests for a Sign Package must demonstrate that the proposed signage will comply with all of the following:

- a) All signs included on the site shall be in conformance with the criteria set forth in Section 2.2 E. 2. b. of the Zoning and Development Code, except as allowed to deviate based on the other criteria in this Section.

Section 2.2 E. 2. b.

- 1) All signs shall be constructed and maintained in accordance with Section 4.2.

Proposed signage will be constructed and installed by a licensed sign contractor per Section 4.2 F. 1. c. of the Zoning and Development Code.

- 2) A sign in a corridor overlay district shall comply with the design guidelines.

St. Mary's properties are not located within a corridor overlay district.

3) The zoning district may further restrict and limit the type of sign.

The proposed signage is in conformance with Section 4.2 G. 3. for commercial zone districts with the exception of the requested deviation as identified in the Background information.

4) A sign shall be located on the property to which it refers unless permitted as off-premise sign. A sign shall be permanent except as allowed in Section 4.2.D.

The Sign Package process allows off-premise signs, if the site consists of more than one parcel of land that is abutting and function as one through the sharing of vehicular access, circulation and parking areas. This site meets the criteria of Section 2.21 of the Zoning and Development Code.

5) An exterior sign shall be designed to withstand a wind load of thirty pounds per square foot.

Proposed signage will be constructed by a licensed sign contractor and reviewed by the Mesa County Building Department for compliance with wind load factors.

6) No person shall place on or attach any sign to any public property, including any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface unless authorized by this Code or other City ordinance.

No signage is proposed that would be attached to public property.

b) The application of the Sign Package is not contrary to and better implements the goals and objectives of the Growth Plan, including but not limited to applicable neighborhood plans, corridor plans and other adopted plans.

The proposal is consistent with and implements the goals and policies of the Growth Plan, in the following respects:

Policy 13.3 states that the City will foster improved community aesthetics through improved development regulations addressing signage, etc.

Policy 13.12 states that visual clutter along corridors will be minimized through the application of sign regulations and corridor design standards and guidelines.

c) The application of the Sign Package is not contrary to and better implements the goals and objectives of moderating the size and number of signs as well as the reduction of clutter and obtrusive placement of signs.

The applicant is proposing to reduce the overall sign square footage that would be allowed for their free-standing and building signs. The maximum building wall signage allowed for St. Mary's properties would be 6,230 square feet. The applicant is proposing 1,579 square feet, which will be distributed on all buildings. The maximum free-standing signage allowed for St. Mary's properties is 8,367 square feet. The applicant is proposing 1,741 square feet. The Zoning and Development specifies that the total signage allotment for all building and free-standing signs shall not exceed 8,367 square feet with this application. Therefore, these sign square footage reductions alleviate the concerns of sign clutter compared to what could otherwise be allowed. The applicant is proposing 3,320 total square feet of building and free-standing signs out of an allowable 8,367 square feet.

The applicant is also requesting a deviation for one sign that reads EMERGENCY (Sign J1) that exceeds the maximum allowance of 300 sq. ft. for any single sign (Section 4.2 G. 3. c. of the Zoning and Development Code). The applicant is proposing 366 sq. ft. for this building sign. Project Manager is supportive of the requested deviation in accordance with Section 2.21 C. of the Zoning and Development Code. See Section 1, Background for additional information.

- d) The Sign Package is found to be compatible with the signs and uses on the adjacent parcels.

The 2009 Signage Master Plan update continues the use of signs introduced and approved in 2004 and also allows for distribution of square footage to enhance the streetscape adjacent to St. Mary's properties by the approval of overall less signage square footage than what normally could be allowed. The proposed Sign Package is compatible with the signs and uses on adjacent parcels.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the St. Mary's Hospital updated Signage Master Plan Package, SPP-2009-199, the Project Manager makes the following findings of fact and conclusions:

1. The requested Sign Package is consistent with the goals and policies of the Growth Plan and Master Plan 2005 for the Century Project for St. Mary's Hospital.
2. The review criteria in Section 2.21, 2.2 E. 2. and 4.2 of the Zoning and Development Code have all been met.

3. As part of the Sign Package application, the Project Manager recommends that the Planning Commission approve the deviation to allow the EMERGENCY sign to exceed the maximum allowance of 300 sq. ft. and allow 366 sq. ft.

STAFF RECOMMENDATION:

The Project Manager recommends that the Planning Commission approve the requested Sign Package and requested deviation, SPP-2009-199, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

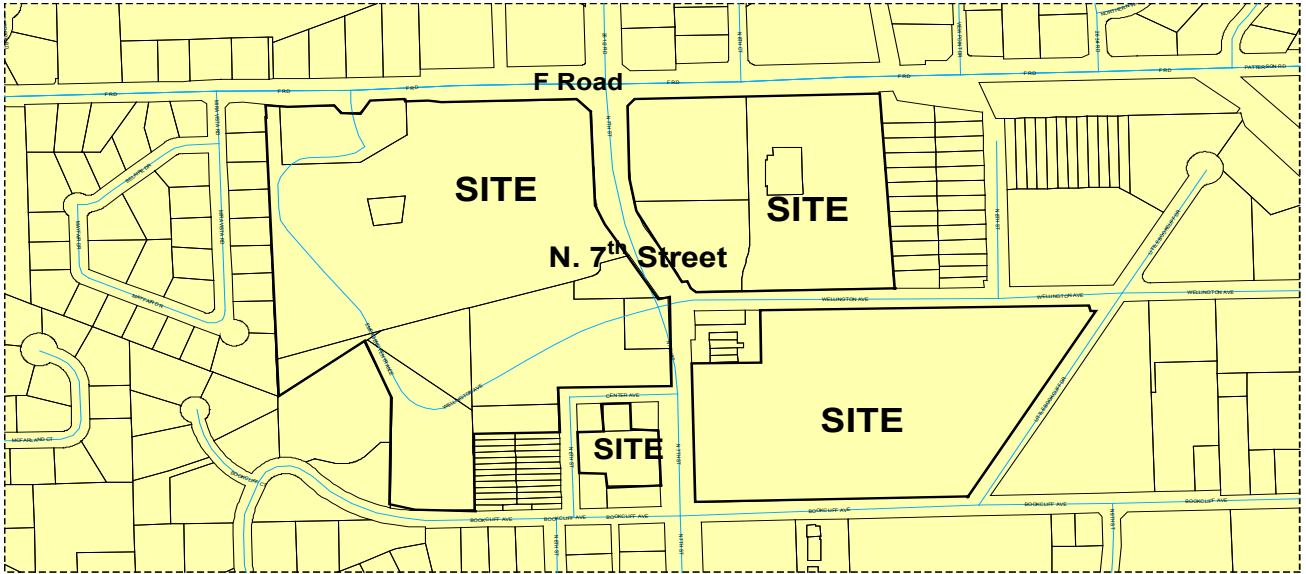
Mr. Chairman, I move that the Planning Commission approve the Sign Package, SPP-2009-199, for the revised St. Mary's Signage Master Plan with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning
St. Mary's Hospital Signage Master Plan Update:
 Sign Location Plan – Existing
 Sign Location Plan – New
 Sign Type A
 Sign Type G
 Sign Type H
 Sign Type J
 Sign Type K
 Building Façade & Canopy Signs Summary
 Freestanding Signs Summary

Site Location Map

Figure 1



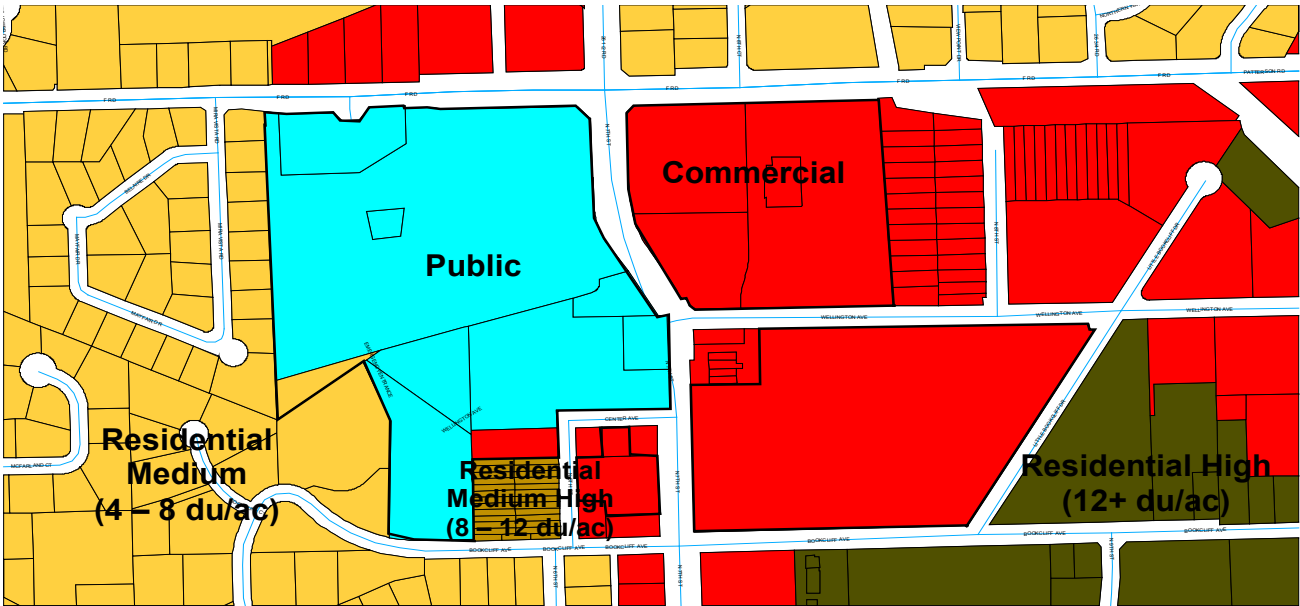
Aerial Photo Map

Figure 2



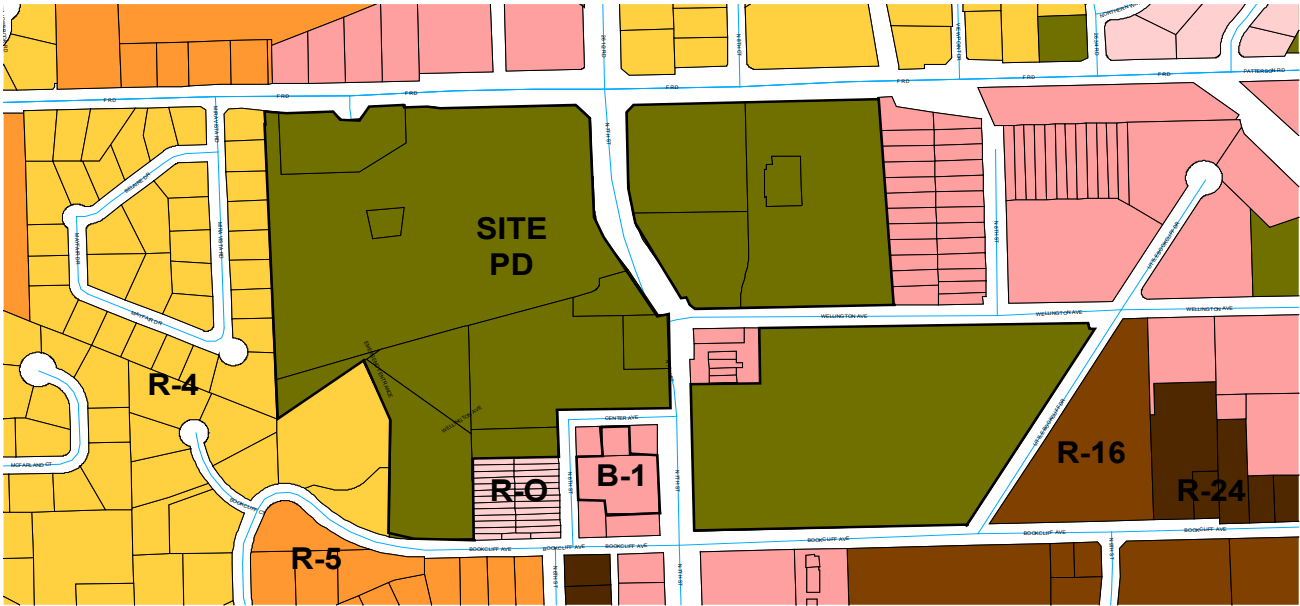
Future Land Use Map

Figure 3



Existing City Zoning

Figure 4



THIS PAGE LEFT BLANK INTENTIONALLY



**St. Mary's
Hospital**

The Regional Medical Center

signage masterplan update
october 13, 2009



618 ROOD AVENUE
GRAND JUNCTION, CO 81501
(970) 242-0658
(970) 242-2288 FAX
WWW.THEBLYTHEGROUP.COM

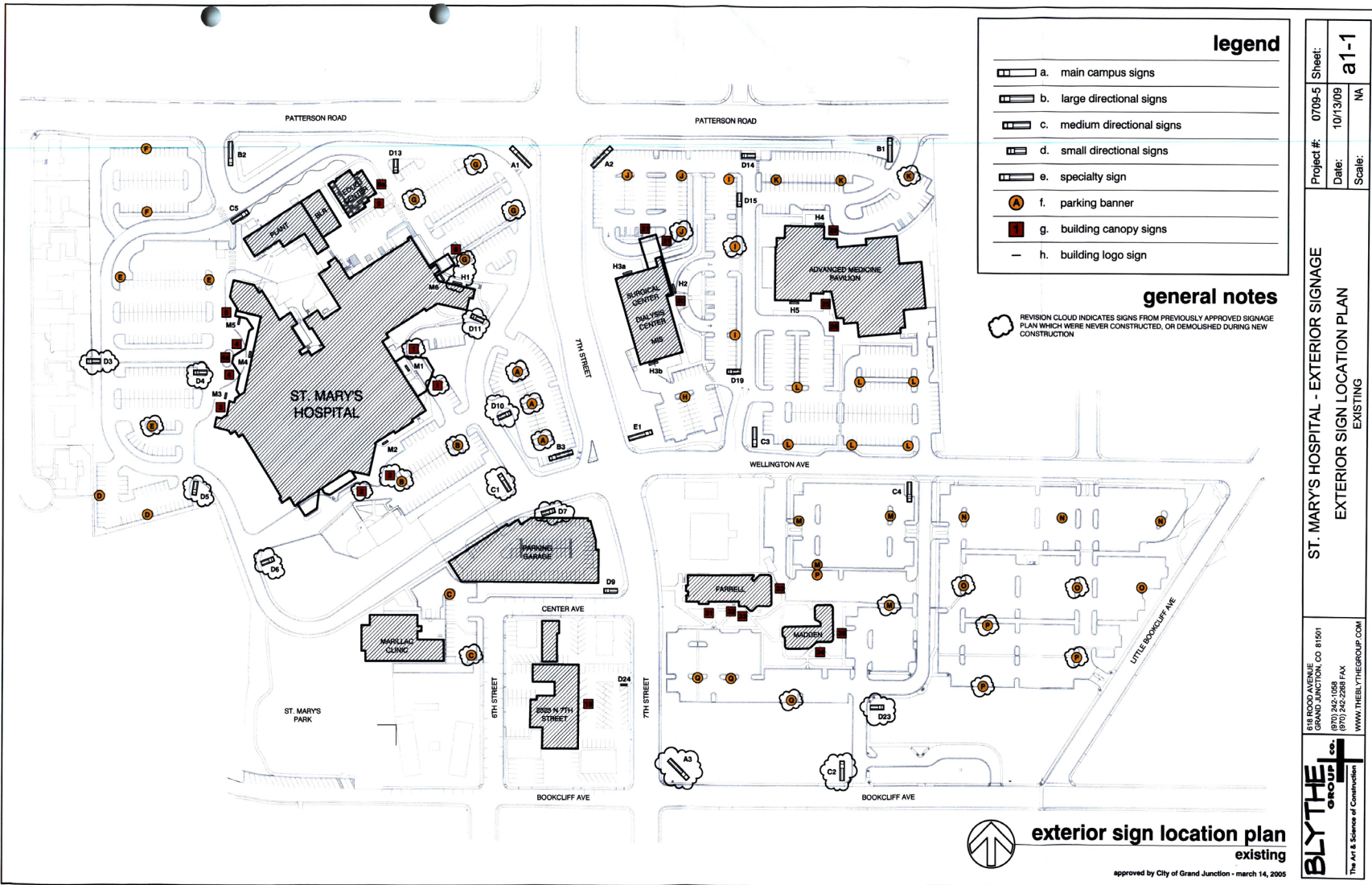
ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE

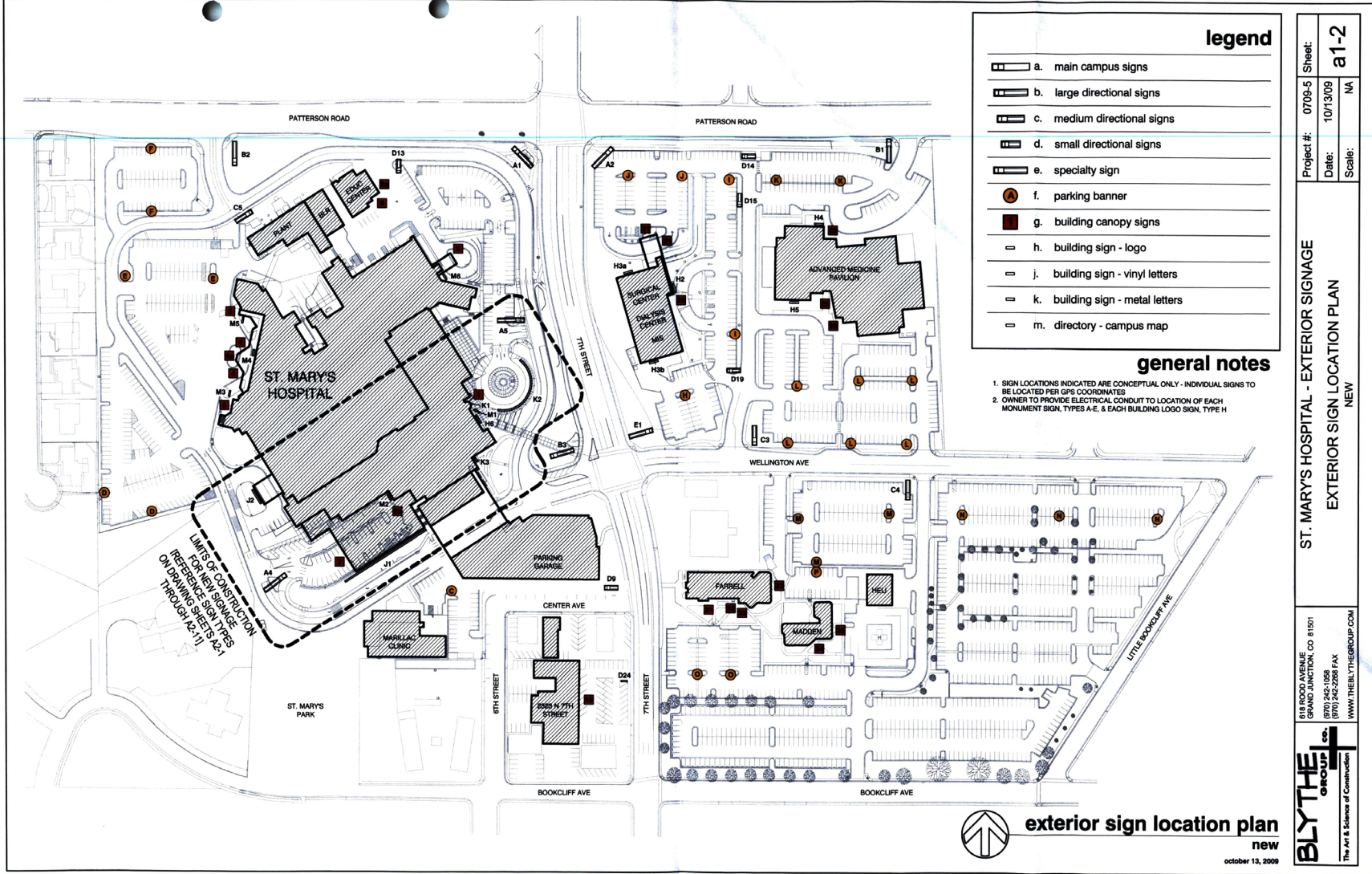
Project #:	0709-5	Sheet:	t1-1	
Date:	10/13/09	Scale:		NA
Scale:				

table of contents

cover	t1-1
table of contents	t1-2
sign location plan - existing	a1-1
sign location plan - new	a1-2
sign type A	a2-1
sign type G	a2-2
sign type H	a2-5
sign type J	a2-6
sign type K	a2-8
building facade & canopy	a4-1
signs summary	
freestanding signs summary	a4-3

	618 ROOD AVENUE GRAND JUNCTION, CO 81501 (970) 242-1058 (970) 242-2288 FAX WWW.THEBLYTHEGROUP.COM	ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE TABLE OF CONTENTS	
		Project #: 0709-5 Date: 10/13/09 Scale: NA	Sheet: t1-2





legend

- a. main campus signs
- b. large directional signs
- c. medium directional signs
- d. small directional signs
- e. specialty sign
- f. parking banner
- g. building canopy signs
- h. building sign - logo
- j. building sign - vinyl letters
- k. building sign - metal letters
- m. directory - campus map

general notes

1. SIGN LOCATIONS INDICATED ARE CONCEPTUAL ONLY - INDIVIDUAL SIGNS TO BE LOCATED PER GPS COORDINATES
2. OWNER TO PROVIDE ELECTRICAL CONDUIT TO LOCATION OF EACH MONUMENT SIGN, TYPES A-E, & EACH BUILDING LOGO SIGN, TYPE H

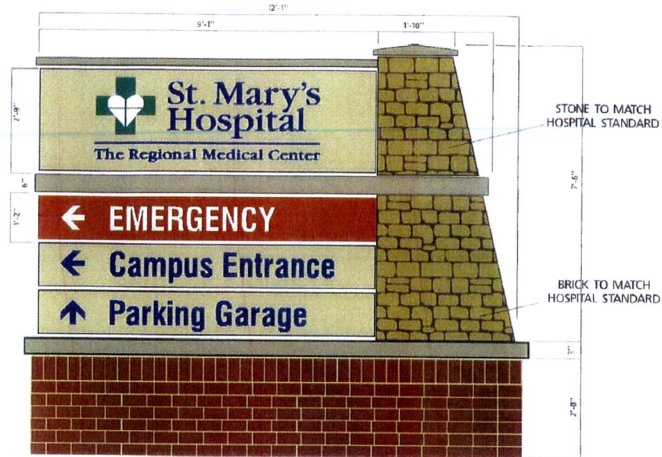
LIMIT OF CONSTRUCTION
 REFERENCE SIGN TYPES A2-1
 ON DRAWING SHEETS A2-1
 THROUGH A2-11



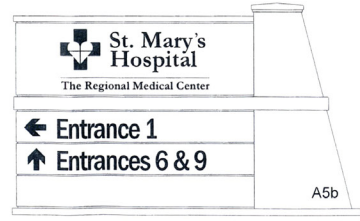
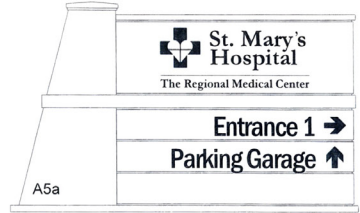
exterior sign location plan
 new

october 13, 2009

BLYTECH GROUP CO. The Art & Science of Construction	618 ROAD AVENUE GRAND JUNCTION, CO 81501 (970) 242-0066 (970) 242-2266 FAX WWW.BLYTECHGROUP.COM	Project #: 0705-5 Sheet: a1-2 Date: 10/13/09 Scale: NA
	ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE EXTERIOR SIGN LOCATION PLAN NEW	



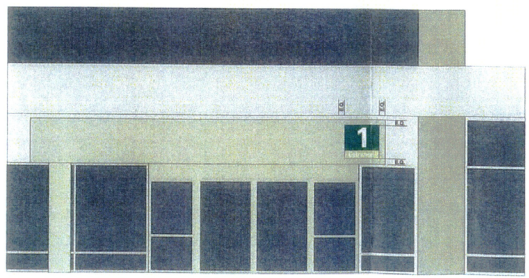
sign type A4
not to scale



sign type A5
not to scale

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE A	Project #:	0709-5	Sheet:	a2-1
	Date:	10/13/09		
	Scale:	NA		
618 ROOD AVENUE GRAND JUNCTION, CO 81501 (970) 242-1058 (970) 242-2288 FAX WWW.THEBLYTHGROUP.COM				
BLYTHE GROUP <small>The Art & Science of Construction</small>				

october 13, 2009



EAST ELEVATION MAIN ENTRY

MANUFACTURE AND INSTALL (1) ONE S/F INTERNALLY ILLUM. ROUTED ALUM. WALL MOUNTED DISPLAY Scale 1 1/2" = 1'-0"

A CABINET	MATERIAL	ALUMINUM
	PAINT	TO MATCH PMS GREEN #356 AND PMS BEIGE #726
	LIGHTING	FLUORESCENT (COOL WHITE)
ROUTED FACE	TYPE	ALUMINUM
	COLOR	TO MATCH PMS GREEN #356
	TEXTURE	NONE
B COPY	PUSH THRU	1/4" THICK WHITE PLEX
	BACKING	3/16" CLEAR PLEX
C COPY	NON ILLUM	3/16" THICK WHITE PLEX
	COPY OPTION	PUSH THRU 1/4" THICK WHITE PLEX BACKING 3/16" CLEAR PLEX

GENERAL NOTES:
 ESTIMATING YESCO TO MANUFACTURE AND INSTALL (1) ONE S/F INTERNALLY ILLUM. ROUTED ALUMINUM. WALL MOUNTED DISPLAY
 P. MANAGER

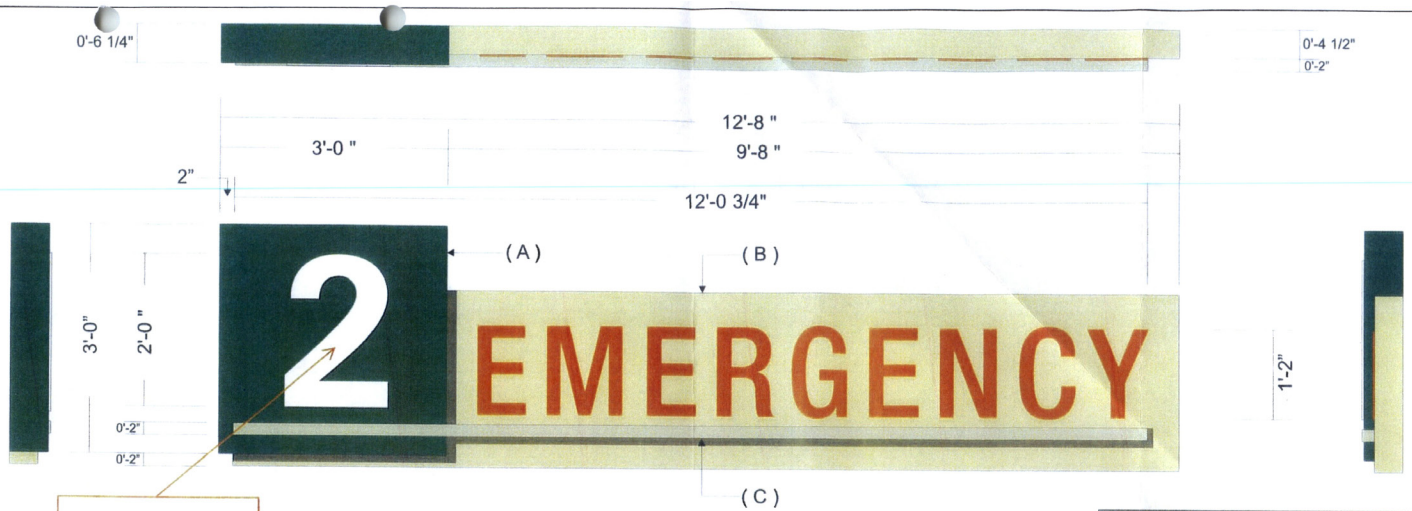
sign type G1
 not to scale

october 13, 2009

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE G	Project #:	0709-5	Sheet:	a2-2
	Date:	10/13/09	Scale:	NA

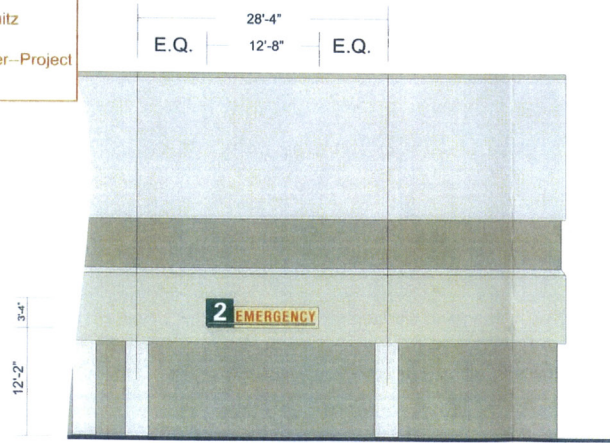
ST. MARY'S HOSPITAL
 GRAND AVENUE, CO 81501
 (970) 242-1559
 (970) 242-2268 FAX
 WWW.THEBLYTHGROUP.COM

BLYTHE
 GROUP
 co.
 The Art & Science of Construction



RUN POWER BEHIND
"2" CABINET
Per Tim Marquitz

Brad Schroeder-Project
Manager



WEST ELEVATION

MANUFACTURE AND INSTALL (1) ONE
S/F INTERNALLY ILLUM. ROUTED ALUM. WALL
MOUNTED DISPLAY Scale 3/4" = 1'-0"

A	CABINET	MATERIAL	ALUMINUM
		PAINT	TO MATCH PMS GREEN #356
		LIGHTING	FLUORESCENT (COOL WHITE)
ROUTED FACE		TYPE	ALUMINUM
		COLOR	TO MATCH PMS GREEN #356
		TEXTURE	NONE
		COPY	PUSH THRU 1/4" THICK WHITE PLEX
BACKING			3/16" CLEAR PLEX
B	CABINET	MATERIAL	ALUMINUM
		PAINT	TO MATCH PMS BEIGE #726U
		LIGHTING	FLUORESCENT (COOL WHITE)
ROUTED FACE		TYPE	ALUMINUM
		COLOR	TO MATCH PMS BEIGE #726U
		TEXTURE	NONE
		COPY	PUSH THRU 1/4" THICK RED PLEX #2157
BACKING			3/16" CLEAR PLEX
C	RULE LINE	TUBE	2" SQUARE ALUM. WITH END CAPS
		COLOR	PAINT PMS GRAY #428U

GENERAL NOTES:

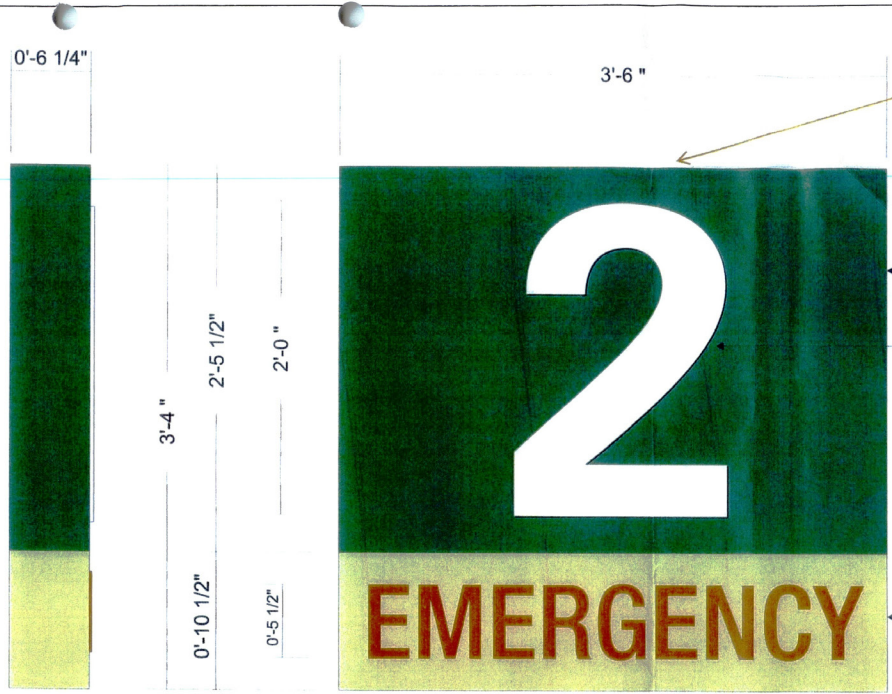
ESTIMATING YESCO TO MANUFACTURE AND INSTALL (1) ONE
S/F INTERNALLY ILLUM. ROUTED ALUMINUM.
SOFFIT MOUNTED DISPLAY

P. MANAGER

sign type G2
not to scale

october 13, 2009

BLYTECH Group LLC The Art & Science of Construction	616 RHOOD AVENUE FORT COLLINS, COLORADO 80501 (970) 242-2658 (970) 242-2658 FAX WWW.THEBLYTECHGROUP.COM	Project #: 0709-5 Date: 10/13/09 Scale:	Sheet: a2-3
	ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE G		



RUN POWER THROUGH TOP OF CABINET (TO BE HUNG FROM CEILING)
Per Tim Marquitz

Brad Schroeder--Project Manager

(A)

(B)

(C)

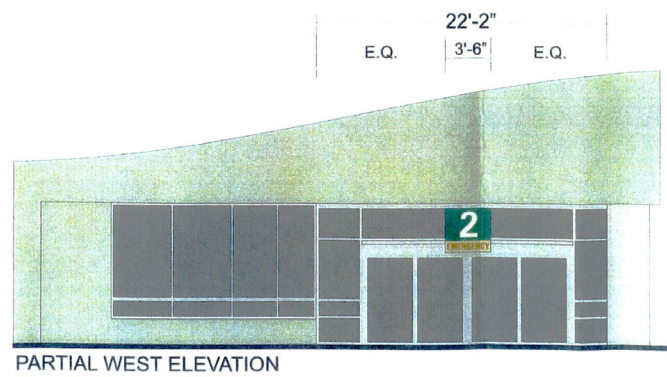
MANUFACTURE AND INSTALL (1) ONE S/F INTERNALLY ILLUM. ROUTED ALUM. WALL MOUNTED DISPLAY Scale 1 1/2" = 1'-0"

A	CABINET	MATERIAL	ALUMINUM
		PAINT	TO MATCH FACE COLORS
		LIGHTING	FLUORESCENT (COOL WHITE)
B	ROUTED FACE	TYPE	ALUMINUM
		COLOR	TO MATCH GREEN VINYL #3630-156 TO MATCH PMS BEIGE #728
C	COPY	PUSH THRU	1/4" THICK WHITE PLEX
		BACKING	3/16" CLEAR PLEX
C	COPY	PUSH THRU	1/4" THICK RED PLEX
		BACKING	3/16" CLEAR PLEX

GENERAL NOTES:

ESTIMATING YESCO TO MANUFACTURE AND INSTALL (1) ONE S/F INTERNALLY ILLUM. ROUTED ALUMINUM. SOFFIT MOUNTED DISPLAY

P. MANAGER



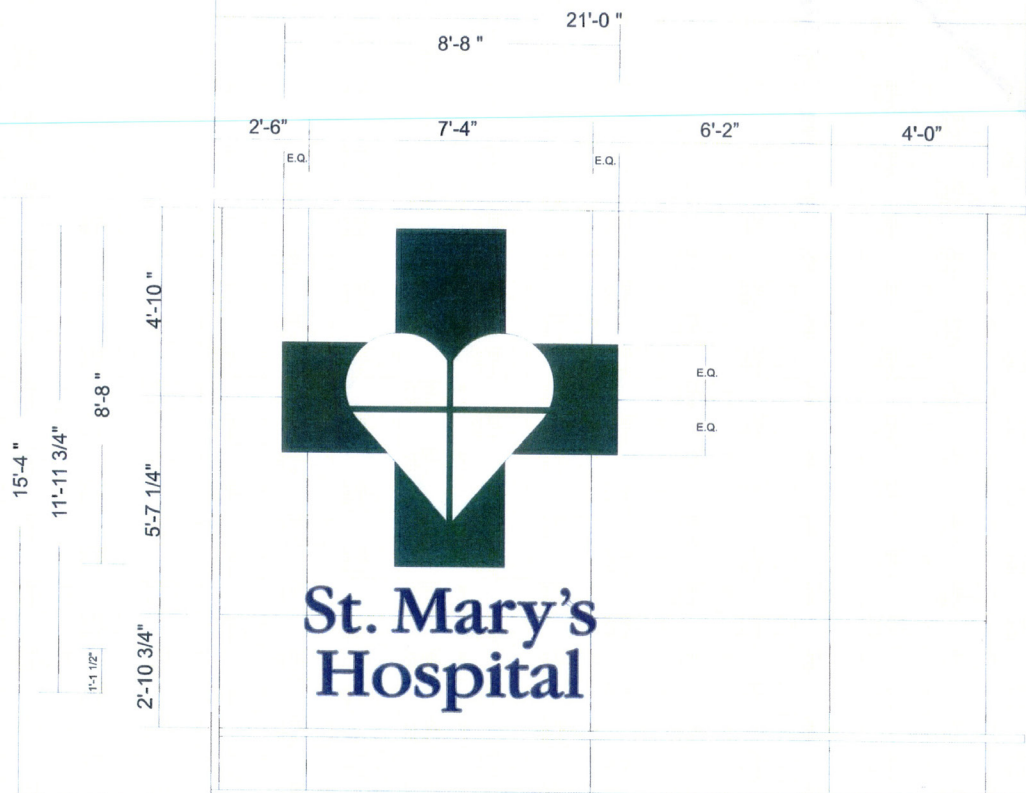
Project #: 0709-5
Date: 10/13/09
Sheet: a2-4
Scale:

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
SIGN TYPE G

618 FLOOD AVENUE
GRAND JUNCTION, CO 81501
(970) 242-1088
(970) 242-2288 FAX
WWW.THEBLYTHGROUP.COM

BLYTHE GROUP CO.
The Art & Science of Construction

sign type G2a
not to scale
october 13, 2009



scale 3/8"=1'-0"

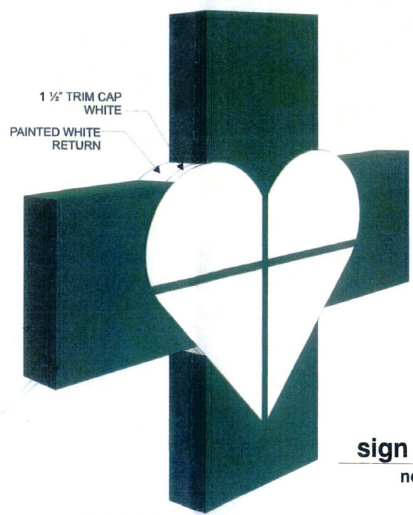
FONT USED
(GARAMOND)

GENERAL NOTES:	
ESTIMATING	YESCO TO MANUFACTURE AND INSTALL (1) ONE S/F INTERNALLY ILLUM. PAN CHANNEL LOGO CABINET AND (1) ONE SET OF INTERNALLY ILLUM PLEX FACE PAN CHANNEL LETTERS
LAYOUT	ALL ATTACHMENT POINTS TO BE 4" FROM CENTER LINE OF HOLE

PAINTED GREEN
RETURN
1 1/2" RETAINER
PAINTED GREEN

LOGO SPECS (LED)		
A LIGHTING	TYPE	LED
	COLOR	WHITE
B FACE	TYPE	WHITE HEAT SEEMED ACRYLIC
	COLOR	WHITE #7328
	LAYER	1st SURFACE
	VINYL COLOR	3M # 3630-156 GREEN
C RETAINER	TYPE	TRIM CAP AND RETAINERS
	SIZE	1 1/2"
	COLOR	WHITE ON TRIM CAP AND GREEN ON RETAINERS
	SCREWS	PAINTED TO MATCH
D RETURN	DEPTH	5" ALUMINUM
	COLOR	PAINT TO MATCH 3M GREEN #3630-156
E BACKS	MATERIAL	ALUMINUM
	COLOR	GREEN TO MATCH RETURN COLOR

COPY SPECS (LED)		
A LIGHTING	TYPE	LED
	COLOR	WHITE
B FACE	TYPE	ACRYLIC
	COLOR	WHITE #7328
	LAYER	1st SURFACE
	VINYL COLOR	3M # 3630-36 WITH WHITE TRAP LINE
C RETAINER	TYPE	TRIM CAP
	SIZE	1"
	COLOR	PAINTED TO MATCH RETURN
	SCREWS	PAINTED TO MATCH RETURN
D RETURN	DEPTH	5" ALUMINUM
	COLOR	PAINT TO MATCH 3M BLUE #3630-36
E BACKS	MATERIAL	ALUMINUM
	COLOR	BLUE TO MATCH RETURN COLOR



sign type H
not to scale

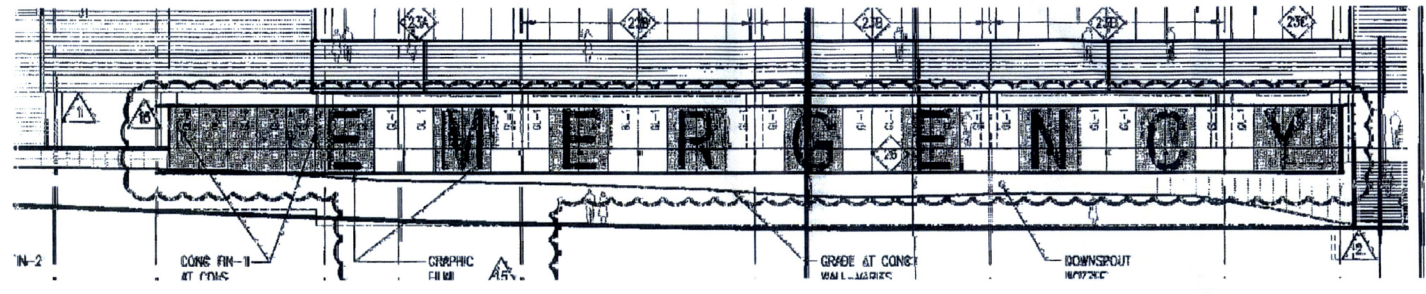
october 13, 2009

BLYTEH GROUP <small>The Art & Science of Construction</small>	850 CEDAR AVENUE GRAND JUNCTION, CO 81501 (970) 242-2088 (970) 242-2088 FAX WWW.THEBLYTEHGROUP.COM	Project #: 0709-5 Date: 10/13/09 Scale: NA	Sheet a2-5
	ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE H		

8'-0" 4'-4 3/4" 6'-9" 4'-4 3/4" 5'-2" 5'-1" 4'-4 3/4" 5'-1" 5'-1" 5'-5 3/4"

EMERGENCY

E.Q.
 CENTER GRAPHIC
 IN WINDOW AREA
 TOP AND BOTTOM
 E.Q.



SOUTH ELEVATION

PROVIDE AND INSTALL (1) ONE SET OF 1st SURFACE VINYL LETTERS
 Scale 1/8" = 1'-0"

A LETTERS	MATERIAL	3M VINYL
	COLOR	#3630-33
FONT (HELVETICA NEUE MED COND.)		

GENERAL NOTES:

ESTIMATING YESCO TO PROVIDE AND INSTALL (1) ONE SET OF 1st SURFACE VINYL LETTERS READING EMERGENCY.

P. MANAGER

sign type J1
 not to scale

october 13, 2009

Project #: 0709-5
 Date: 10/13/09
 Sheet: a2-6
 Scale: 1/8" = 1'-0"

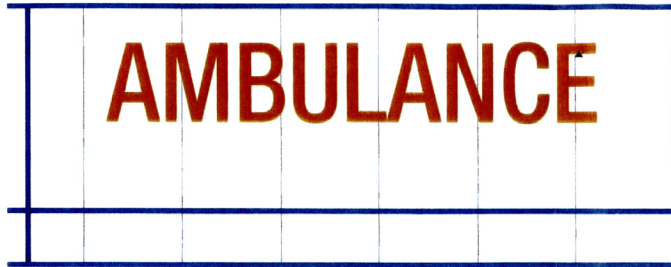
ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
 SIGN TYPE J

618 BROAD AVENUE
 GRAND JUNCTION, CO 81501
 (970) 244-1058
 (970) 244-2988 FAX
 WWW.THEBLYTHGROUP.COM



13'-4 1/2"

7'-4 1/2"
4'-0"



OPTION FONT (HELVETICA NEUE MED COND.)

32'-9"

26'-1"

CUT FILM AT VERTICAL SEALANT

PROVIDE AND INSTALL (1) ONE SET OF 1st SURFACE VINYL LETTERS
Scale 3/16" = 1'-0"

LETTERS	MATERIAL	3M VINYL
	COLOR	#3630-33

GENERAL NOTES:
ESTIMATING YESCO TO PROVIDE AND INSTALL (1) ONE SET OF 1st SURFACE VINYL LETTERS READING EMERGENCY.
P. MANAGER

sign type J2
not to scale

october 13, 2009

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE J	Project #: 0709-5	Sheet: a2-7
	Date: 10/13/09	Scale: NA

618 FLOOD AVENUE
 GRAND JUNCTION, CO 81501
 (970) 242-1058
 (970) 242-2288 FAX
 WWW.THEBLYTHEGROUP.COM

BLYTHE GROUP co.
 The Art & Science of Construction

1'-1 1/2"

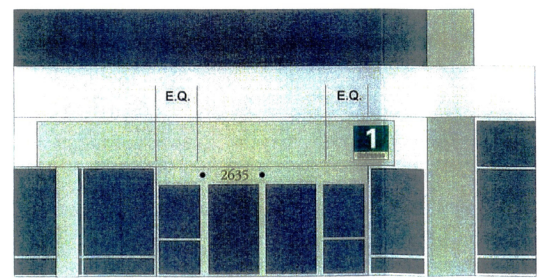
0'-10"

2635

scale 1"=1'-0"

FONT USED
(GARAMOND)

NOTE:
CUSTOMER TO VERIFY HEIGHT OF
FASCIA.



EAST ELEVATION MAIN ENTRY

NOTE: INSTALL NUMBERS
BETWEEN SENSORS

**MANUFACTURE AND INSTALL (1) ONE
SET OF NON ILLUM. CUT OUT
ALUM. LETTERS Scale 1" = 1'-0"**

A	LETTERS	MATERIAL	1/4" THICK ALUMINUM
		PAINT	DARK BRONZE
B	SUPPORTS	MATERIAL	1" LONG 1/4" DIA. STAINLESS STEEL

GENERAL NOTES:

ESTIMATING: YESCO TO MANUFACTURE AND INSTALL (1) ONE
SET OF NON ILLUM. CUT OUT ALUM. LETTERS
ON STANDOFFS.

P. MANAGER

sign type K1
not to scale

october 13, 2009

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE K	Project #:	0709-5	Sheet:	a2-8
	Date:	10/13/09	Scale:	NA
	618 HOOD AVENUE GRAND JUNCTION, CO 81501 (877) 242-0288 (970) 242-2288 FAX WWW.THEBLYTHGROUP.COM			



St. Mary

1'-4"

80'-10 1/2"

1'-6"
1'-4"

St. Mary's Hospital and Regional Medical Center

STARTING POINT TO BE DETERMINED BY OWNER

scale 3/32"=1'-0"

FONT USED
(GARAMOND)

MANUFACTURE AND INSTALL (1) ONE SET OF NON ILLUM. CUT OUT ALUM. LETTERS Scale 3/32" = 1'-0"		
A	LETTERS	MATERIAL 1/4" THICK ALUMINUM PAINT DARK BRONZE
B	SUPPORTS	MATERIAL 1" NON CORROSIVE

GENERAL NOTES:
 ESTIMATING YESCO TO MANUFACTURE AND INSTALL (1) ONE SET OF NON ILLUM. CUT OUT ALUM. LETTERS ON STANDOFFS.
 P. MANAGER

sign type K2
not to scale

october 13, 2009

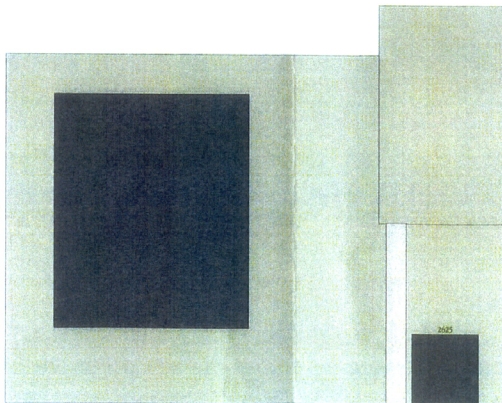
ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE SIGN TYPE K	Project #: 0709-5	Sheet: a2-9
	Date: 10/13/09	NA
	Scale:	NA
618 ROOD AVENUE GRAND JUNCTION, CO 81501 (970) 242-2288 FAX (970) 242-2288 FAX WWW.THEBLYTHEGROUP.COM		
BLYTHE GROUP CO. The Art & Science of Construction		

0'-8"

2'-0"

2625

FONT USED
(GARAMOND)



EAST ELEVATION

MANUFACTURE AND INSTALL (1) ONE
SET OF NON ILLUM. CUT OUT
ALUM. LETTERS Scale 3" = 1'-0"

A	LETTERS	MATERIAL	1/4" THICK ALUMINUM
		PAINT	DARK BRONZE
B	SUPPORTS	MATERIAL	1/2" LONG 1/4" DIA STAINLESS STEEL

GENERAL NOTES:

ESTIMATING YESCO TO MANUFACTURE AND INSTALL (1) ONE
SET OF NON ILLUM. CUT OUT ALUM. LETTERS
ON STANDOFFS.

P. MANAGER INSTALL NUMBERS 6" ABOVE DOOR FRAME

sign type K3
not to scale

october 13, 2009

Project #:	0709-5	Sheet:	a2-10
Date:	10/13/09	Scale:	NA

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
SIGN TYPE K

618 ROOD AVENUE
GRAND JUNCTION, CO 81501
(970) 242-1058
(970) 242-2258 FAX
WWW.THEBLYTHEGROUP.COM



BUILDING FAÇADE / CANOPY SIGNS - SUMMARY

TOTAL EXISTING BUILDING FAÇADE / CANOPY SIGNAGE (1243.51 SF PREVIOUSLY APPROVED) 1207.04 SF
 EXISTING BUILDING FAÇADE / CANOPY SIGNAGE (NEVER CONSTRUCTED / DEMOLISHED DURING NEW CONSTRUCTION) -367.18 SF
 PROPOSED NEW BUILDING FAÇADE / CANOPY SIGNAGE 738.84 SF
TOTAL BUILDING FAÇADE / CANOPY SIGNAGE 1578.70 SF
ALLOWABLE BUILDING / CANOPY SIGNAGE 6230.00 SF

EXISTING BUILDING FAÇADE / CANOPY SIGNAGE (TO BE RETAINED)
 BUILDING CANOPY SIGNS (TYPE G), BUILDING LOGO SIGNS (TYPE H), BUILDING LETTER SIGNS (TYPES J & K)

SIGN TYPE	DESCRIPTION	SIGN FACE (SF)	QUANTITY	EXTENDED AREA
G3	Entrance	16.71 SF	1	16.71 SF
G4	Emergency	27.45 SF	2	54.90 SF
G4	Entrance	14.37 SF	1	14.37 SF
G5	Entrance	16.71 SF	1	16.71 SF
G6	Entrance	14.37 SF	1	14.37 SF
G9	Entrance	5.00 SF	2	10.00 SF
G18	Entrance	5.00 SF	1	5.00 SF
G20	Entrance	5.00 SF	1	5.00 SF
G21	Grand Valley Surgical Center	31.15 SF	2	62.30 SF
G22	Entrance	6.25 SF	2	12.50 SF
G22	Pavilion Imaging	27.70 SF	1	27.70 SF
G22	Regional Blood Center	29.80 SF	1	29.80 SF
G25	Entrance	6.25 SF	1	6.25 SF
G25	Regional Cancer Center / Hematology Center	28.50 SF	1	28.50 SF
G28	Entrance	6.25 SF	1	6.25 SF
G28	Pavilion Entrance	28.50 SF	1	28.50 SF
G31	Entrance	5.00 SF	1	5.00 SF
G32	Entrance	5.00 SF	2	10.00 SF
G33	Entrance	5.00 SF	2	10.00 SF
G34	Entrance	5.00 SF	2	10.00 SF
G35	Entrance	5.00 SF	1	5.00 SF
G	Free Public Parking	5.00 SF	1	5.00 SF
H2	DaVita Dialysis	5.00 SF	1	5.00 SF
H3	Grand Valley Surgical Center	60.00 SF	2	120.00 SF
H4	St. Mary's Advanced Medicine Pavilion	104.00 SF	1	104.00 SF
H5	St. Mary's Advanced Medicine Pavilion	104.00 SF	1	104.00 SF
H	City Market Pharmacy	75.00 SF	1	75.00 SF
K	Marillac Clinic	2.00 SF	1	2.00 SF
K	Marillac Clinic - A H Gould MD Building	8.00 SF	1	8.00 SF
K	Parking Garage - Enter & Exit	8.00 SF	1	8.00 SF
K	Farrell Building 2320 A North 7th St	15.00 SF	1	15.00 SF
K	Madden Hall 1320 A North 7th St	15.00 SF	1	15.00 SF
TOTAL				838.86 SF

EXISTING BUILDING FAÇADE / CANOPY SIGNAGE (NEVER CONSTRUCTED OR DEMOLISHED DURING NEW CONSTRUCTION)
 BUILDING CANOPY SIGNS (TYPE G), BUILDING LOGO SIGNS (TYPE H), BUILDING LETTER SIGNS (TYPES J & K)

SIGN TYPE	DESCRIPTION	SIGN FACE (SF)	QUANTITY	EXTENDED AREA
G1	Main Entrance	21.84 SF	2	43.28 SF
G2	Emergency	27.45 SF	2	54.90 SF
H1	St. Mary's Cross-Heart Logo	238.00 SF	1	238.00 SF
X(C4)	Emergency - White/Red with Outpatient Service - White/Blue	15.00 SF	1	15.00 SF
X(C5)	Emergency - White Letters, Red Background	15.00 SF	1	15.00 SF
TOTAL				367.18 SF

PROPOSED NEW BUILDING FAÇADE / CANOPY SIGNAGE

BUILDING CANOPY SIGNS (TYPE G), BUILDING LOGO SIGNS (TYPE H), BUILDING LETTER SIGNS (TYPES J & K)

SIGN TYPE	DESCRIPTION	SIGN FACE (SF)	QUANTITY	EXTENDED AREA
G1	Entrance	9.50 SF	1	9.50 SF
G2	Emergency	31.25 SF	1	31.25 SF
G2a	Emergency	11.67 SF	1	11.67 SF
H6	St. Mary's Hospital Logo	104.00 SF	1	104.00 SF
J1	Emergency	366.67 SF	1	366.67 SF
J2	Ambulance	104.33 SF	1	104.33 SF
K1	2835	2.29 SF	1	2.29 SF
K2	St. Mary's Hospital and Regional Medical Center	107.60 SF	1	107.60 SF
K3	2825	1.33 SF	1	1.33 SF
TOTAL				738.84 SF

Project #:	0709-5	Sheet:	a4-1
Date:	10/13/09	Scale:	NA

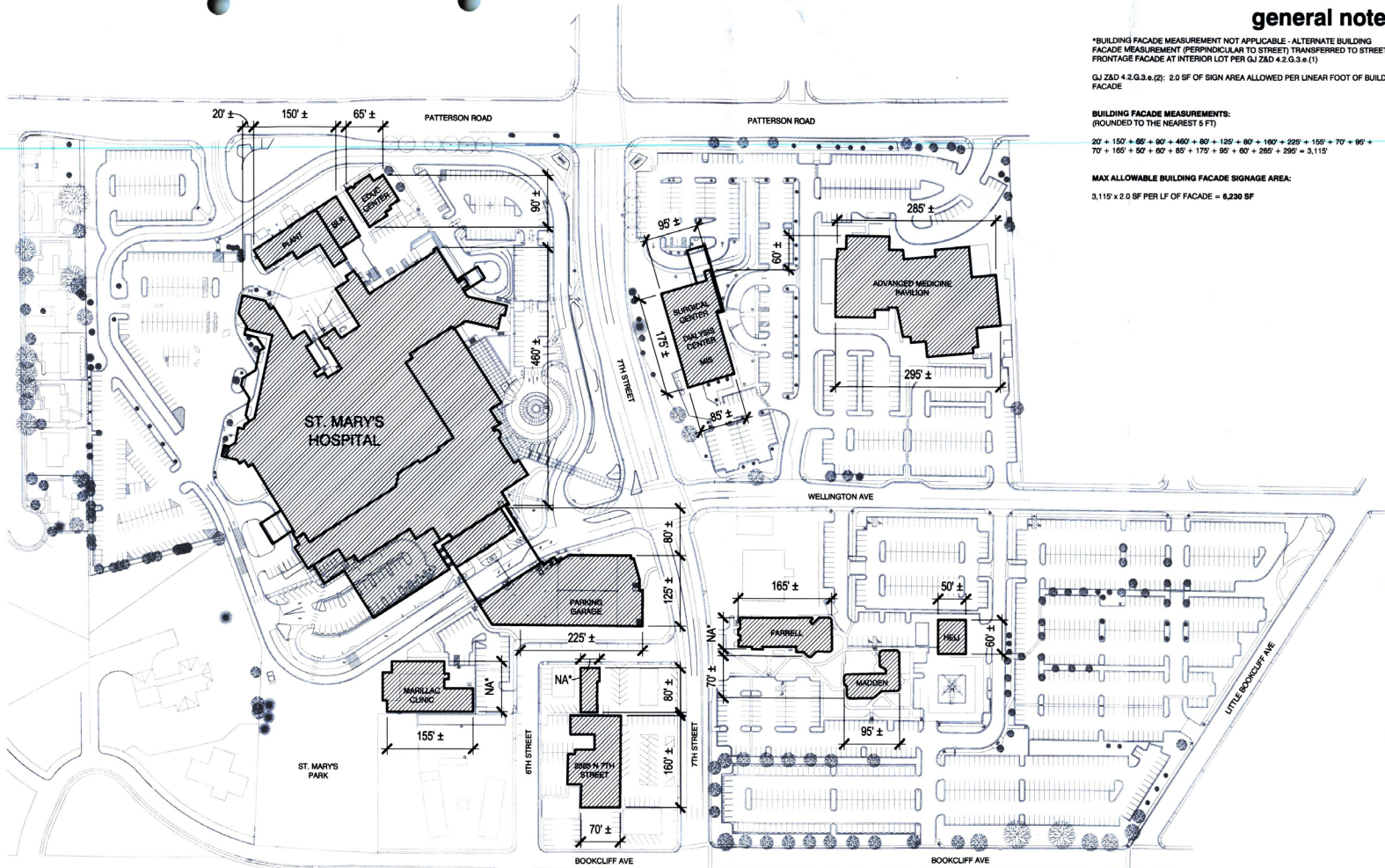
ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
 SIGNAGE SUMMARY
 BUILDING FAÇADE / CANOPY SIGNS

618 ROOD AVENUE
 GRAND JUNCTION, CO 81501
 (970) 242-0058
 (970) 242-2288 FAX
 WWW.THEBLYTHGROUP.COM



signage summary
 building façade / canopy signs

october 13, 2009



general notes

*BUILDING FACADE MEASUREMENT NOT APPLICABLE - ALTERNATE BUILDING FACADE MEASUREMENT (PERPENDICULAR TO STREET) TRANSFERRED TO STREET FRONTAGE FACADE AT INTERIOR LOT PER GJ 2&D 4.2.G.3.a.(1)
 GJ 2&D 4.2.G.3.a.(2): 2.0 SF OF SIGN AREA ALLOWED PER LINEAR FOOT OF BUILDING FACADE

BUILDING FACADE MEASUREMENTS:
 (ROUNDED TO THE NEAREST 5 FT)
 $20' + 150' + 85' + 80' + 480' + 80' + 125' + 80' + 160' + 225' + 155' + 70' + 95' + 70' + 165' + 50' + 80' + 85' + 175' + 95' + 80' + 285' + 295' = 3,115'$

MAX ALLOWABLE BUILDING FACADE SIGNAGE AREA:
 $3,115' \times 2.0 \text{ SF PER LF OF FACADE} = 6,230 \text{ SF}$

Project #:	0709-5	Sheet:	a4-2
Date:	10/13/09	Scale:	NA

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
 SIGNAGE ALLOWANCE
 BUILDING FACADE / CANOPY SIGNS

618 ROOD AVENUE
 GRAND NURSERY, CO 81651
 (970) 242-2288 FAX
 WWW.THEBLTYGROUP.COM



sign measurement & allowance plan
 building facade / canopy

october 13, 2009

BLYTHE
 Group, Inc.
 The Art & Science of Construction

FREESTANDING SIGNS - SUMMARY

TOTAL EXISTING FREESTANDING SIGNAGE (1828.80 SF PREVIOUSLY APPROVED)
 EXISTING FREESTANDING SIGNAGE (NEVER CONSTRUCTED / DEMOLISHED DURING NEW CONSTRUCTION)
 PROPOSED NEW FREESTANDING SIGNAGE
TOTAL FREESTANDING SIGNAGE
ALLOWABLE FREESTANDING SIGNAGE

2119.60 SF
 -647.00 SF
 268.80 SF
1741.40 SF
8367.00 SF

EXISTING FREESTANDING SIGNAGE (TO BE RETAINED)
 MONUMENT SIGNS (TYPES A-E), PARKING BANNERS (TYPE F) & CAMPUS MAPS (TYPE M)

SIGN TYPE	DESCRIPTION	SIZE	SIGN FACE (SF)	QUANTITY	# OF SIDES	EXTENDED AREA
A1	Main Campus Sign	(9'-2") x (7'-4")	67.20 SF	1	1	67.20 SF
A2	Main Campus Sign	(9'-2") x (7'-4")	67.20 SF	1	1	67.20 SF
B1	Large Directional Sign	(8'-4") x (8'-2")	68.10 SF	1	2	136.20 SF
B2	Large Directional Sign	(8'-4") x (8'-2")	68.10 SF	1	2	136.20 SF
B3	Large Directional Sign	(8'-4") x (8'-2")	68.10 SF	1	2	136.20 SF
C3	Medium Directional Sign	(6'-0") x (8'-2")	49.00 SF	1	2	98.00 SF
C4	Medium Directional Sign	(6'-0") x (8'-2")	49.00 SF	1	2	98.00 SF
C5	Medium Directional Sign	(6'-0") x (8'-2")	49.00 SF	1	2	98.00 SF
D9	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D13	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D14	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	1	19.00 SF
D15	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	1	19.00 SF
D19	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D24	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
E1	Specialty Sign	(8'-4") x (11'-2")	94.30 SF	1	2	188.60 SF
F-c	Parking Banners - Lot C	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-d	Parking Banners - Lot D	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-e	Parking Banners - Lot E	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-f	Parking Banners - Lot F	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-h	Parking Banners - Lot H	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-i	Parking Banners - Lot I	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-j	Parking Banners - Lot J	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-k	Parking Banners - Lot K	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-l	Parking Banners - Lot L	(1'-8") x (2'-0")	2.60 SF	6	2	31.20 SF
F-m	Parking Banners - Lot M	(1'-8") x (2'-0")	2.60 SF	3	2	15.60 SF
F-n	Parking Banners - Lot N	(1'-8") x (2'-0")	2.60 SF	3	2	15.60 SF
F-o	Parking Banners - Lot O (Renamed Actual Lot Q)	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-p	Parking Banners - Lot O (Relocated to Actual Lot Q)	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-q	Parking Banners - Lot P (Relocated to New Lot F)	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
M1	Campus Map - Entrance 1 (Relocated)	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
M2	Campus Map - Entrance 2 (Relocated)	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
M3	Campus Map - Entrance 3	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
M4	Campus Map - Entrance 4	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
M5	Campus Map - Entrance 5	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
M6	Campus Map - Entrance 6	(5'-0") x (5'-0")	25.00 SF	1	1	25.00 SF
TOTAL				51	59	1472.60 SF

EXISTING FREESTANDING SIGNAGE (NEVER CONSTRUCTED OR DEMOLISHED DURING NEW CONSTRUCTION)
 MONUMENT SIGNS (TYPES A-E), PARKING BANNERS (TYPE F) & CAMPUS MAPS (TYPE M)

SIGN TYPE	DESCRIPTION	SIZE	SIGN FACE (SF)	QUANTITY	# OF SIDES	EXTENDED AREA
A3	Main Campus Sign	(9'-2") x (7'-4")	67.20 SF	1	1	67.20 SF
C1	Medium Directional Sign	(6'-0") x (8'-2")	49.00 SF	1	2	98.00 SF
C2	Medium Directional Sign	(6'-0") x (8'-2")	49.00 SF	1	2	98.00 SF
D3	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D4	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D5	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D6	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D7	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	1	19.00 SF
D10	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D11	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
D23	Small Directional Sign	(4'-0") x (4'-9")	19.00 SF	1	2	38.00 SF
F-a	Parking Banners - Lot A	(1'-8") x (2'-0")	2.60 SF	3	2	15.60 SF
F-b	Parking Banners - Lot B	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-c	Parking Banners - Lot C	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-e	Parking Banners - Lot E	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-g	Parking Banners - Lot G	(1'-8") x (2'-0")	2.60 SF	4	2	20.80 SF
F-i	Parking Banners - Lot I	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-j	Parking Banners - Lot J	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-k	Parking Banners - Lot K	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-m	Parking Banners - Lot M	(1'-8") x (2'-0")	2.60 SF	1	2	5.20 SF
F-n	Parking Banners - Lot N	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
F-p	Parking Banners - Lot P	(1'-8") x (2'-0")	2.60 SF	2	2	10.40 SF
TOTAL					42	647.00 SF

PROPOSED NEW FREESTANDING SIGNAGE
 MONUMENT SIGNS (TYPES A-E), PARKING BANNERS (TYPE F) & CAMPUS MAPS (TYPE M)

SIGN TYPE	DESCRIPTION	SIZE	SIGN FACE (SF)	QUANTITY	# OF SIDES	EXTENDED AREA
A4	Main Campus Sign	(9'-2") x (7'-4")	67.20 SF	1	2	134.40 SF
A5	Main Campus Sign	(9'-2") x (7'-4")	67.20 SF	1	2	134.40 SF
TOTAL					4	268.80 SF

signage summary
freestanding signs

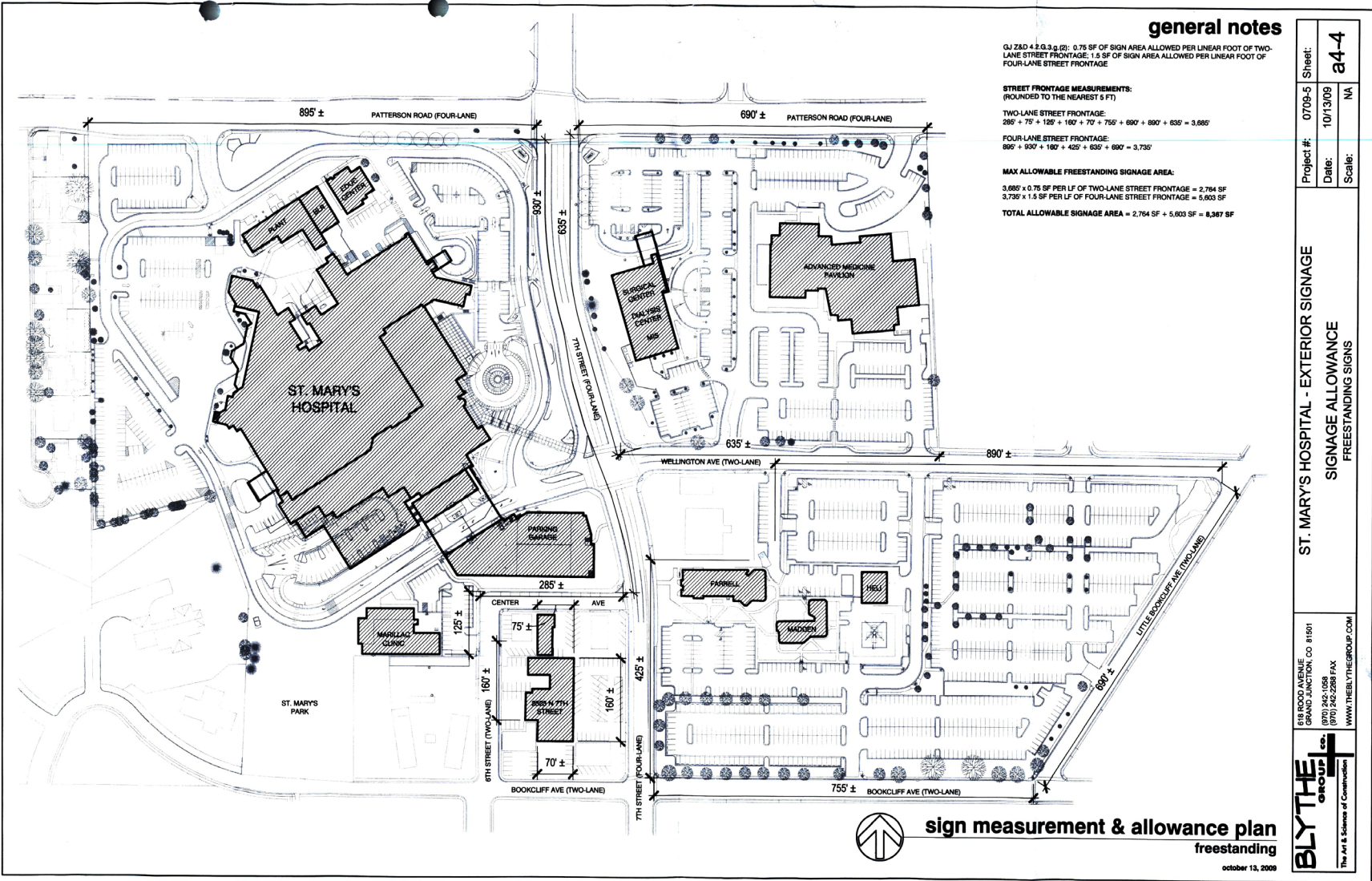
october 13, 2009

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
SIGNAGE SUMMARY
FREESTANDING SIGNS

Project #	0709-5	Sheet	a4-3
Date:	10/13/09	Scale:	NA

618 ROOD AVENUE
 GRAND JUNCTION, CO 81501
 (970) 242-1058
 (970) 242-2288 FAX
 WWW.THEBLYTHGROUP.COM

BLYTHE GROUP
 The Art & Science of Construction



general notes

GJ ZAD 4.2.G.3.g.(2): 0.75 SF OF SIGN AREA ALLOWED PER LINEAR FOOT OF TWO-LANE STREET FRONTAGE; 1.5 SF OF SIGN AREA ALLOWED PER LINEAR FOOT OF FOUR-LANE STREET FRONTAGE

STREET FRONTAGE MEASUREMENTS:
(ROUNDED TO THE NEAREST 5 FT)

TWO-LANE STREET FRONTAGE:
285' + 75' + 125' + 160' + 70' + 755' + 690' + 630' = 3,685'

FOUR-LANE STREET FRONTAGE:
690' + 930' + 180' + 425' + 635' + 690' = 3,735'

MAX ALLOWABLE FREESTANDING SIGNAGE AREA:

3,685' x 0.75 SF PER LF OF TWO-LANE STREET FRONTAGE = 2,764 SF
3,735' x 1.5 SF PER LF OF FOUR-LANE STREET FRONTAGE = 5,603 SF

TOTAL ALLOWABLE SIGNAGE AREA = 2,764 SF + 5,603 SF = 8,367 SF

Project #:	0709-5	Sheet:	a4-4
Date:	10/13/09	Scale:	NA

ST. MARY'S HOSPITAL - EXTERIOR SIGNAGE
SIGNAGE ALLOWANCE
FREESTANDING SIGNS

618 ROOD AVENUE
GRAND JUNCTION, CO 81501
(970) 242-1058
(970) 242-2288 FAX
WWW.THEBLYTHEGROUP.COM



sign measurement & allowance plan
freestanding

october 13, 2009

THIS PAGE LEFT INTENTIONALLY BLANK

**Attach 3
Fuoco Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 13, 2009
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Fuoco Rezone – GPA-2009-147

ACTION REQUESTED: Recommendation to City Council to rezone property from R-O, (Residential Office) to C-1 (Light Commercial).

BACKGROUND INFORMATION					
Location:		160 Hill Avenue			
Applicants:		Fuoco Investments, LLC, Owner River City Consultants, Inc., Representative			
Existing Land Use:		Single-family residence			
Proposed Land Use:		Excess inventory parking lot for Honda automobiles			
Surrounding Land Use:	North	Single-family residential			
	South	Fuoco Honda			
	East	Single-family residential			
	West	Fuoco Motor Company Body Shop			
Existing Zoning:		R-O (Residential Office)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	R-O (Residential Office)			
	South	C-1 (Light Commercial)			
	East	R-8 (Residential – 8 du/ac)			
	West	C-1 (Light Commercial)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: The applicant is requesting approval of a rezone of a 0.14 acre property located at 160 Hill Avenue from R-O, (Residential Office) to C-1, (Light Commercial) in anticipation of future commercial development.

RECOMMENDATION: Recommend approval to the City Council.

ANALYSIS:

1. Background:

The existing property is located at the northwest corner of N. 2nd Street and Hill Avenue and currently contains a single-family residence and detached structures and was recently purchased by the Applicant. It is the intension of the Applicant to remove the existing structures and develop the property as a parking lot for excess inventory for Honda automobiles with no customer viewing. Fuoco Honda, owned and operated by the Applicant, is located directly to the south, across Hill Avenue. Total acreage for the parcel requesting the rezone is 0.14 acres (Lots 13 and 14, Block 33, Grand Junction). The Applicant requests a rezone for this property so that the entire Block will have a uniform, C-1, (Light Commercial) zone. If this rezone request is approved by the City, the applicant plans to submit a site plan review application in order to develop as part of their Fuoco Honda operations.

The existing R-O (Residence Office) zoning district does allow parking lots, however a Conditional Use Permit from the Planning Commission would be required. In addition, the R-O District requires that parking be setback a minimum of 20' from the front property lines. This requirement would greatly impact the usability of this property if the existing zoning designation were to remain.

In September, 2009 the City Council approved a Growth Plan Amendment to change the Future Land Use Map from Residential High (12+ du/ac) to Commercial for this property. The applicant is now requesting that the City approve the corresponding zoning application to bring this property into compliance with the Future Land Use Map designation of Commercial.

2. Consistency with the Growth Plan:

The Growth Plan Future Land Use Map designates this property as Commercial. The requested zone district of C-1 (Light Commercial) implements the Commercial land use classification of the Growth Plan. The rezone is also consistent with the following Goals and Policies of the Growth Plan:

Goal 5 from the Growth Plan is; "to ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities."

Policy 5.2 states that; "the City and County will encourage development that uses existing facilities and is compatible with existing development."

Goal 11 as stated in the Growth Plan is; "to promote stable neighborhoods and land use compatibility throughout the community."

Policy 11.2 states that; *“the City and County will limit commercial encroachment into stable residential neighborhoods. In areas designated for residential development the City and County may consider inclusion of small scale neighborhood commercial development that provides retail and service opportunities in a manner compatible with surrounding neighborhoods in terms of scale and impact.”*

Goal 18 as stated in the Growth Plan is to; *“maintain the City’s position as a regional provider of goods and services.”*

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

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

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

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

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

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

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

Response: The N. 1st Street area has undergone changes through the years with the increase and expansions of existing and new commercial land uses. After adoption of the Growth Plan in 1996, this property, along with properties to the north, was zoned to R-O (Residential Office) in 2000. The purpose of the R-O district is to “provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods.” The R-O district is used with Medium to High Density Residential and Commercial land use designations within the Growth Plan to achieve the purpose stated above

and to provide an adequate buffer between commercial and residential land uses.

However, the majority of businesses along the N. 1st Street corridor between Grand and North Avenues are retail in nature, including automotive services. The previous Growth Plan designation did not anticipate or allow for any future expansion by these existing businesses. Also, the existing residential properties which are located within the same block as commercial development have not transitioned into either offices or consolidated parcels to achieve higher density housing, as anticipated by the Growth Plan and the subsequent R-O zoning. Therefore, there has been a change of character in the neighborhood due to new growth/trends and development transitions.

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

Response: The character of the area is a mix of commercial development along N. 1st Street and single/multi-family residential uses along N. 2nd Street. The proposed rezone is acceptable because the change from R-O to C-1 would be more in keeping with the existing commercial development, which is owned by the applicant, directly to the west. The small size of the property (0.14 acres – 6,098 sq. ft.) makes new multi-family or office development unlikely. The small amount of land, together with the current Code requirements for; off-street parking, open space, landscaping and buffering requirements make use of the property as R-O difficult.

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

Response: Existing infrastructure facilities are adequate to serve the proposed commercial development. The existing property is located at the northwest corner of the intersection at N. 2nd Street and Hill Avenue. Sufficient access is available from Hill Avenue. No access would be permitted onto N. 2nd Street. Secondary access is available via an existing, alley directly to the north, provided that the alley is paved. The paving could be accomplished by the developer, applicant or through establishment of an Alley Improvement District.

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

Response: The applicant owns the existing parcels on this block and has recently purchased this property to allow for the continued expansion of their automobile business. The proposed rezone request is a logical extension of the

existing C-1 zone on this Block and will eliminate the remaining R-O zone so that the entire Block would become uniformly zoned C-1.

6. The community will benefit from the proposed zone.

Response: The adjacent neighborhood will benefit from the proposed rezone in the respect that it may help with getting parked vehicles off the street and onto private property as the applicant's automobile dealership continues to expand. Project Manager believes that the proposed rezone request, adjacent to the applicant's property and within one block of a major transportation route, N. 1st Street, would be an appropriate zone for the property. Furthermore, N. 2nd Street provides an adequate buffer between Commercial and Residential land uses.

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

- a. Existing – R-O (Residential Office)
- b. B-1 (Neighborhood Business)
- c. C-2 (General Commercial)

I recommend a C-1 zone designation and do not recommend R-O, B-1 or C-2. If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Fuoco application, GPA-2009-147, for a rezone from R-O (Residential Office) to C-1 (Light Commercial), Project Manager makes the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6 A. 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 rezone, GPA-2009-147 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

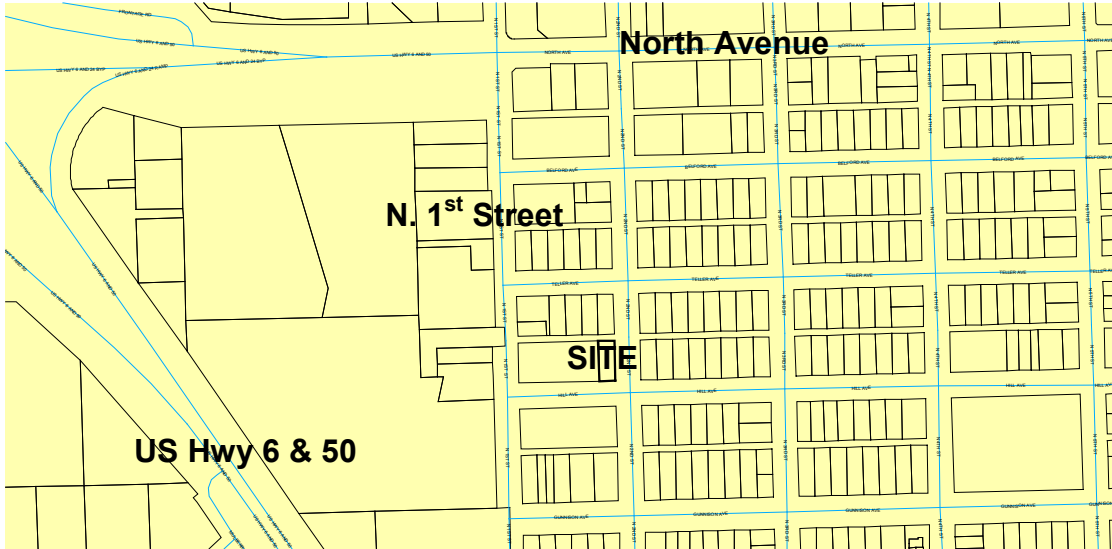
Mr. Chairman, on item GPA-2009-147, I move that the Planning Commission forward the rezone request to City Council with the recommendation of the C-1 (Light Commercial) zone district for the Fuoco application with the facts and conclusions listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



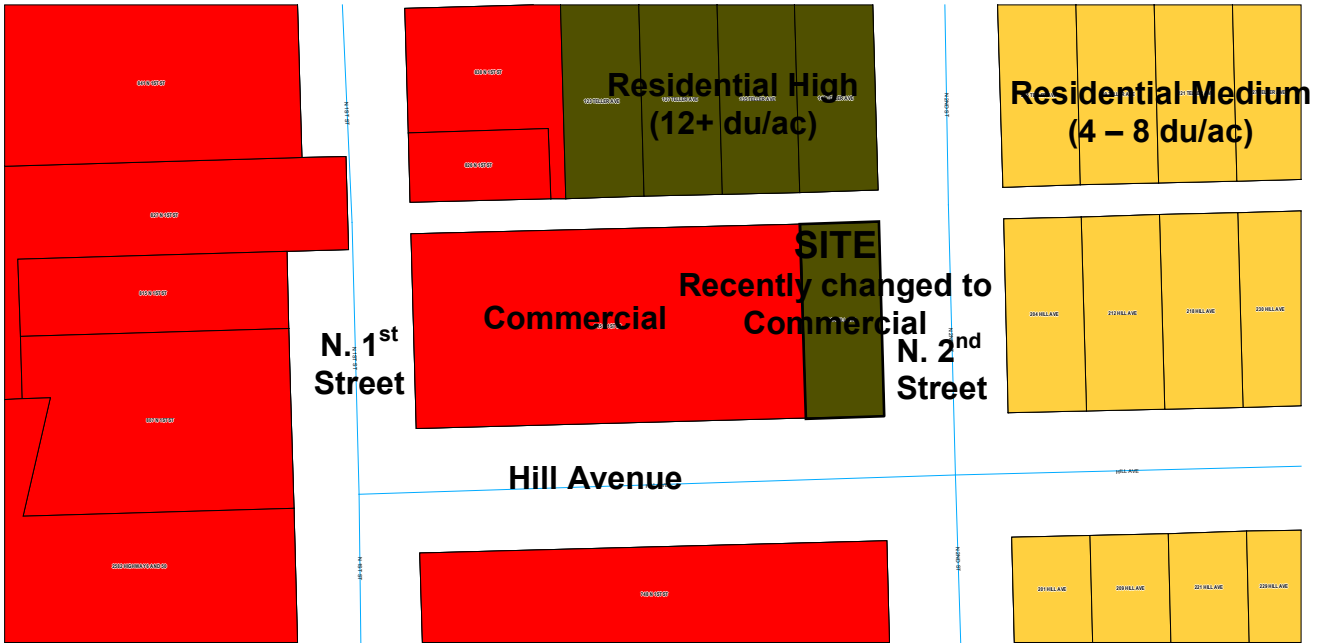
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE FUOCO REZONE
FROM R-O (RESIDENTIAL OFFICE) TO
C-1 (LIGHT COMMERCIAL)**

LOCATED AT 160 HILL AVENUE

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning property known as the Fuoco Rezone from R-O (Residential Office) to the C-1 (Light Commercial) zone district, finding that it conforms with the recommended land use category of Commercial as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district be established.

The Planning Commission and City Council finds that the C-1 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following properties shall be rezoned C-1 (Light Commercial).

Lots 13 and 14, Block 33, City of Grand Junction

Introduced on first reading this ___ day of _____, 2009 and ordered published.

Adopted on second reading this _____ day of _____, 2009.

ATTEST:

City Clerk

President of the Council

**Attach 4
Fairway Plaza**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 13, 2009
STAFF PRESENTATION: Scott D. Peterson

AGENDA TOPIC: Fairway Plaza – PP-2008-324

ACTION REQUESTED: Approval of the Preliminary Subdivision Plan.

BACKGROUND INFORMATION			
Location:		643, 645, 647 24 ½ Road	
Applicant:		FairWay Property Investment, LLC, Owners	
Existing Land Use:		Vacant land	
Proposed Land Use:		Commercial subdivision	
Surrounding Land Use:	North	Vacant and Single-family residential	
	South	Single-family residential (non-conforming land use), Vacant commercial and GJ Scores bowling facility	
	East	Caprock Academy (Charter School)	
	West	Regal Canyon View Theaters	
Existing Zoning:		C-1 (Light Commercial)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	R-12 (Residential – 12 du/ac)	
	South	C-1 (Light Commercial)	
	East	R-8 (Residential – 8 du/ac)	
	West	C-1 (Light Commercial)	
Growth Plan Designation:		Commercial	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for 14 commercial lots in a C-1 (Light Commercial) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS:

1. Background:

The proposed Fairway Plaza, a 14 lot commercial subdivision is located south of the future F ½ Road and west of 24 ½ Road. The existing three (3) properties are also located within the 24 Road corridor overlay district and are required to meet all applicable design standards and guidelines at the time of Final Plan and Site Plan Review. The existing three (3) properties are currently vacant. The applicant wishes to develop this number of commercial lots (14) in order to achieve marketing flexibility for the subdivision development. After recording the Final Plat, future property owner(s) may consolidate one or more lots through the Simple Subdivision Plat process.

Access: The proposed subdivision will take access from 24 ½ Road, F ½ Road, and F 3/8 Road. An internal north/south right-of-way will also be dedicated by recording the Final Plat that will connect F 3/8 Road and F ½ Road. Dedication of Cross Access, Ingress, Egress Easements will also be required across all properties and identified in the proposed Covenant document to allow for traffic movement between properties. Ingress and egress to the site from F ½ Road will be limited to three (3) access points. The western and eastern access points will be designed for right-in and right-out with the center access point (City ROW) to be considered the “main access point” and be full traffic movement (See attached Preliminary Plan).

Road Design (F ½ Road): The City will fund the construction of F ½ Road through Transportation Capacity Payment (TCP) funds at the time of development.

Organizing Feature: The 24 Road Corridor Design Standards and Guidelines require within multi-building developments, an “Organizing Feature” which creates an internal campus-like arrangement of buildings and open space areas. An organizing feature is a central feature for the development or gathering place that includes such amenities as benches, kiosks, or public art. Anticipated future property owners will need to address this requirement at the time of Site Plan Review. Therefore, at the time of Final Plan approval for the subdivision, applicant will provide Covenant document that identifies this requirement and provides notice to all potential property owners.

Lot Layout: All proposed lots meet the minimum lot size requirement of 0.50 acre for the C-1, (Light Commercial) zoning district and are adjacent to a street right-of-way per the requirements of the 24 Road Corridor Design Standards and Guidelines.

Landscaping: Proposed Tract A, which will serve as the subdivision’s stormwater detention pond, will be required to be landscaped and will serve as a visual amenity within the subdivision. Tract A will be deeded to property owner’s association for ownership and maintenance responsibilities at the time of recordation of the Final Plat. All on-site and right-of-way landscaping will be installed per the requirements of the Zoning and Development Code.

Phasing: The applicant is proposing to develop this subdivision within one (1) phase.

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 proposed subdivision meets with the goals and policies of the Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans, including the 24 Road Corridor Design Standards and Guidelines.

- b. The Subdivision standards of Chapter Six.

The proposed subdivision meets the subdivision design standards of Chapter Six per the determination by the Project Manager and the City Development Engineer.

- c. The Zoning standards contained in Chapter Three.

The proposed subdivision is in compliance with the C-1, (Light Commercial) zoning district as specified in Chapter Three of the Zoning and Development Code.

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

The proposed subdivision meets or exceeds all other applicable standards and requirements of the Zoning and Development Code and all other City policies and regulations.

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

All required public facilities are either available or will be constructed with the proposed development.

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

There are no adverse or negative impacts on the natural or social environment that have been identified with the proposed commercial development.

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

The proposed commercial development is compatible with the existing commercial development in the area to the south and west. To the north and east is residentially zoned properties of R-12, (Residential – 12 du/ac) and R-8, (Residential – 8 du/ac) respectfully. However these residentially zoned properties are separated from this commercial development by the future F ½ Road and existing 24 ½ Road rights-of-way. Screening and buffering requirements between commercial and residentially zoned properties will be determined at the time of Site Plan Review for each individual property within this proposed commercial subdivision.

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

Adjacent properties and land uses will not be harmed by this commercial development.

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

The proposed commercial development is neither piecemeal development nor premature development of agricultural land or other unique areas. The applicants are proposing a commercial subdivision on commercially zoned properties.

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

Adequate land for public services has been provided for the development.

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

The City will not incur an undue burden for maintenance or improvement of land as a result of the proposed commercial development.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Fairway Plaza application, PP-2008-324 for Preliminary Subdivision Plan approval, I recommend that the Planning Commission 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: Project Manager recommends that the Planning Commission approve the proposed Preliminary Subdivision Plan, PP-2008-324 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

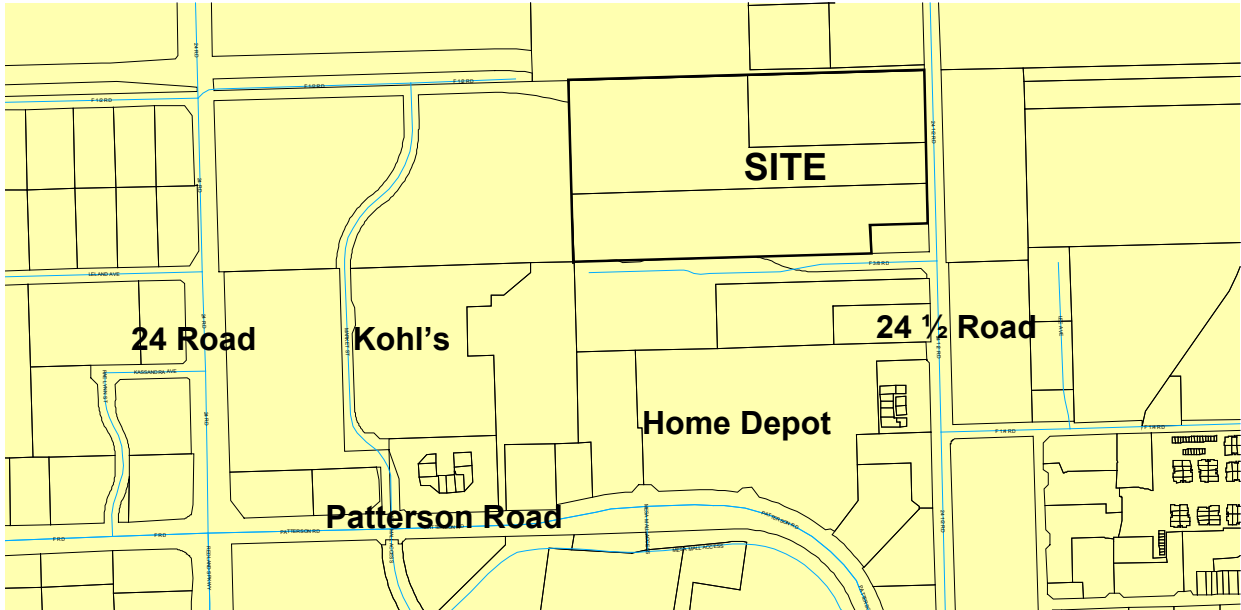
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Fairway Plaza, City file #PP-2008-324, with the findings and conclusions listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



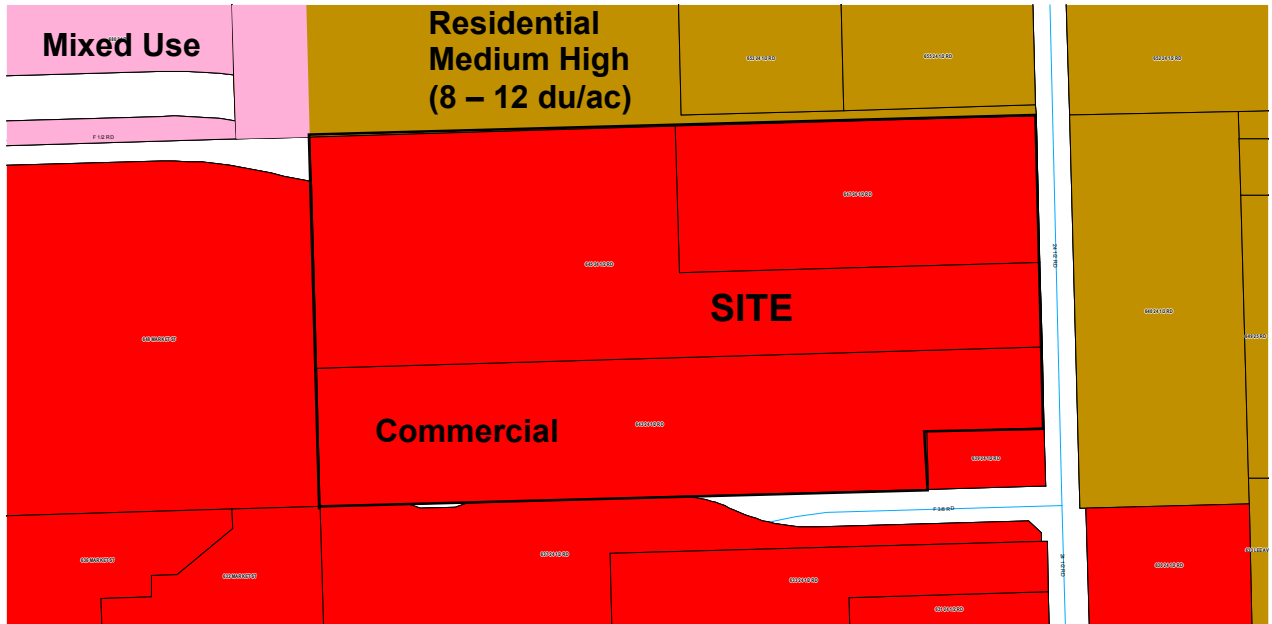
Aerial Photo Map

Figure 2



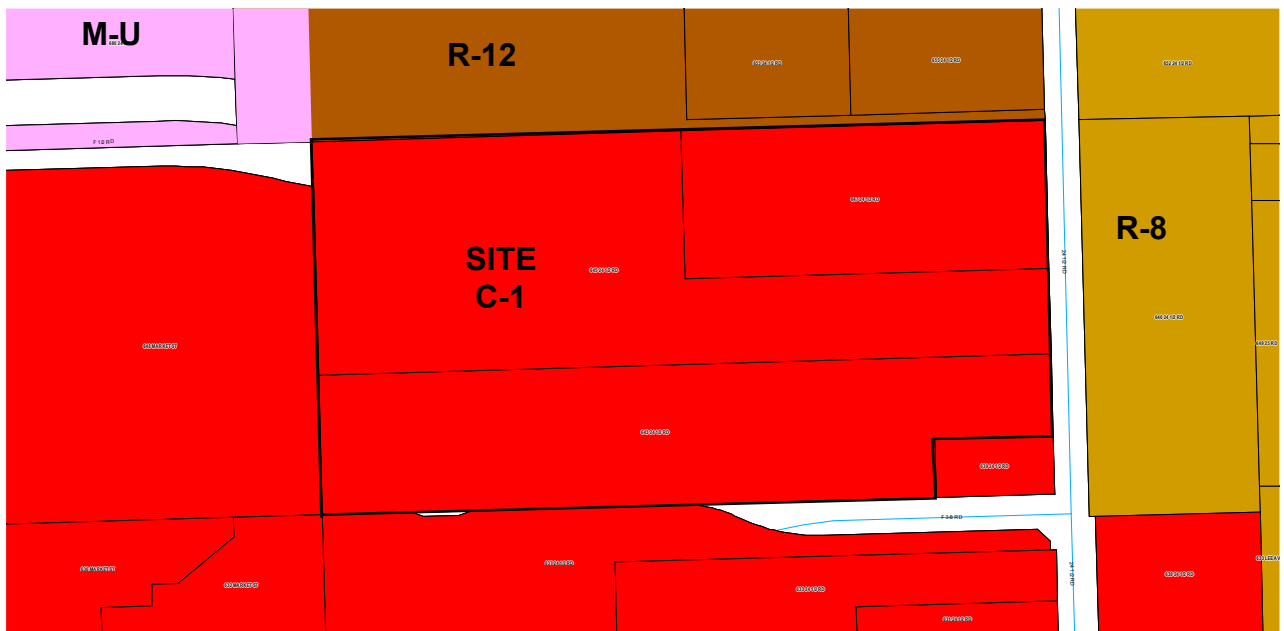
Future Land Use Map

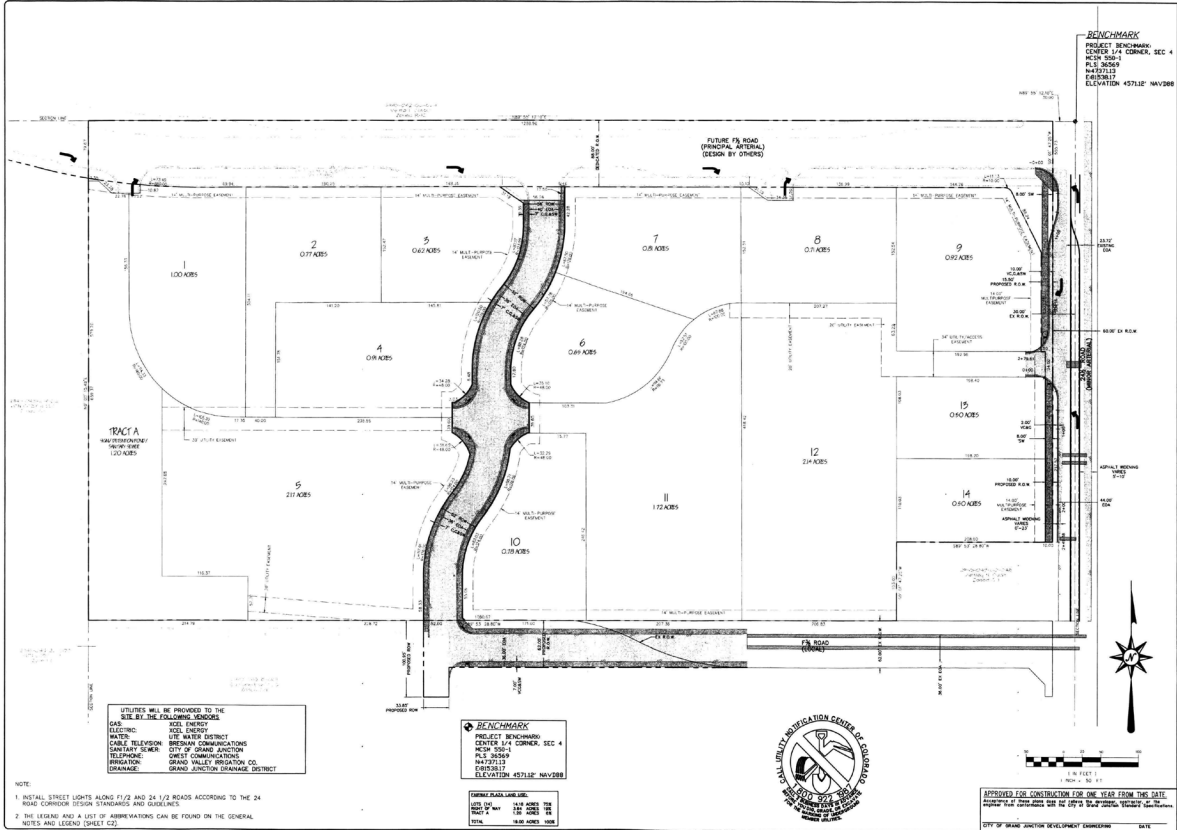
Figure 3



Existing City Zoning

Figure 4





UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING SERVICES:

- GAS: XCEL ENERGY
- ELECTRIC: XCEL ENERGY
- WATER: THE WATER DISTRICT
- CABLE TELEVISION: BROADWAY COMMUNICATIONS
- LANDMOBILE TELEPHONE: CITY OF GRAND JUNCTION
- TELEPHONE: QWEST COMMUNICATIONS
- SEWERAGE: GRAND VALLEY IRRIGATION CO.
- DRAINAGE: GRAND JUNCTION DRAINAGE DISTRICT

NOTE:

- INSTALL STREET LIGHTS ALONG F1/2 AND 24 1/2 ROADS ACCORDING TO THE 24 ROAD CORRIDOR DESIGN STANDARDS AND GUIDELINES.
- NO GENERAL PAID-A-LIST OF DIMENSIONS CAN BE FOUND ON THE GENERAL NOTES AND LEGEND (SHEET C2).

BLANCHARD
 PROJECT: BLANCHARD CENTER 1/4 CORNER, SEC. 4
 ACEN 1504
 PLS 30587
 8457112
 CORNER ELEVATION 4571.02 NAVD83



APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THE DATE:
 APPROVED BY: [Signature] DATE: [Date]
 CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

FAIRWAY PLAZA
 PRELIMINARY PLAN
 PROJECT NO. 2017-001
 DATE: 08/14/2017
 SHEET NO. C3

RIVER CITY
 CONSULTANTS
 1000 WEST 10TH AVENUE
 GRAND JUNCTION, CO 81505
 PHONE: 970.241.1111
 FAX: 970.241.1112
 WWW.RIVERCITYCONSULTANTS.COM

BLANCHARD
 PROJECT: BLANCHARD CENTER 1/4 CORNER, SEC. 4
 ACEN 1504
 PLS 30587
 8457112
 CORNER ELEVATION 4571.02 NAVD83

NO.	DATE	DESCRIPTION
1	08/14/2017	ISSUED FOR PERMIT

**Attach 5
Tenacious Brothers Pub**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 13, 2009
PRESENTER: Judith Rice

AGENDA TOPIC: Tenacious Brothers Pub - CUP-2009-194

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

BACKGROUND INFORMATION					
Location:		701 Main Street (a.k.a. 118 South 7 th Street)			
Applicants:		Owner: Mary Donlan Developer: Genius Loci, LLC, d.b.a. Tenacious Brothers Pub Representatives: Mandi Kelley, Justin Morgan and Michelle Kingston			
Existing Land Use:		Vacant Building			
Proposed Land Use:		Bar/Nightclub			
Surrounding Land Use:	North	Vacant Building (former Theater)			
	South	Retail Pawn Shop			
	East	Parking Lot			
	West	Avalon Theater			
Existing Zoning:		B-2			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	B-2 (Downtown Business)			
	South	B-2 (Downtown Business)			
	East	B-2 (Downtown Business)			
	West	B-2 (Downtown Business)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request approval of a Conditional Use Permit to use the property for a bar/nightclub in a B-2 (Downtown Business) zone district.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

This property was used as a bar/nightclub ancillary to the Cabaret Dinner Theater for seven years and has been vacant for a year and a half. The theater building is located on a separate parcel to the north and the applicant does not propose access to or use of the theater building.

Conditional uses are not uses by right. The approval of the Conditional Use Permit, once established, shall run with the land and will remain valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop or establish such use accordingly shall be sufficient to revoke the permit.

Signage will be permitted according to Section 4.2 of the Zoning and Development Code.

2. 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 SSID, TEDS and SWMM Manuals.*

Section 2.2.D.4

1. *Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the Grand Valley Circulation Plan, trails plan and the parks plans*

The request for a Conditional Use Permit for a bar/nightclub furthers the Growth Plan's goal to support the vitality of existing centers of community activity including the Downtown Commercial Core Area and complies with the Future Land Use designation of Commercial. Upon review of the application and Site Plan (Figure 5), it was found that the request for a Conditional Use Permit is in compliance with the Grand Valley Circulation Plan, Urban Trails Master Plan, park plans and the Zoning and Development Code.

2. *Conditions of any prior approvals*

There are no conditions of prior approvals.

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

Upon review of the application and Site Plan (see Figure 5), it was found that the request for a Conditional Use permit is in compliance with the specific standards as described in Chapter Three and the design and improvement standards of Chapter Six.

4. Quality site design practices

Upon review of the application and Site Plan, it was found that the request for a Conditional Use Permit is in compliance with all requirements of the Zoning and Development Code. The existing building is harmonious with the character of the downtown neighborhood.

SSID Manual, TEDS Manual, and SWMM

Upon review of the application and Site Plan, the Planner and the Development Engineer find the request for a Conditional Use Permit in compliance with the SSID, TEDS and SWMM requirements.

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

Chapter Three of the Zoning and Development Code requires a Conditional Use Permit for a bar/nightclub use in a B-2 zone district. In addition, the applicable performance standards, for the B-2 zone district of Section 3.4.C.5 have been met.

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

The applicant's proposed site plan demonstrates that the applicable use specific standards established in Chapters Three and Chapter Four have been met. Chapter Three of the Zoning and Development Code requires a Conditional Use Permit for a bar/nightclub use in a B-2 zone district and the proposed signage shall be in conformance with Section 4.2 of the Zoning and Development Code as a condition of the Conditional Use Permit.

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

Adequate transit, hospital, fire protection and postal facilities are available.

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

1. *Protection of privacy*

There are no dwelling units adjacent to the site. Existing lighting does not spill onto adjacent properties and any new fixtures will be full cut-off fixtures.

2. *Protection of use and enjoyment*

The nightclub use is compatible with other downtown commercial uses and use of this now vacant property will relieve the neighborhood of an empty "store front". The applicants will protect the use and enjoyment of the neighborhood by providing a community meeting place with art and music in the downtown business district.

3. *Compatible design and integration*

The existing building, lighting and signage are in harmony with nearby existing development.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Tenacious Brothers Pub application, CUP-2009-194, for a Conditional Use Permit, I make the following findings of fact and conclusions:

1. The requested Conditional Use Permit is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C of the Zoning and Development Code have all been met.
3. As part of the Conditional Use Permit application, proposed signage shall be in conformance with Section 4.2 of the Zoning and Development Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2009-194, with the findings, conclusions and condition approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

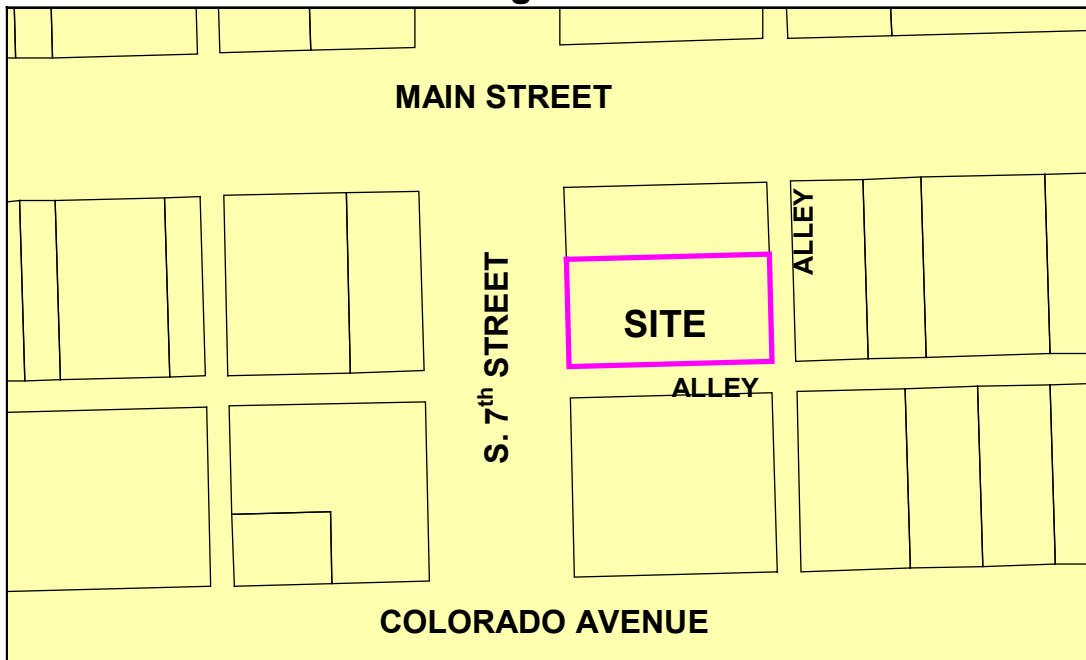
Mr. Chairman, on the request for a Conditional Use Permit for Tenacious Brothers Pub application, number CUP-2009-194 to be located at 701 Main Street (a.k.a. 118 South 7th Street), I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and condition listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



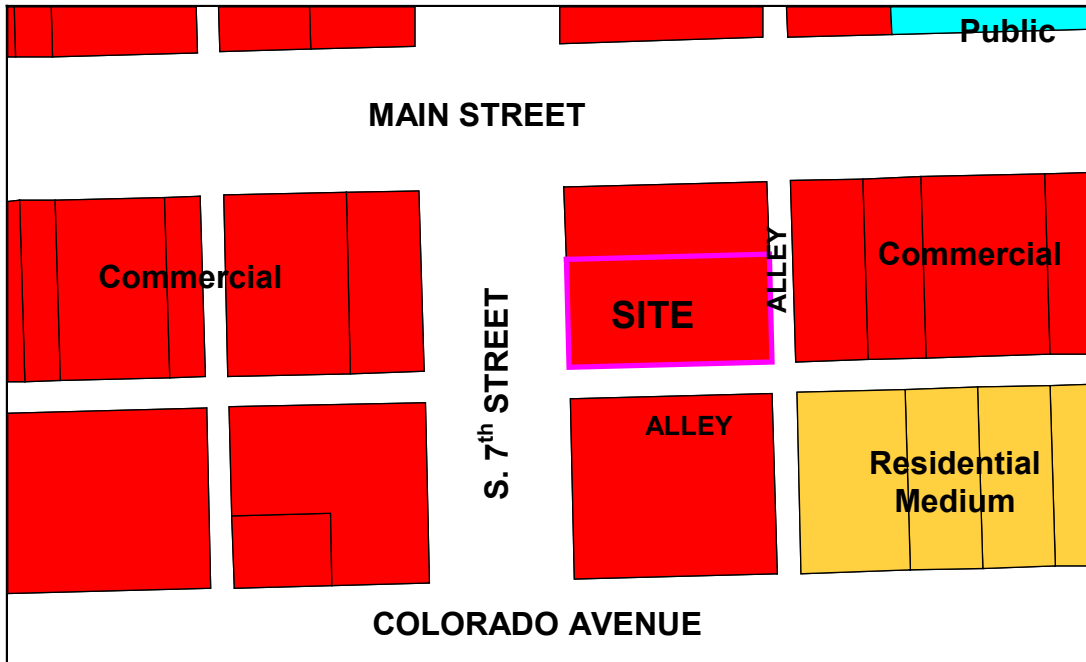
Aerial Photo Map

Figure 2



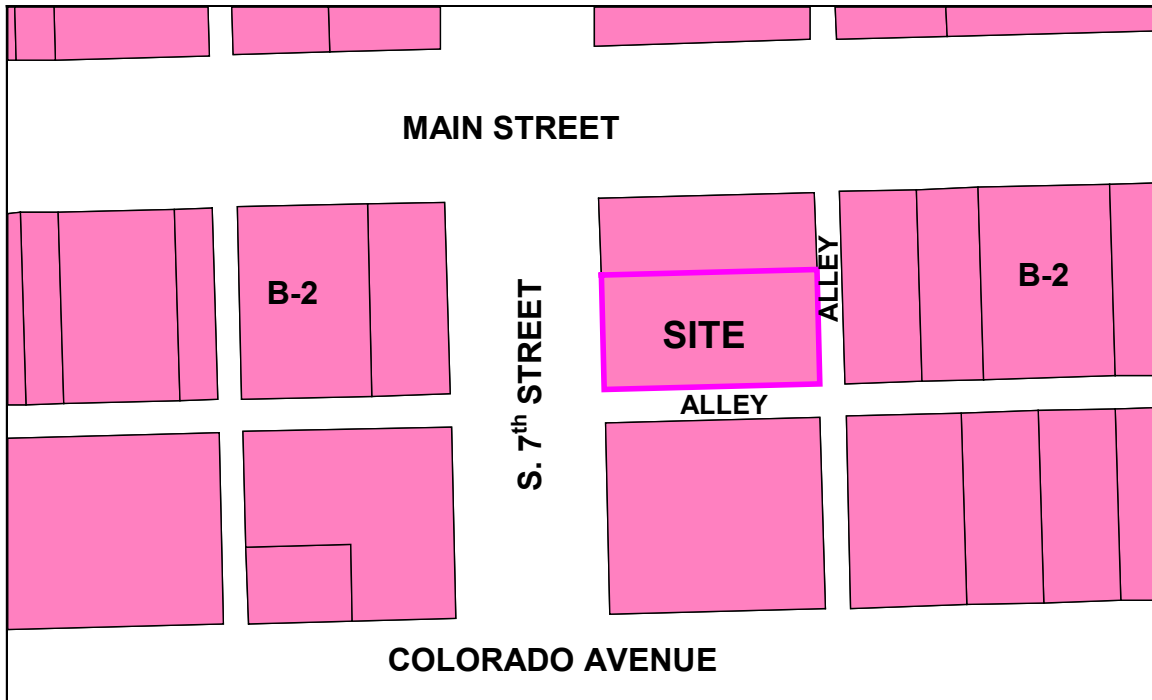
Future Land Use Map

Figure 3



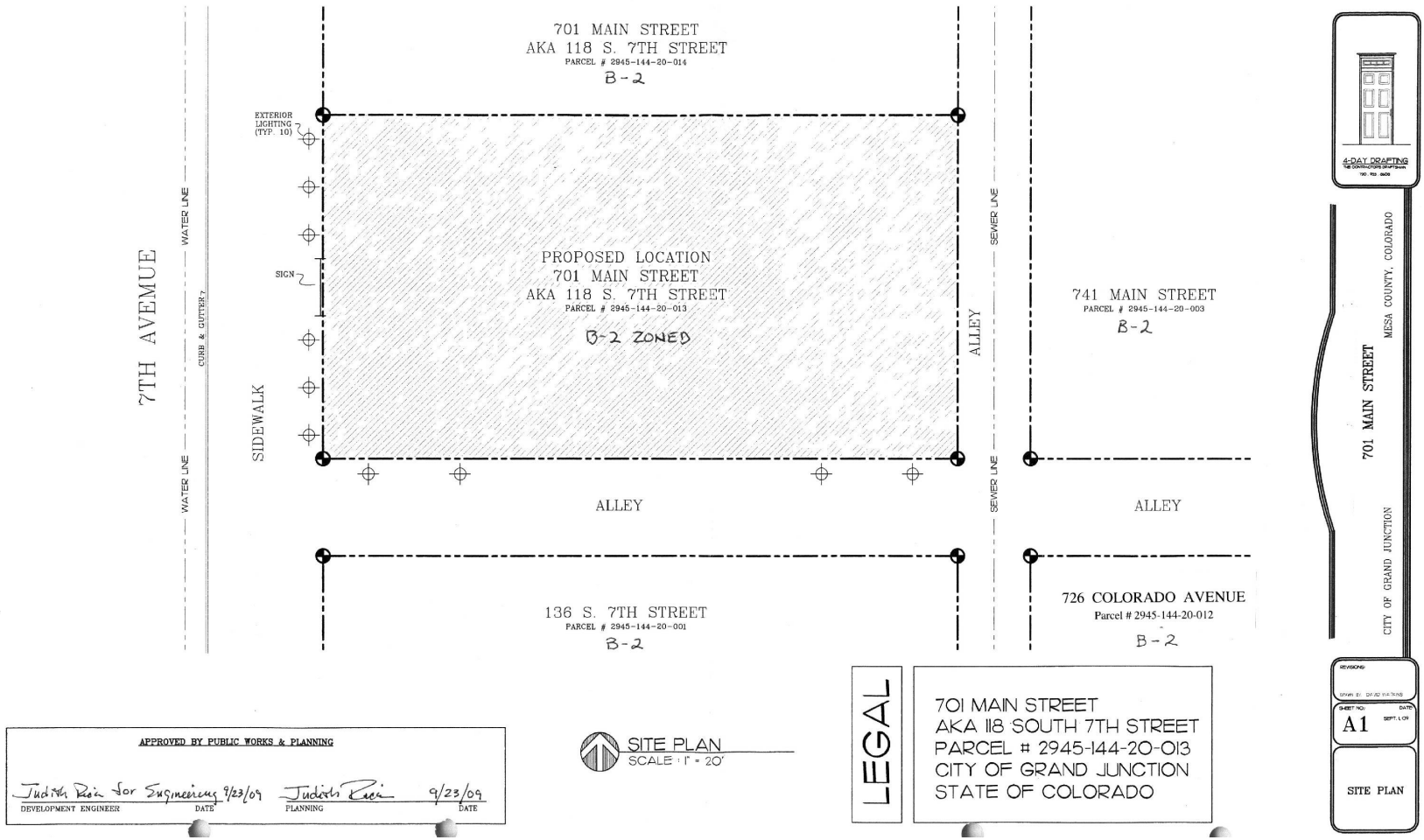
Existing City Zoning Map

Figure 4



Site Plan

Figure 5



APPROVED BY PUBLIC WORKS & PLANNING

Judith Rein 9/23/09 *Judith Rein* 9/23/09
 DEVELOPMENT ENGINEER DATE PLANNING DATE

 **SITE PLAN**
 SCALE 1" = 20'

LEGAL

701 MAIN STREET
 AKA 118 SOUTH 7TH STREET
 PARCEL # 2945-144-20-013
 CITY OF GRAND JUNCTION
 STATE OF COLORADO

4-DAY DRAFTING
 900 10th Street

MESA COUNTY, COLORADO

701 MAIN STREET
 CITY OF GRAND JUNCTION

REVISIONS

NO. 01	DATE 9/23/09	BY
A1	SEPT. 1, 09	

SITE PLAN

THIS PAGE LEFT INTENTIONALLY BLANK

**Attach 6
Cemetery Ridge**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: October 13, 2009
STAFF PRESENTATION: Senta L. Costello

AGENDA TOPIC: Cemetery Ridge Subdivision - PFP-2008-185

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION					
Location:		264 26 ¼ Road			
Applicants:		Owner/Developer: Dakota Land Development – Marshall Martin Representative: River City Consultants, Inc – Tracy Moore			
Existing Land Use:		Vacant Residential			
Proposed Land Use:		Single Family Subdivision			
Surrounding Land Use:	North	Single Family Residential			
	South	Crawford’s Tomb, Single Family Residential			
	East	Single Family Residential			
	West	Cemetery			
Existing Zoning:		R-4 (Residential 4 du/ac)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	R-4 (Residential 4 du/ac)			
	East	R-4 (Residential 4 du/ac)			
	West	CSR (Community Services & Recreation)			
Growth Plan Designation:		Residential Medium Low 2-4 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for 8 single family residential lots on 2.42 acres in a R-4 (Residential 4 du/ac) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS

1. Background

The property was annexed in 1996 as part of the Floral Annexation and was subdivided into two lots as part of the Another Subdivision in 2007. This request is to further subdivide Lot 2 of Another Subdivision.

Density

The project consists of 8 single family lots on 2.42 acres for a density of 3.31 du/ac, conforming to the density requirements of both the Growth Plan (Residential Medium Los) and the R-4 zone district.

Access/Road Design

The lots are accessed from 26 ¼ Road by Pickett Place. Chamberlain Court is a north/south street which creates a T-intersection with Pickett Place and stubs to the property to the north for interconnectivity with future development. The proposed subdivision received a TEDS exception to allow for 40' spacing between opposing access points as opposed to the required 50' spacing due to the low usage of the cemetery access point opposite Pickett Place on 26 ¼ Road.

Lot Layout

The proposed development meets the zoning standards of this Chapter. The bulk standards for the zone district have been incorporated into the preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes an 8,000 square foot minimum lot size and 20 ft. minimum street frontage. The minimum lot width for the R-4 zone is 75 feet. With the exception of Lot 6, all of the proposed lots meet the lot width requirement. Section 3.2 C.2. of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. The Developer has requested that the Planning Commission approve Lot 6 as an irregularly shaped lot. The Planning Commission can approve this lot as an irregularly shaped lot, due to the shape required of lots adjacent to cul-de-sac bulbs.

Open Space / Park / Landscaping

Tracts B and C, totaling 0.21 acres, will serve as open space within the subdivision. Tract B (Detention Pond) and Tract C (Open Space) will be landscaped with turf and a mix of shade trees, ornamental trees and evergreen trees. These Tracts will be conveyed to the Homeowner's Association.

Phasing

The project will be developed in one phase

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 proposed development with a density of 3.31 du/ac is in compliance with the Growth Plan designation of Residential Medium Low 2-4 du/ac and meets the goals and policies of the Orchard Mesa Plan. The proposed design meets the Grand Valley Circulation Plan.

- b. The Subdivision standards of Chapter Six.

The Subdivision Standards contained in Section 6.7 have been met with the Preliminary Subdivision Plan. The proposed subdivision establishes acceptable lot layout. All infrastructure including but not limited to water and sewer is being provided to each lot. Drainage has been addressed at this preliminary stage and will be accommodated with the detention pond located in Tract B at the northeast corner of the Cemetery Ridge Subdivision. The tract will be owned and maintained by the owners association.

- c. The Zoning standards contained in Chapter Three.

The proposed development meets the zoning standards of this Chapter. The bulk standards for the zone district have been incorporated into the preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes an 8,000 square foot minimum lot size and 20 ft. minimum street frontage. The minimum lot width for the R-4 zone is 75 feet. With the exception of Lot 6, all of the proposed lots meet the lot width requirement. Section 3.2 C.2. of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. The Developer has requested that the Planning Commission approve Lot 6 as an irregularly shaped lot. The Planning Commission can approve this lot as an irregularly shaped lot, due to the shape required of lots adjacent to cul-de-sac bulbs.

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

The proposed subdivision has been reviewed by the Development Engineer and meets all requirements of the Transportation Engineering Design Standards (TEDS), with the exception of the TEDS Exception discussed in Section 1 – Access/Road Design, and Stormwater Management Manual (SWMM).

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

Public facilities and services are adequate to serve the proposed residential density. There are 24" and a 16" City Water lines within the 26 ¼ Road right-of-way and an 8" sanitary sewer line located northeast of the site available for connection. A 6" storm sewer line is located along the eastern boundary of the property.

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

The project will have no adverse or negative impacts upon the natural or social environment. The surrounding area is largely developed as residential subdivisions and the City of Grand Junction Municipal Cemetery or zoned for development in a fashion similar to the proposed project.

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

The proposed subdivision is of the same or similar type of residential use and density as exists on the surrounding properties on the east side of 26 ¼ Road. The larger properties that are not developed are zoned R-4 like the proposed subdivision site. The property on the west side of 26 ¼ Road is owned by the City of Grand Junction and used for the Municipal Cemetery grounds and operation facilities.

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

Compliance with the Stormwater Management Manual requirements as well as with the required stormwater discharge permit will ensure runoff does not harm adjacent uses. The proposed subdivision includes a detention pond in the northeast area of the property within Tract B. The preliminary pond designs have been reviewed by the City Development Engineer and been determined to meet the preliminary plan requirements.

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

The proposed Cemetery Ridge Subdivision will utilize existing sewer, water, and street facilities that are available to the property and have sufficient capacity for the additional lots. It is a logical extension adjacent development.

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

Adequate land for public services such as road right-of-way and utilities has been provided.

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

As required by Code, the applicant is responsible for construction of all infrastructure and private improvements for the development as well as payment of applicable impact fees. Burden on the City will amount to typical ongoing maintenance of the added public facilities (streets, utilities) which is not considered to be an undue burden.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Cemetery Ridge Subdivision application, PFP-2008-185 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, PFP-2008-185 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

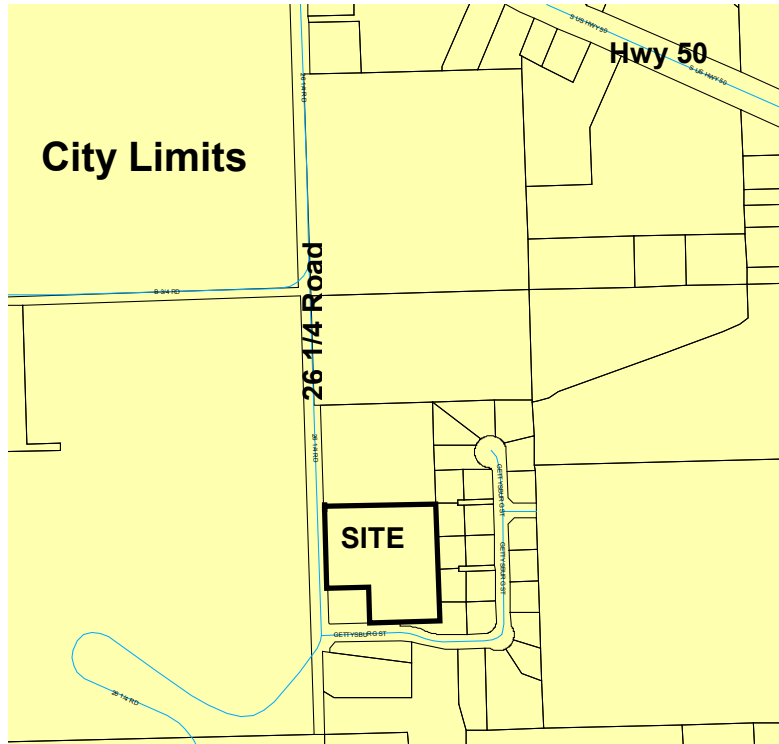
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Cemetery Ridge Subdivision, PFP-2008185, with the findings and conclusions listed in the staff report.

Attachments:

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

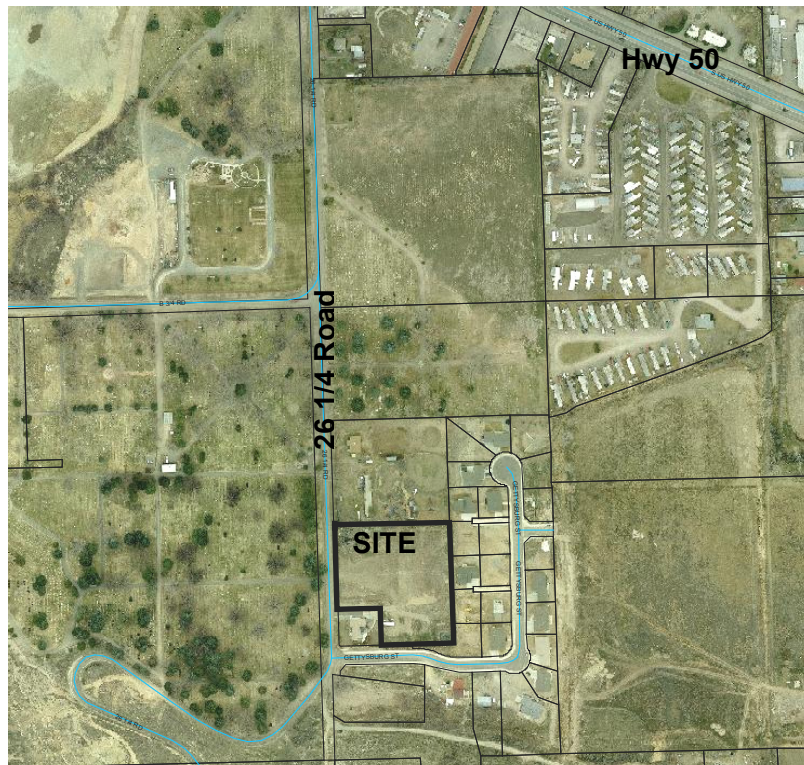
Site Location Map

Figure 1



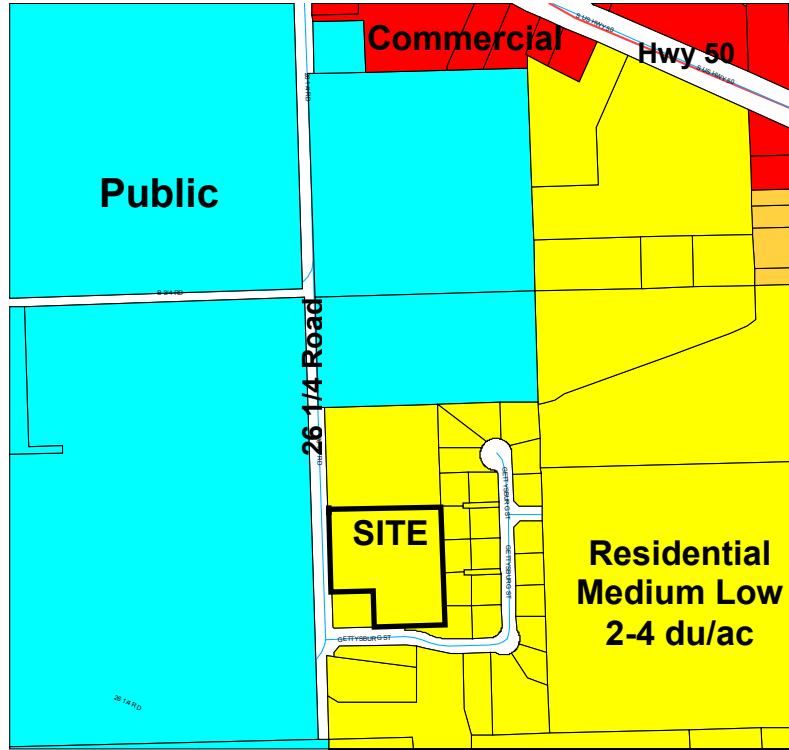
Aerial Photo Map

Figure 2



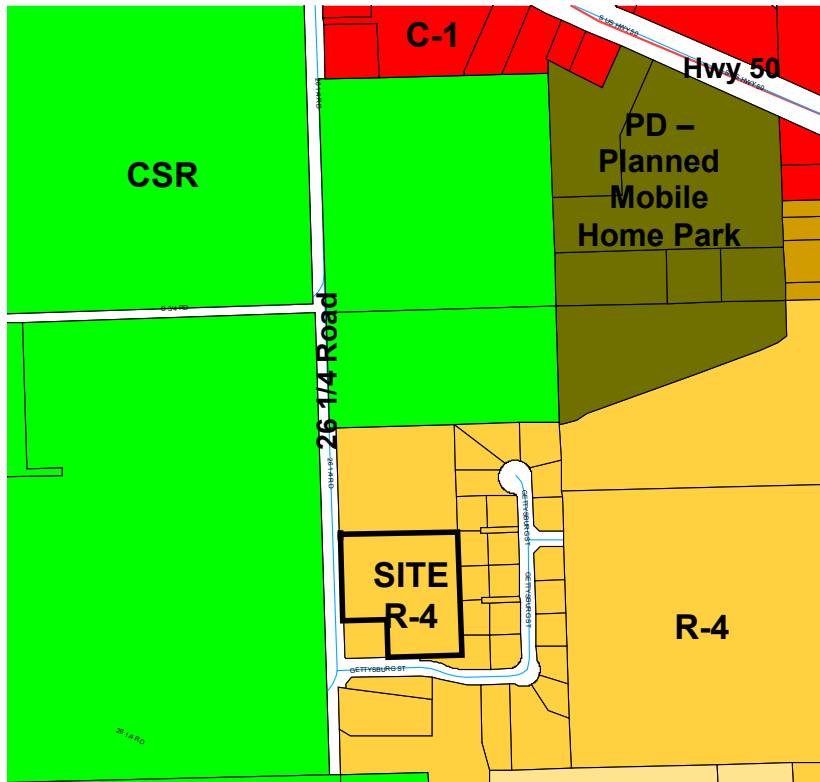
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4

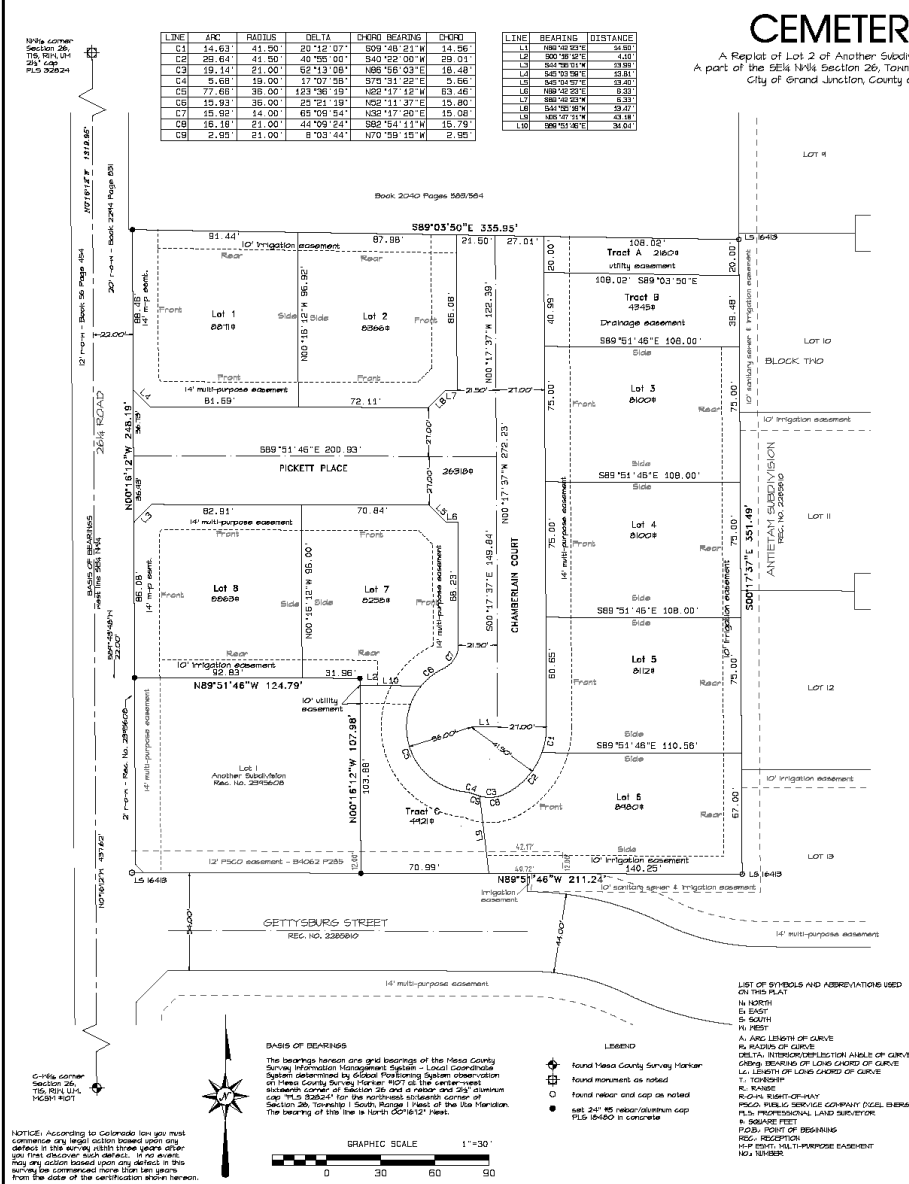


CEMETERY RIDGE

A Replot of Lot 2 of Another Subdivision, Reception Number 2345608
A part of the 56th N&E Section 26, Township 1 South, Range 1 West, 1st Meridian
City of Grand Junction, County of Mesa, State of Colorado

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	14.63	41.50	20°12'07"	S09°48'21"W	14.56
C2	29.64	41.50	40°55'00"	S40°52'00"W	29.03
C3	39.14	21.00	62°13'08"	N86°46'03"E	18.48
C4	5.88	19.00	17°07'58"	S70°51'23"E	5.86
C5	77.66	35.00	123°36'19"	N22°17'42"W	63.46
C6	10.93	35.00	25°21'39"	N62°11'37"E	10.80
C7	15.52	14.00	65°09'54"	N52°17'28"E	15.08
C8	16.18	21.00	44°09'24"	S62°54'11"W	15.79
C9	2.95	21.00	8°03'44"	N70°59'15"W	2.95

LINE	BEARING	DISTANCE
L1	N86°46'03"E	6.90
L2	S60°48'39"E	4.00
L3	S70°51'23"W	33.80
L4	S40°52'00"E	33.81
L5	S20°17'42"W	33.80
L6	N22°17'42"E	63.30
L7	N62°11'37"E	63.30
L8	N52°17'28"E	39.47
L9	N70°59'15"E	43.84
L10	S62°54'11"E	34.00



KNOW ALL MEN BY THESE PRESENTS, That the undersigned Dakota Land Development LLC, a Colorado Limited Liability Company, is the owner of real property situated in the southeast quarter of the northwest quarter of Section 26, Township 1 South, Range 1 West, 1st Meridian, City of Grand Junction, County of Mesa, State of Colorado described in Book 4691 of Page 502 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 2 of Another Subdivision as recorded in the Mesa County Clerk and Recorder's office at Reception Number 2345608.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into lots, blocks and tracts as shown hereon, and designated the same as CEMETERY RIDGE, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereon. The City of Grand Junction is designated responsible engineer/inspector for the drainage/detention easement areas. The owner(s) and/or the property owner(s) shall be responsible for the maintenance and repair of the drainage/detention easement areas. The owner(s) and/or the property owner(s) shall be responsible for the maintenance and repair of the drainage/detention easement areas. The owner(s) and/or the property owner(s) shall be responsible for the maintenance and repair of the drainage/detention easement areas.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Multi-purpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Easements for the right of ingress and egress are granted by separate instrument to the Cemetery Ridge Homeowners Association subject to the easements shown and designated hereon.

All Irrigation Easements to be granted to the Cemetery Ridge Homeowners Association for the benefit of the owners of the lots and blocks herein platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Said Owner certifies that all holders, if any, are represented hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed.

Manuel A. Harris, Manager Nancy S. Angie, Manager

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me by Manuel A. Harris and Nancy S. Angie as Managers of Dakota Land Development LLC, a Colorado Limited Liability Company this ____ day of _____, 2024.

In witness my hand and official seal.
My commission expires _____ Notary Public

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby give its consent to the dedication of the lot as described in said dedication by the owners of the lots and blocks herein platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

In witness my hand and official seal.
My commission expires _____ Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me by _____ this ____ day of _____, 2024.

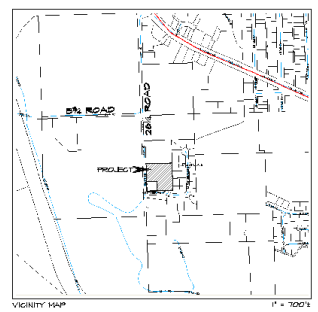
In witness my hand and official seal.
My commission expires _____ Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me by _____ this ____ day of _____, 2024.

In witness my hand and official seal.
My commission expires _____ Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me by _____ this ____ day of _____, 2024.

In witness my hand and official seal.
My commission expires _____ Notary Public



TITLE CERTIFICATION
The Abstract and Title Company of Mesa County, Inc., a title insurance company as duly licensed in the State of Colorado, hereby certifies that we have examined the title to the herein described property that we find the title to the property is vested in Dakota Land Development LLC, a Colorado Limited Liability Company.

DATE: _____ BY: _____
TITLE: ABSTRACT AND TITLE OF MESA COUNTY, INC.

CITY APPROVAL
The plan of CEMETERY RIDGE, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications acknowledged this ____ day of _____, 2024.

City Manager _____ Mayor _____

SURVEYOR'S STATEMENT
I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CEMETERY RIDGE, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by the station under my direct supervision and represents a field survey of the same.

The statement is applicable only to the survey data represented hereon, and does not represent a warranty of opinion as to ownership, interests, or quality of title.

The statement is not a guarantee, either expressed or implied.

For and on behalf of River City Consultants, Inc. K. Scott Thompson, Colorado PLS 1660

GLERK AND RECORDERS CERTIFICATE
The plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, on ____ day of _____, 2024, and was recorded at Reception No. ____ of Book ____ Page ____ of the _____.

By: _____ Clerk and Recorder Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "PLAT QUALITY CERTIFIED" (PLAT QUALITY FOR REPRODUCTION) from the Mesa County Clerk and Recorder's Office. The stamp, if it appears hereon, is an indication of the clarity of the Clerk and Recorder's Office to create a record that is of complete quality to the original document.

CEMETERY RIDGE

Dakota Land Development

56th N&E Section 26, Township 1 South, Range 1 West, 1st Meridian

Sheet 1 of 1 Date: Sep 22, 2024 Job No. 103-20107

Design	Issue	Checked	Approved
Track A to CR10A	BOOK _____ PAGE _____		
Track B to CR10A	BOOK _____ PAGE _____		
Track C to CR10A	BOOK _____ PAGE _____		
CC & R's	BOOK _____ PAGE _____		
IRIGATION EASEMENTS to CR10A	BOOK _____ PAGE _____		

RIVERCITY CONSULTANTS

6204 N. CEMETERY RIDGE HOMEOWNERS ASSOCIATION
100 S. 1st St., GRAND JUNCTION, CO 81508 - Phone: 870-241-4722

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the recording of this survey. No action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

THIS PAGE LEFT INTENTIONALLY BLANK

**Attach 7
Sawyer Simple Sub**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: October 13, 2009
PRESENTER: Michelle Hoshide

AGENDA TOPIC: Sawyer Simple Subdivision and Vacation of Easements (VE-2009-143)

ACTION REQUESTED: Vacation of seven utility and drainage easements.

BACKGROUND INFORMATION					
Location:		2672, 2676 Cambridge Drive and 756 Cambridge Court			
Applicants:		Owners: Ronald and Doneen Sawyer, Wayne Marcotte, and Stephen and Melissa Wilson Representative: Vista Engineering Corp.			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		Planned Development			
Proposed Zoning:		No change			
Surrounding Zoning:	North	Planned Development			
	South	Planned Development			
	East	Planned Development			
	West	Planned Development			
Growth Plan Designation:		RML (Residential Medium Low 2 to 4 units/acre)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to vacate seven un-used utility and drainage easements running through the properties of 2672, 2676 Cambridge Drive and 756 Cambridge Court

RECOMMENDATION: Forward a recommendation to City Council for approval.

ANALYSIS

1. Background:

The Cambridge Subdivision was originally platted in 1983. Properties 2672, 2676 Cambridge Drive and 756 Cambridge Court, as well as two other properties, were replatted in 1987. The replat moved the property lines and put in place several additional easements. In the early 90's the homes were built. It has since been realized that the properties, 2672, 2676, 2678 Cambridge Drive and 756 Cambridge Court were built according to the original lots platted in 1983 and the existing property lines and easements do not reflect the current placement of several structures and landscaping. Therefore, the vacation of seven easements, as well as a boundary adjustment will allow the structures on 2676 Cambridge Drive and 756 Cambridge Court to come into conformance with the existing Zoning and Development Code while also allowing the properties to correctly depict their historically used property lines.

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.

The easements to be vacated do not affect the goals and policies of the Growth Plan. It does not affect the major street plan, as the areas to be vacated are not located in any dedicated right-of-way. The vacations do not affect any neighborhood plans.

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

No parcel will be landlocked as a result of the 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.

Access to all adjoining lots will not be restricted by this vacation. None of the easements are used for access.

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

The health, safety and/or welfare of the general community will not be harmed as there are no utilities located within the easements to be vacated, and not plans to place utilities in the easement areas in the short or long term.

- 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 are not inhibited by the vacation of these seven easements because no utilities are located in these easements. A new drainage and utility easement will be dedicated as part of the boundary adjustment.

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

The vacation of these seven easements will allow the properties to correctly depict historically used property lines and bring several structures into conformance with the existing Zoning and Development Code.

FINDINGS OF FACT/CONCLUSIONS/ CONDITIONS

After reviewing the Sawyer Simple Subdivision and Vacation application, VE-2009-143, for the vacation of seven utility easements, I make the following findings of fact and conclusions:

1. The requested easement 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.
3. Condition: A new drainage and utility easement shall be dedicated as part of the boundary adjustment and located through the properties of 2672, 2676 Cambridge Drive and 756 Cambridge Court.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested vacation of easements, VE-2009-143, to the City Council with the findings, conclusions and conditions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item VE-2009-143, I move that the Planning Commission recommend to the City Council approval of the Resolution vacating seven easements, with the findings of fact, conclusions and conditions 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 Zoning Map

Ordinance

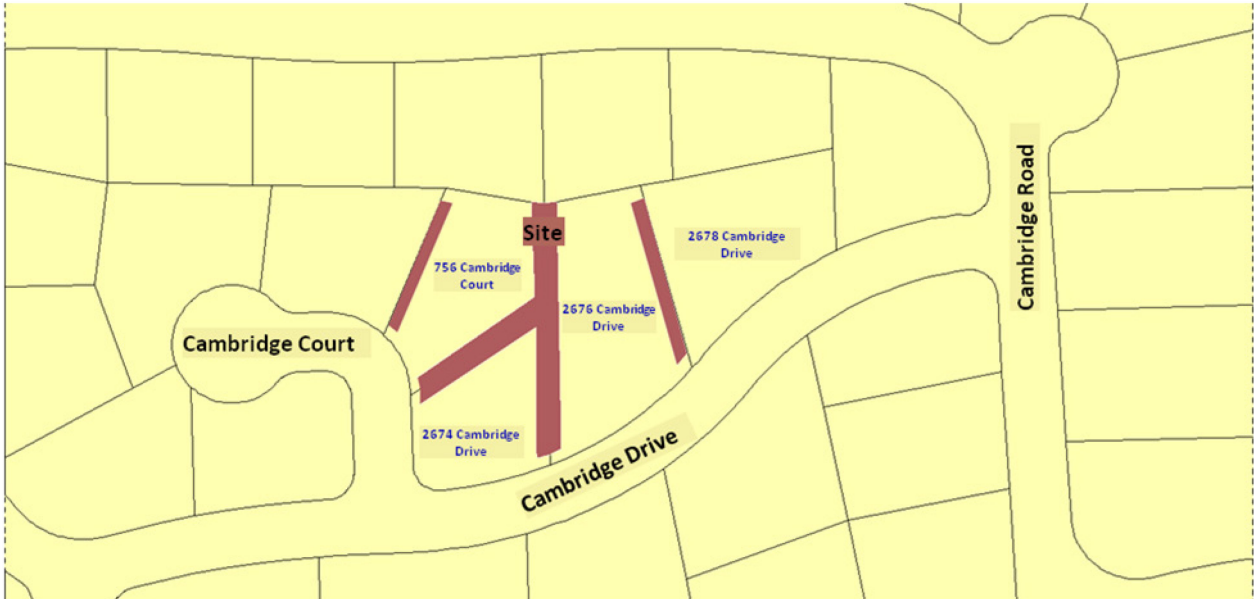
Exhibit A

Exhibit B

Exhibit C

Site Location Map

Figure 1



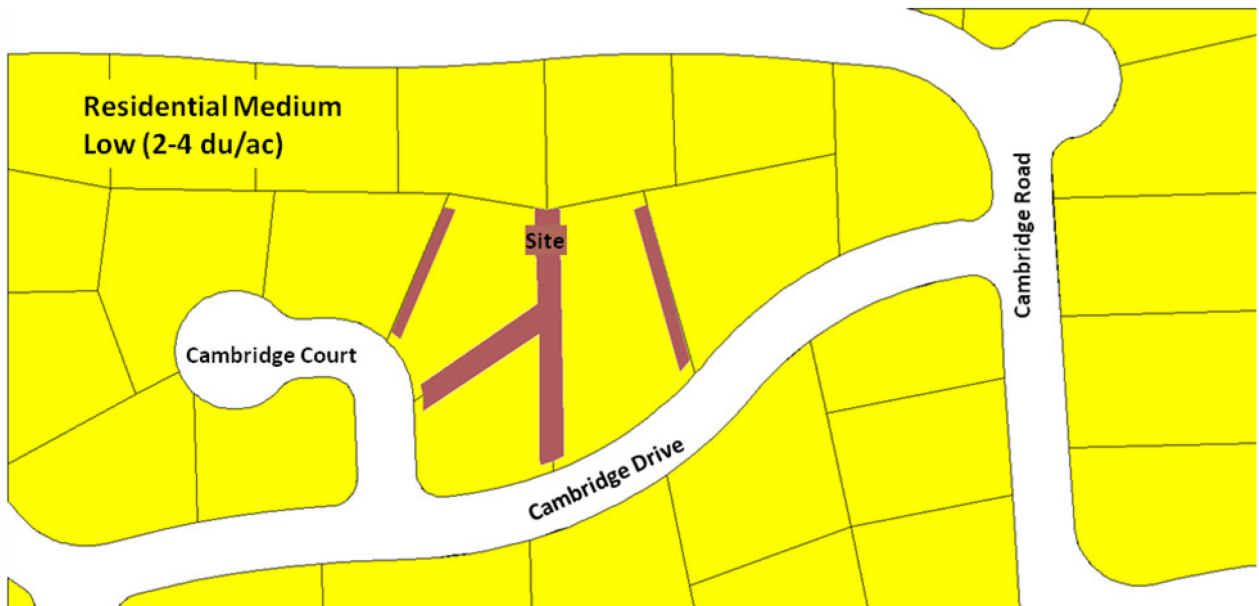
Aerial Photo Map

Figure 2



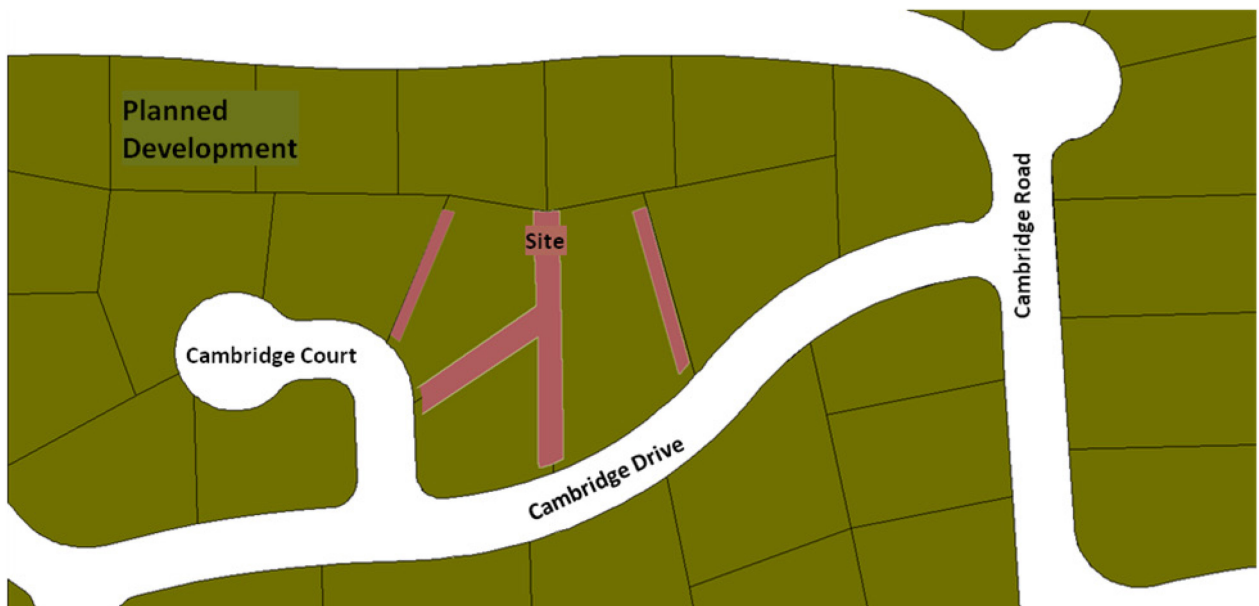
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION

ORDINANCE NO.

VACATING SEVEN UTILITY EASEMENTS FOR SAWYER SIMPLE SUBDIVISION AND VACATION LOCATED AT 2672, 2676, 2678 CAMBRIDGE DRIVE AND 756 CAMBRIDGE COURT

RECITALS:

A vacation of the dedicated Utility Easements has been requested by Randall and Racy Cooper, Ronald and Doneen Sawyer, Wayne Marcotte, and Stephen and Melissa Wilson.

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 Easements are hereby vacated subject to the following conditions:

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

The following easements are shown below as "Exhibit A, Exhibit B, and Exhibit C" as part of this description of vacation.

Dedicated Easements to be vacated:

Easements located in Lot 11 in Block 2 of **A Replat of Lots 10, 11, 12, 13, and 14, Block Two, Cambridge**, City of Grand Junction, County of Mesa, State of Colorado as shown by the plat thereof recorded in Plat Book 13 at Page 381 in the office of the Mesa County Clerk and Recorder more particularly described as:

A Utility Easement, 10-feet in width, measured along the western property line of Lot 11, Block 2 of Cambridge Subdivision. Said Utility Easement as described contains 0.023 acres more or less.

A Utility Easement, 10-feet in width, measured along the southern property line of Lot 11, Block 2 of Cambridge Subdivision. Said Utility Easement as described contains 0.026 acres more or less.

A Utility and Drainage Easement, 10-feet in width, measured along the eastern property line of Lot 11, Block 2 of Cambridge Subdivision. Said Utility and Drainage Easement as described contains 0.018 acres more or less.

A Utility Easement, 10-feet in width, measured along the northern property line of Lot 12, Block 2 of Cambridge Subdivision. Said Utility Easement as described contains 0.026 acres more or less.

A Utility and Drainage Easement, 10-feet in width, measured along the eastern property line of Lot 12, Block 2 of Cambridge Subdivision. Said Utility and Drainage Easement as described contains 0.025 acres more or less.

A Utility Easement, 10-feet in width, measured along the eastern property line of Lot 13, Block 2 of Cambridge Subdivision. Said Utility Easement as described contains 0.029 acres more or less.

A Utility and Drainage Easement, 10-feet in width, measured along the western property line of Lot 13, Block 2 of Cambridge Subdivision. Said Utility and Drainage Easement as described contains 0.043 acres 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

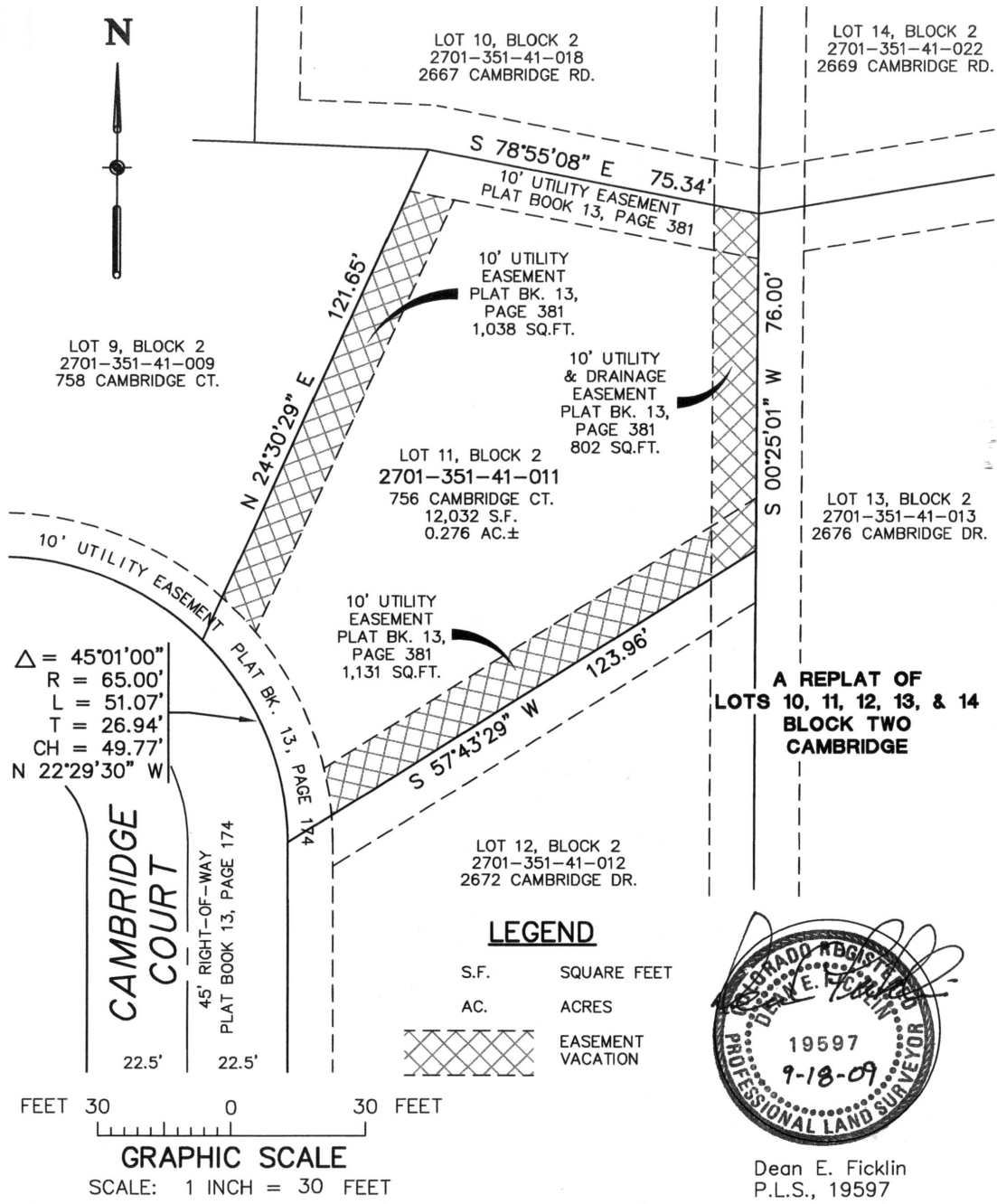
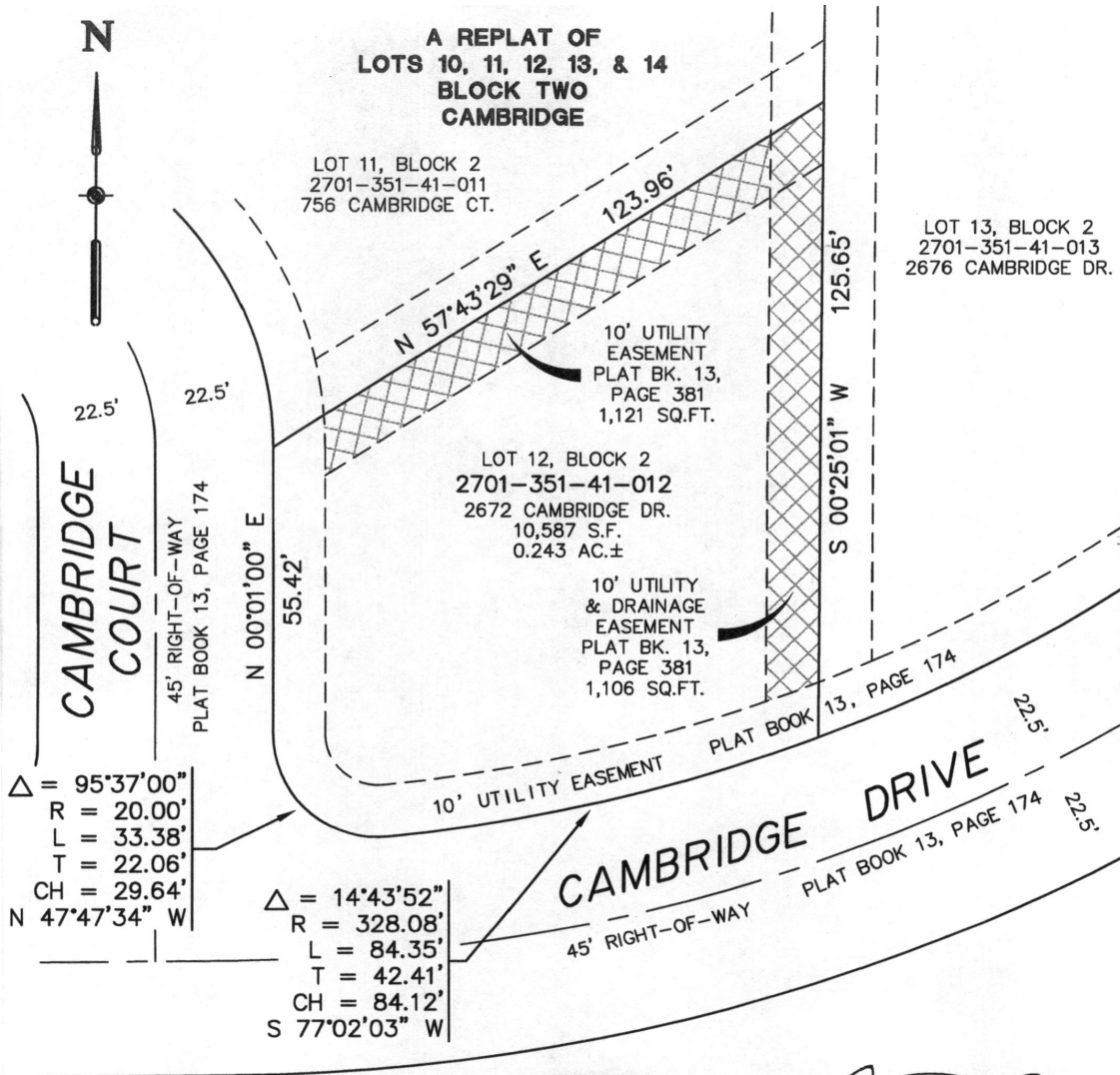


Exhibit B

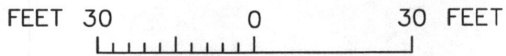


LEGEND

S.F. SQUARE FEET

AC. ACRES

 EASEMENT VACATION



GRAPHIC SCALE

SCALE: 1 INCH = 30 FEET



Dean E. Ficklin
P.L.S., 19597

Exhibit C

