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**CITY COUNCIL AGENDA
MONDAY, FEBRUARY 13, 2012
250 NORTH 5TH STREET
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

To become the most livable community west of the Rockies by 2025

Call to Order
(7:00 p.m.)

Pledge of Allegiance
Invocation – Minister Doug Clayton, Church of Christ of Grand Junction

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Presentations/Recognitions

Award Presentation to City Council by the American Public Works Association, Colorado Chapter (Steve Glammeyer, presenter) – The award recognizes the Public Relations/Public Awareness campaign conducted by the DDA and the City during the Downtown Uplift project.

Presentation of the State of the Arts of the Grand Junction Commission on Arts and Culture [Attach 1](#)

Financial Report – Jodi Romero, Financial Operations Director

Council Comments

Citizen Comments

Revised February 13, 2012

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meeting** [Attach 2](#)
Action: Approve the Minutes of the February 1, 2012 Regular Meeting
2. **Setting a Hearing on the Grand Junction Comprehensive Plan Future Land Use Map Amendments** [File #CPA-2011-1324] [Attach 3](#)

Proposed amendments to the Grand Junction Comprehensive Plan Future Land Use Map to eliminate the conflict between the land use designation and the current zoning of certain properties in the urban areas of Grand Junction.

The proposed amendments contain 142 parcels and are generally located as follows:

Area 1 – 41 parcels located north of Highway 6 and 50 and west of 24 Road;
Area 2 – 25 parcels located north of Highway 6 and 50 and west of 25 Road;
Area 3 – 18 parcels located north of Broadway and west of Riverside Parkway;
Area 4 – 56 parcels located north of Franklin Avenue and west of N. 1st Street;
Area 20 – 2 parcels located south of Fire Station #3 and east of 25 ½ Road.

Proposed Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 7, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Greg Moberg, Planning Supervisor

3. **Setting a Hearing on Rezoning Property Located at 513 Independent Avenue** [File #RZN-2011-1207] [Attach 4](#)

A City initiated request to rezone one property totaling 0.22 +/- acres located at 513 Independent Avenue from R-16, (Residential – 16 du/ac) to C-2, (General Commercial).

Proposed Ordinance Rezoning One Property from R-16, (Residential – 16 du/ac) to C-2 (General Commercial), Located at 513 Independent Avenue

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 21, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Scott Peterson, Senior Planner

4. **Setting a Hearing on Rezoning Properties in the Area of Patterson Road and 26 ½ Road from R-5 and R-1 to B-1, R-8 and R-4** [File #RZN-2011-1205]

[Attach 5](#)

A request to rezone nine parcels totaling 13.365 acres located in the area of Patterson Road and 26 ½ Road.

1. The first subarea rezone is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre).
2. The second subarea is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre) zone district; and
3. The third subarea consists of rezones from R-5 (Residential – 5 units per acre) to B-1 (Neighborhood Business) and from R-5 (Residential – 5 units per acre) to R-8 (Residential – 8 units per acre) zone districts.

Proposed Ordinance Rezoning 632 and 642 26 ½ Road and a Parcel Located at the Eastern End of Northridge Drive, Tax Parcel Number 2945-023-00-065, from R-1 to R-4; Rezoning 2634 ½ Patterson Road from R-5 to R-8; and Rezoning 2628, 2630, 2632, 2634 Patterson Road and an Unaddressed Lot Located between 2634 and 490 Patterson Road, Tax Parcel 2945-023-00-041, from R-5 to B-1

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 21, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

5. **Setting a Hearing on Rezoning Six Properties Located on the East Side of 26 Road, North of Patterson Road and One Property Located East of Foresight Apartments, North and East of the 25 ½ Road/Patterson Road Intersection** [File #RZN-2011-1210]

[Attach 6](#)

A City initiated request to rezone approximately 6.25 acres, located on the east side of 26 Road, north of Patterson Road from R-1 (Residential 1 du/ac) to R-4 (Residential 4 du/ac) and approximately 4.89 acres located east of Foresight Apartments, north and east of the 25 ½ Road/Patterson Road intersection from CSR (Community Services and Recreation) to R-16 (Residential 16 du/ac). Proposed Ordinance Rezoning Six (6) Properties from R-1 (Residential 1 du/ac) to R-4 (Residential 4 du/ac) and One (1) Property from CSR (Community Services

and Recreation) to R-16 (Residential 16 du/ac) Located on the East Side of 26 Road, North of Patterson Road and East of Foresight Apartments, North and East of the 25 ½ Road/Patterson Road Intersection

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 21, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

6. **Setting a Hearing on Rezoning Two Parcels Located at 690 and 694 29 ½ Road; Two Parcels Located at 2910 Highline Canal Road and 725 29 Road; and One Parcel Located at 698 29 Road** [File #RZN-2011-1154] [Attach 7](#)

A City initiated request to:

- 1) Rezone 15.454 acres in two (2) parcels located at 690 and 694 29 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 dwelling units/acre) zone district; and
- 2) Rezone 27.537 acres in two (2) parcels located at 2910 Highline Canal Road and 725 29 Road from R-R (Residential Rural) and 2.769 acres in one (1) parcel located at 698 29 Road from a C-1 (Light Commercial), all to a B-P (Business Park) zone district.

Proposed Ordinance Rezoning Properties Located at 690 and 694 29 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 Dwelling Units per Acre) Zone District, Rezoning Properties Located at 2910 Highline Canal Road and 725 29 Road from an R-R (Residential Rural) to a BP (Business Park) Zone District, and Rezoning Property Located at 698 29 Road from a C-1 (Light Commercial) to a BP (Business Park) Zone District

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 21, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

7. **Setting a Hearing on Annexing the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway** [File #ANX-2011-1314] [Attach 8](#)

A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway. The Sturgeon Electric Enclave consists of one (1) parcel and no public right-of-way.

a. Notice of Intent to Annex and Exercising Land Use Control

Resolution No. 08-12—A Resolution of the City of Grand Junction Giving Notice that a Tract of Land Known as the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway, Consisting of Approximately 2.375 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado and Exercising Land Use Control

®Action: Adopt Resolution No. 08-12

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Sturgeon Electric Enclave Annexation, Located at 2775 Riverside Parkway, Consisting of Approximately 2.375 Acres

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

8. **Setting a Hearing on Zoning the Suncor Annexation, Located at 2200 Railroad Avenue** [File #ANX-2011-1328] [Attach 9](#)

A request to zone the Suncor Annexation, located at 2200 Railroad Avenue, which consists of one (1) parcel, to an I-1 (Light Industrial) zone district.

Proposed Ordinance Zoning the Suncor Annexation to I-1 (Light Industrial) Located at 2200 Railroad Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 7, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

9. **Purchase of Toughbook Laptops and Mounting Units for Police Vehicles**

[Attach 10](#)

This request is for the purchase of 14 Toughbook laptops, mounting units, and accessories for existing police vehicles. This purchase will be an extension of a November 2011 contract award that resulted from a formal City of Grand Junction competitive bid process.

Action: Authorize the City Purchasing Division to Purchase Toughbook Laptops, Mounting Units, and Accessories from PCS Mobile, Denver, Colorado in the Amount of \$71,299.34

Staff presentation: John Camper, Police Chief
Troy Smith, Deputy Police Chief

10. **Sole Source Purchase of Ferrous Chloride for Persigo Wastewater Treatment Plant**

[Attach 11](#)

This request is for the sole source purchase of ferrous chloride, a chemical fed into the sewer system to reduce the production of hydrogen sulfide gas. Hydrogen sulfide causes deterioration of sewer pipe and foul odor.

Action: Authorize the City Purchasing Division to Award the Sole Source Purchase of Ferrous Chloride to Kemira Water Solutions of Atlanta, Georgia in the Estimated Annual Amount of \$112,000

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Jay Valentine, Financial Operations Manager

11. **Nuisance Animal Services Contract for 2012**

[Attach 12](#)

The Parks Operations Division is requesting the approval of the 2012 agreement with Nuisance Animal Control Services to provide pest control services, including the trapping and relocating of pigeons/starlings, clean up of pigeon/starling droppings, the control of nuisance wildlife, and roadkill removal. The agreement was modified this year to include a onetime cleaning of the box girders of the Redlands Parkway Bridge, which will consist of the removal of the live pigeons and pigeon carcasses. The bridge portion of this contract will be monitored and funded by the Public Works and Planning Department.

Action: Authorize the Acting City Manager to Sign a Contract Renewal for Nuisance Animal Services with Nuisance Animal Control Services in the Amount of \$62,500

Staff presentation: Rob Schoeber, Parks and Recreation Director

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

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

12. **Contract for Food and Beverage Services for Lincoln Park Golf Course**

[Attach 13](#)

This request is for the contract award of food, beverage, and concession services at Lincoln Park Golf Course. The previous contract was terminated in late 2011 at the previous contractor's request.

Action: Authorize the City Purchasing Division to Negotiate a Contract with PAT Services, LLC to Provide Food and Beverage Services for Lincoln Park Golf Course

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Financial Operations Manager

13. **Public Hearing—An Ordinance Adopting the International Building Codes Including Building, Plumbing, Mechanical, Fuel Gas, Property Maintenance, Residential, Electrical, and Energy Conservation and Amendments Thereto**

[Attach 14](#)

The proposed ordinance will adopt the 2012 Code Editions of the International Building, Plumbing, Mechanical, Fuel Gas, Property Maintenance, and Residential; and the 2009 Edition of the International Energy Conservation Code; plus the 2011 Edition of the National Electric Code as adopted by the State of Colorado. These codes regulate building construction. Mesa County has or soon will be adopting the same code set.

Ordinance No. 4499—An Ordinance Adopting and Amending the Latest Edition of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code, and the 2009 International Energy Conservation Code to be Applied Throughout the City of Grand Junction with Certain Amendments Regulating the Erection,

Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area, and Maintenance of all Buildings or Structures in the City of Grand Junction; and Repealing all Other Ordinances and Parts of Ordinances in Conflict Herewith

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4499

Staff presentation: John Shaver, City Attorney
Tim Moore, Public Works and Planning Director
Mike Mossburg, Mesa County Chief Building Official

14. **Public Hearing—An Ordinance Adopting the International Fire Code 2012 Edition with Amendments** [Attach 15](#)

The 2012 edition of the International Fire Code (“IFC 2012”) is the updated version of the 2006 edition of the International Fire Code which is presently part of the Grand Junction Municipal Code found in Chapter 15.44. The IFC 2012 is part of the 2012 International Code set currently being considered for adoption by the City. Mesa County has or soon will be adopting the same code set.

Ordinance No. 4500—An Ordinance Adopting the 2012 Edition of the International Fire Code Prescribing Regulations Governing Conditions Hazardous to Life and Property from Fire or Explosion; Amending Certain Provisions in the Adopted Code; Amending Chapter 15.44 of the Municipal Code and Amending all Ordinances in Conflict or Inconsistent Herewith

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4500

Staff presentation: John Shaver, City Attorney
Ken Watkins, Fire Chief

15. **Adoption of Fee Schedules for Permits and Other Actions under the International Codes** [Attach 16](#)

Adoption of a Resolution which will set fees for the 2012 Editions of the International Code set, including the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Fire, the 2009 Edition of the Energy Conservation Code, and the National Electric Code as adopted by the State of Colorado.

Resolution No. 09-12—A Resolution Setting Building Code Fees Under the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance, and Energy Conservation Codes as well as the National Electric Code and Setting Fees for Operational and Construction Permits and False Alarm Fees for the International Fire Code in the City of Grand Junction, Colorado

®Action: *Adopt Resolution No. 09-12*

Staff presentation: John Shaver, City Attorney
Tim Moore, Public Works and Planning Director
Ken Watkins, Fire Chief

16. **Great Outdoors Colorado Grant for Lincoln Park Redevelopment** [Attach 17](#)

Parks and Recreation is seeking approval to apply for a Great Outdoors Colorado (GOCO) local government grant to assist with funding the Lincoln Park Redevelopment Project. A resolution from the governing body with primary jurisdiction must be attached to all grant applications. The spring cycle of grants is due on March 2 with an award decision on June 19.

Resolution No. 10-12—A Resolution Supporting the Grant Application for a Local Parks and Outdoor Recreation Grant from the State Board of the Great Outdoors Colorado Trust Fund for the Lincoln Park Redevelopment Project

®Action: *Adopt Resolution No. 10-12*

Staff presentation: Rob Schoeber, Parks and Recreation Director

17. **Alpha Numeric Paging System for Grand Junction Regional Communication Center and Its Public Safety Responder Agencies** [Attach 18](#)

Nearly all of the Grand Junction Regional Communication Center's (GJRCC) user agencies have transitioned to the 800 MHz radio system for primary communications. Although the migration to 800 MHz has greatly enhanced communication capabilities with most agencies, the rural and volunteer fire departments have requested greater coverage with alpha numeric paging, as either a primary or secondary means of emergency call notification. A new paging solution is necessary in order to provide more effective communication, improve coverage in the rural areas, and meet Fire ISO standards for secondary means of notification. The GJRCC board has evaluated and unanimously recommends this expenditure to best serve its user agencies. Therefore, the GJRCC would like to contract with QDS Communications to provide a turnkey solution for an Alpha

Numeric Paging System, which will include the purchase and installation of equipment, staff training, and maintenance of this system for one year.

Action: Authorize the City Purchasing Division to Enter into a Sole Source Contract with QDS Communications to Provide Equipment and Services in the Amount of \$244,590

Staff presentation: John Camper, Police Chief
Troy Smith, Deputy Police Chief

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

19. **Other Business**

20. **Adjournment**



Date: 2/3/12
 Author: Lorie Gregor
 Title/ Phone Ext: Recreation
 Coordinator 254-3876
 Proposed Schedule: Monday,
February 13, 2012
 2nd Reading : N/A
 File #: N/A

Attach1
CITY COUNCIL AGENDA ITEM

Subject: Presentation of the State of the Arts of the Grand Junction Commission on Arts and Culture
Action Requested/Recommendation: No Action/InformationalPresentation
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Gisela Flannigan, Chair, Grand Junction Arts and Culture Commission

Executive Summary:

The chair of the Grand Junction Commission on Arts and Culture will present the annual report from the Commission on Arts and Culture for 2011.

Background, Analysis and Options:

Annually, the Commission on Arts and Culture presents to City Council, the State of the Arts. This is an overview of the previous year’s accomplishments of the Arts Commission.

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

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

The Grand Junction Commission on Arts and Culture provides an opportunity for many local non-profit art and cultural organizations to create quality cultural activities that add to the economic impact of our community by which many local artists are employed. The Commission upholds the Grand Junction Strategic Cultural Plan Vision, “Grand Junction is recognized as a place where people live and visit because arts and culture are a major attraction and an important element to the quality of life of the community.”

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A

Attach 2

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

February 1, 2012

The City Council of the City of Grand Junction convened into regular session on the 1st day of February, 2012 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Jim Doody, Laura Luke, Bill Pitts, and Council President Tom Kenyon. Absent were Councilmembers Teresa Coons and Sam Susuras. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Councilmember Boeschstein led the Pledge of Allegiance, followed by an invocation by Jared Mahoney, Seminary Principal, Church of Jesus Christ of Latter Day Saints.

Citizen Comments

There was none.

Council Comments

There was none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar and then moved to approve the Consent Calendar items #1-8. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the January 16, 2012 Regular Meeting

2. **Authorizing an Agreement for Banking Services with Alpine Bank**

Through cooperative procurement, the City is looking to “piggyback” on the County’s award of a banking services contract to Alpine Bank. Cooperative procurement is a process by which two or more jurisdictions cooperate to purchase items or services from the same vendor. This form of purchasing has the benefits of reducing administrative costs, eliminating duplication of effort, lowering prices, and encourages the sharing of information.

Resolution No. 05-12—A Resolution Designating a Depository and Approving an Agreement for Banking Services between the City of Grand Junction, Colorado, and Alpine Bank, Grand Junction

Action: Adopt Resolution No. 05-12

3. **Authorizing an Agreement for Independent Audit Services with Chadwick, Steinkirchner, Davis, and Company, P.C.**

An independent audit of the City's financial statements is conducted each year by a Certified Public Accounting firm in order to express an opinion as to the compliance of the financial statements with Generally Accepted Accounting Principles that apply to government entities and Governmental Accounting Standards. The independent auditor is engaged by and reports to the City Council. The audit report is issued with the Comprehensive Annual Financial Report.

Resolution No. 06-12—A Resolution Authorizing an Agreement for Audit Services between the City of Grand Junction, Colorado, Chadwick, Steinkirchner, Davis, and Company, PC

Action: Adopt Resolution No. 06-12

4. **Saccomanno Property Farm Lease, Located at the Southwest Corner of 26 ½ Road and H Road**

The City purchased the 30 acre Saccomanno Park property in 1994 as a community park site in accordance with the recommendation of the Parks, Recreation and Open Space Master Plan adopted by City Resolution No. 91-92. A development schedule for the property has not been determined. Meanwhile, the property and its appurtenant water rights have remained productive through successive farm lease agreements. Mr. Frank Fisher is interested in continuing to farm the property and has capably done so in the past. Staff recommends the leasing of the farming rights associated with the Saccomanno Park property to Frank M. Fisher, for a period of one-year, commencing on February 1, 2012 and expiring on January 31, 2013 with an option to renew for an additional year (2013-2014). The terms of the proposed lease requires Mr. Fisher to provide all materials, equipment, and labor necessary to care for the property and to pay any taxes applicable to or arising out of or under the lease. The rent per year is \$1,000.

Resolution No. 07-12—A Resolution Authorizing a One Year Farm Lease of the "Saccomanno Park Property" to Frank M. Fisher

Action: Adopt Resolution No. 07-12

5. **Setting a Hearing on the Rezone of 2 Parcels, Located at 355 29 Road and 2892 River Street** [File #RZN-2011-1148]

A City initiated request to rezone approximately 5.939 acres, located at 355 29 Road and 2892 River Street, from R-2 (Residential 2 dwelling units/acre) zone district to R-4 (Residential 4 dwelling units/acre) zone district.

Proposed Ordinance Rezoning Properties, Located at 355 29 Road and 2892 River Street, from an R-2 (Residential 2 Dwelling Units/Acre) to an R-4 (Residential 4 Dwelling Units/Acre) Zone District

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 7, 2012

6. **Setting a Hearing on a Request to Rezone Approximately 4.753 Acres, Located at 3032 N. 15th Street** [File #RZN-2011-1157]

A City initiated request to rezone 4.753 acres, located at 3032 N 15th Street, also known as the Nellie Bechtel Apartments, from R-8 (Residential – 8 units per acre) to R-24 (Residential – 24 units per acre). The rezone will bring into conformance what is actually built on the ground to an appropriate zoning district; and the proposed rezone will bring the zoning into conformance with the City's Comprehensive Plan.

Proposed Ordinance Rezoning the Nellie Bechtel Apartments from R-8 (Residential – 8 Units per Acre) to R-24 (Residential – 24 Units per Acre), Located at 3032 N. 15th Street

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 7, 2012

7. **Setting a Hearing for the Area 3 Rezone, Located at 708 25 ½ Road, 2543 G Road, and 2522 F ½ Road** [File #RZN-2011-1188]

Request to rezone three properties located at 708 25 ½ Road, 2543 G Road, and 2522 F ½ Road from R-R, (Residential – Rural) to R-4, (Residential – 4 du/ac) and R-5, (Residential – 5 du/ac).

Proposed Ordinance Rezoning Three Properties from R-R, (Residential Rural) to R-4, (Residential – 4 du/ac) and R-5, (Residential – 5 du/ac), Located at 708 25 ½ Road, 2543 G Road, and 2522 F ½ Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 7, 2012

8. **Setting a Hearing on the Rezone of 281 Properties, Located South and East of North 12th Street and Orchard Avenue** [File# RZN-2011-1156]

A City initiated request to rezone approximately 65 acres, located south and east of North 12th Street and Orchard Avenue from R-8 (Residential 8 dwellings/acre) to R-12 (Residential 12 dwellings/acre).

Proposed Ordinance Rezoning 281 Properties from R-8 (Residential 8 Dwellings/Acre) to R-12 (Residential 12 Dwellings/Acre), Located South and East of N. 12th Street and Orchard Avenue

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for March 7, 2012

ITEMS NEEDING INDIVIDUAL CONSIDERATION

911 Phone System Purchase for the Communication Center in the New Public Safety Facility

This phone system purchase is part of a significant regional collaborative effort by five 911 Centers in North West Colorado, serving 101 emergency response agencies and 330,000 citizens. The resulting systems will dynamically balance regional 911 call volumes, modernize services and prepare for Next Generation 911 (NextGen 911) communication capabilities. When fully implemented, the connected regional systems will ensure that 911 calls (and eventually other types of communications) from anywhere in the region are always answered and help dispatched – even when one 911 center is overwhelmed by a major incident or taken off line by a local disaster or technical failure. This approval request is for the purchase of the equipment, implementation services, and network infrastructure for the Grand Junction Regional Communication Center's (GJRCC) share of the regional system. It will be installed in the new public safety facility and is critical to the GJRCC's transition to that building.

John Camper, Police Chief, introduced this item commenting on the amount of collaboration that has taken place in this valley with all parties including the Regional Communication Center. Part of moving to the new facility is the purchase of a new phone system. The purchase was planned for in the budget. Troy Smith, Jim Finlayson, Paula Creasy, Jay Valentine, and a number of other Staff members looked at a collaborative effort in purchasing the new phone system by working with other agencies that are also in the process of purchasing a new phone system. He then introduced Deputy Police Chief Troy Smith.

Troy Smith, Deputy Police Chief, reviewed the history of the project. Both the network and the equipment are old and antiquated. The system is the sole dispatch system for the valley and any interruption would be catastrophic. In conversations with other communication centers, it became evident that they too were in need of upgrading their equipment. The collaborative purchase would allow for redundancy throughout the entire network. The solution designed is scalable so as others come on line, they can be added to the network. The City Attorney will be the lead author in the writing of the intergovernmental agreement for the sharing of the technology throughout the network.

Deputy Chief Smith described the request for proposals (RFP) process and the interview process of the vendors. He advised that site visits were made prior to the decision for the recommendation. The number of citizens that will be served by the new system is 300,000.

Councilmember Pitts commended the work and the result.

Councilmember Luke asked who the partners are in the intergovernmental agreement (IGA). Deputy Chief Smith said the initial group will be Mesa County, Garfield County, Pitkin County, Eagle County, and the Town of Vail.

Councilmember Luke asked about back up. Deputy Chief Smith said there will be several pieces of redundancy throughout the network.

Councilmember Doody asked if the \$575,000 was the City's share of the costs. Deputy Chief Smith confirmed that to be correct and stated that will purchase the communication equipment necessary for the City's communications capabilities and there will be other pieces of equipment that will be added to the system for connecting the network to other cities.

Councilmember Boeschstein asked if the system will go into Utah. Deputy Chief Smith responded that the system will not go into Utah. Occasionally first responders will be sent into Utah, but that is typically done over the telephone from a communication center in Utah to the City's communication center.

Council President Kenyon noted the benefits exceed what was anticipated and he complimented the work done selecting a vendor and obtaining a great price.

Councilmember Pitts moved to authorize the City Purchasing Division to negotiate contracts with CenturyLink for the total estimated amount of \$575,000 to provide and install a new 911 phone system and related network infrastructure. Councilmembers Luke and Boeschstein seconded the motion. The motion carried.

Public Hearing—Rezoning 22 Properties Owned by School District 51, Located throughout the City [File # RZN-2011-1190]

A City initiated request to rezone 169.62 acres, owned by School District 51, located throughout the City, from CSR (Community Service and Recreation) to zones of R-2, R-4, R-5, R-8, B-2, and C-1 zone districts. The rezones will bring the zoning into conformance with the City's Comprehensive Plan and the zoning of the surrounding neighborhood.

The public hearing was opened at 7:21 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He stated that this item is to reconcile the inconsistencies with zoning issues throughout the City to comply with the Comprehensive Plan, the long term vision of the City, and the land use. The School District has a lot of properties, mostly in residential areas, which are zoned Community Service and Recreation (CSR) and they didn't fit within the definition of the Comprehensive Plan. Planning Staff has worked with the School District to come up with some zoning recommendations to make the properties consistent with the Comprehensive Plan. The Planning Commission recommended approval of the proposed rezones.

Councilmember Boeschstein asked Mr. Moore if the School District is in favor of the rezoning of the properties. Mr. Moore confirmed that they are in favor of the rezone. Councilmember Boeschstein asked if the City would be flexible when activities happen at the schools that don't fit the residential category. Mr. Moore answered affirmatively. He then introduced Senior Planner Lori Bowers.

Lori Bowers, Senior Planner, described the sites, the locations, and the request. The request will bring the zoning into conformance with the Comprehensive Plan and the zoning criteria of the Zoning and Development Code. Ms. Bowers displayed a graphic of each site under consideration. The Planning Division received a number of phone calls on this request from citizens regarding why this proposal was coming forward. Many of the concerns were that the School District was planning to sell the properties for additional development. The School District has indicated that is not their intent at this time.

Ms. Bowers concluded by saying the request does comply with the goals and policies of the Comprehensive Plan and is in compliance with the Zoning and Development Code.

Councilmember Luke asked how many properties are proposed to be zoned C-1. Ms. Bower said two, the Vocational Center off of North Avenue and Emerson School. The surrounding zoning was discussed briefly as well as the proximity of any residential areas.

Councilmember Boeschstein asked, if rezoning the properties to development zones, would that send a message and also provide an opportunity for development without anything coming before the City Council. Ms. Bowers said a development plan would have to be reviewed and there would be neighborhood meetings and a public hearing.

Councilmember Boeschstein noted that many of the schools are used for recreation and are good community resources. He would hate to send a message that the schools may be redeveloped. Ms. Bowers said the School District is supportive of the rezone and no mention was made of any intention to redevelop any of the school sites.

Councilmember Doody referred to the Activity Center of which the City is a partner and asked about the City's investment. If the School District wanted to sell the property, what would be the impact to the City? City Attorney Shaver said the City has a very long term use agreement with the School District which have only been in place for 6 to 7 years, so the City is protected. Any change would be a breach of the contract.

There were no public comments.

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

Councilmember Doody pointed out the specific goal in the Comprehensive Plan being Goal 6, land use decisions will encourage preservation and appropriate reuse, and Goal 1, to implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers, have been met so he will support the proposal.

Ordinance No. 4496—An Ordinance Rezoning 22 School District 51 Owned Properties from CSR (Community Service and Recreation) to R-2, R-4, R-5, R-8, B-2, and C-1 Located Throughout the City

Councilmember Pitts moved to adopt Ordinance No. 4496 and ordered it published in pamphlet form. Councilmember Luke seconded the motion.

Councilmember Boeschstein explained that he is voting no because he doesn't understand the need for the rezone. Schools are valuable community resources and they provide opportunities for recreation for the neighborhood. If the school is declared surplus by the School District, the property and the building can still be neighborhood resources. For example, Lincoln Elementary is now a Charter School and that is a better use than it being subdivided into a bunch of small lots.

Motion carried by roll call vote with Councilmember Boeschstein voting NO.

Council President Kenyon thanked Councilmember Boeschstein for his comments. He is supporting it because it is in the Comprehensive Plan to make these adjustments. If specific issues come forward, the Council still has the ability to adjust or amend it in order to protect those community resources mentioned.

Public Hearing—Amendment to Section 21.08.020(b)(1) of the Grand Junction Municipal Code Concerning Expansion of Nonconforming Nonresidential Land Uses [File #ZCA-2011-1313]

This amendment to Section 21.08.020(b)(1) would eliminate the 20% limitation on expansion of nonconforming, nonresidential land uses.

The public hearing was opened at 7:40 p.m.

Tim Moore, Planning and Public Works Director, introduced this item. He explained the reason for this proposal coming forward. He deferred to Planning Manager Lisa Cox for the presentation.

Lisa Cox, Planning Manager, described the amendment which changing the Code that limits the expansion of nonconforming uses for nonresidential land uses. It allows existing businesses to expand and the City wants to encourage that so long as they comply with the other provisions of the Zoning and Development Code. The original limitation was put in place to discourage expansion of the non-conforming use and encourage the use to become in conformity with the zone district. However, in today's economy, not every business can afford to relocate and the City still wants those businesses to have the opportunity to grow. The Planning Commission recommended approval of the request at the January 10, 2012 meeting.

Councilmember Luke asked how many requests have come forward in the last three years that wanted to expand and were not able to. Ms. Cox said she did not have a number but anecdotally the planners have shared there would have been businesses that would have benefitted.

Councilmember Luke asked if neighbors of a business were not happy with the expansion would they have the opportunity to bring forward their concerns. Ms. Cox said a neighborhood meeting would be required. If the application did go through the review process and then it was approved, there is an appeal process if there is someone still not happy with the decision.

Councilmember Doody asked who the appeal would go to. Ms. Cox said it would be an administrative process that would be handled at the Staff level. City Attorney Shaver added that if a Conditional Use Permit was required, the appeal could go the Planning Commission.

Councilmember Boeschstein asked about an accountant in a residential area that wanted to expand. Ms. Cox responded the amendment would only allow expansion of nonconforming uses in nonresidential districts.

There were no public comments.

The public hearing was closed at 7:48 p.m.

Ordinance No. 4497—An Ordinance Amending Section 21.08.020(b)(1) of the Grand Junction Municipal Code

Councilmember Doody moved to adopt Ordinance No. 4497 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Council President Kenyon noted that concern in the community came forward that this limitation was not business-friendly, so they have duly considered it and perhaps it will provide businesses with those additional opportunities.

Public Hearing—Amendment to Section 21.06.010(f) of the Grand Junction Municipal Code Concerning Undergrounding of Overhead Utilities [File #ZCA-2011-1315]

This amendment to Section 21.06.010(f) eliminates a requirement that a developer underground existing overhead utilities along alleys and clarifies when a fee in lieu of construction can be paid for undergrounding utilities.

The public hearing was opened at 7:50 p.m.

Tim Moore, Planning and Public Works Director, presented this item. He described the removal of the old provision for half-street improvements. The other piece is the undergrounding of overhead utilities in the alleys which can be very expensive. The goal is still to get overhead lines underground. Language was left that provides a minimum length that would not be required but rather a fee would be required. That minimum length is 700 feet. The fee is kept by the City for future undergrounding of overhead lines.

Councilmember Luke asked when the amount charged for fees will be reassessed. Mr. Moore said, at present, the fee does not cover the entire cost. At some point those will be prioritized and brought back to Council for further discussion. Mr. Moore noted that raising fees are difficult.

Councilmember Boeschstein said the utility companies complain about undergrounding power lines as they do get hot and they need to circulate oil around them. Mr. Moore

noted that there is a maximum voltage that is required to go underground so high voltage transmission lines would not be required to go underground.

There were no public comments.

The public hearing was closed at 7:55 p.m.

Ordinance No. 4498—An Ordinance Amending Section 21.06.010(f) of the Grand Junction Municipal Code

Councilmember Pitts moved to adopt Ordinance No. 4498 and ordered it published in pamphlet form. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:59 p.m.

Stephanie Tuin, MMC
City Clerk

Attach 3
CITY COUNCIL AGENDA ITEM

Date: February 2, 2012

Author: Greg Moberg

Title/ Phone Ext: Planning

Manager/x:4023

Proposed Schedule: First reading
February 13, 2012

2nd Reading: Second reading
March 7, 2012

File #: CPA-2011-1324

Subject: Grand Junction Comprehensive Plan Future Land Use Map Amendments

Action Requested/Recommendation: Request Approval of the Proposed Amendments to the Grand Junction Comprehensive Plan Future Land Use Map, Title 31 of the Grand Junction Municipal Code (GJMC) and Set a Hearing for March 7, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Greg Moberg, Planning Supervisor

Executive Summary:

Proposed amendments to the Grand Junction Comprehensive Plan Future Land Use Map to eliminate the conflict between the land use designation and the current zoning of certain properties in the urban areas of Grand Junction.

The proposed amendments contain 142 parcels and are generally located as follows:

- Area 1 – 41 parcels located north of Highway 6 and 50 and west of 24 Road;
- Area 2 – 25 parcels located north of Highway 6 and 50 and west of 25 Road;
- Area 3 – 18 parcels located north of Broadway and west of Riverside Parkway;
- Area 4 – 56 parcels located north of Franklin Avenue and west of N. 1st Street;
- Area 20 – 2 parcels located south of Fire Station #3 and east of 25 ½ Road.

Background, Analysis and Options:

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas had a land use designation that called for a change of the current zoning of the property. In several cases the zoning was to be upgraded to allow for more residential density or commercial/industrial intensity. In other cases the zoning was to be downgraded to reduce commercial/industrial intensity. The City began the process of rezoning areas where a conflict existed between the zoning and the Future Land Use Map designation last October, sending out letters and notification cards, holding open houses and attending neighborhood meetings. It was during this time that Staff began relooking at some of the areas and determined that the current zoning was appropriate and did not

need to be modified. However, in order to remove the inconsistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties, the Comprehensive Plan Future Land Use Map needs to be amended.

Staff has identified five (5) areas of the City with a conflict of this nature, which are shown on maps attached to this staff report.

To eliminate the conflict between the current land use designation and zoning in these five areas, Staff recommends and proposes to change to the future land use designation for each area. The attached maps and descriptions show the changes proposed for each of the affected areas.

The proposed amendments to the Future Land Use Map will resolve the conflicts between the land use designations and the current zoning. The proposed amendments will not change the zoning of any parcel. Where a rezone is recommended for a specific area, there will be a separate process with formal notice to property owners and opportunity for input and participation.

If approved, the proposed amendments will result in changes to the Comprehensive Plan's Blended Residential Land Use Categories Map for certain areas. For example, an area with a land use designation of Residential Medium High that is proposed to change to a Commercial land use designation would no longer be shown on the Blended Map. If the proposed amendments to the Future Land Use Map are approved, the corresponding change to the Blended Map will also be made.

The Public Hearing is set for March 7, 2012.

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

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

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

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

At several meetings, the owners of properties located within the proposed areas, expressed the need to keep their existing zoning. By amending the Future Land Use Map, the existing zoning and therefore the current uses located on each parcel will be consistent with the Comprehensive Plan and therefore can remain thus meeting the needs of the community.

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

Policy 12B. The City and County will provide appropriate commercial and industrial development opportunities.

By amending the Future Land Use Map, the existing zoning and therefore the current uses located on each parcel will be consistent with the Comprehensive Plan thereby providing commercial and industrial development opportunities.

Board or Committee Recommendation:

Staff met with City Council at its July 18, 2011 and August 1, 2011 workshops to review the conflicts that were found between the Comprehensive Plan land use designations and the current zoning of certain properties within the urban areas of the city. Staff received direction to proceed with proposed amendments to change the land use designations of certain properties where the current zoning was consistent with the vision and the goals of the Comprehensive Plan.

The Planning Commission will hear this request on February 14, 2012. Their recommendation will be available prior to the March 7, 2012 Public Hearing.

Financial Impact/Budget:

There are no anticipated financial or budget impacts.

Legal issues:

The proposed amendments have been reviewed and are supported by the Legal Division.

Other issues:

The Amendment Process and Criteria

The Grand Junction Comprehensive Plan is a joint collaboration between the City of Grand Junction and Mesa County to coordinate planning decisions in the immediate region around Grand Junction. When deciding changes to the Plan, the City has jurisdiction inside the Persigo 201 Boundary. The County may, if it deems appropriate, provide comments on the change prior to adoption.

Approval Criteria

Chapter One, Amendments to the Comprehensive Plan (document), states that “An amendment is required when a requested change significantly alters the land use or the Comprehensive Plan document.”

The following Criteria for Plan Amendments are found in Chapter One of the Comprehensive Plan document:

Criteria for Plan Amendments

The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

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

When the Comprehensive Plan was adopted, the City did not rezone properties which had zoning that was inconsistent with the new land use designations. This meant that in many areas there was a conflict between the new land use designation and the existing zoning of the property.

The City recognizes that, in several areas, the existing zoning is appropriate and is consistent with the vision of the Comprehensive Plan. Furthermore, by removing the conflicts between the zoning and the Future Land Use designations, a community benefit is derived. Under the current situation, the ability of a property owner or lessee may be unable to develop, redevelop or expand an existing use. By processing the proposed amendment, the City has removed a step that would have to be accomplished thus facilitating development, redevelopment, or expansion of property when the market is ready. Therefore criterion 5 listed under Criteria of Plan Amendments has been met.

Review and Comment Process

Because the City is requesting to amend the Comprehensive Plan Future Land Use Map, written notice was provided to each property owner to inform them of the City's intention to change the land use designation of property that they owned. Individual letters were mailed to each property owner which informed them of the proposed Future Land Use Map amendments and how they could review the proposed amendments and provide comments.

An Open House was held on January 18, 2012 to allow property owners and interested citizens to review the proposed amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns. Public review and comments were accepted from December 28, 2011 through January 20, 2012. Citizen comments were received by phone and email. No written comments were submitted during the Open House. Comments received are attached to this staff report.

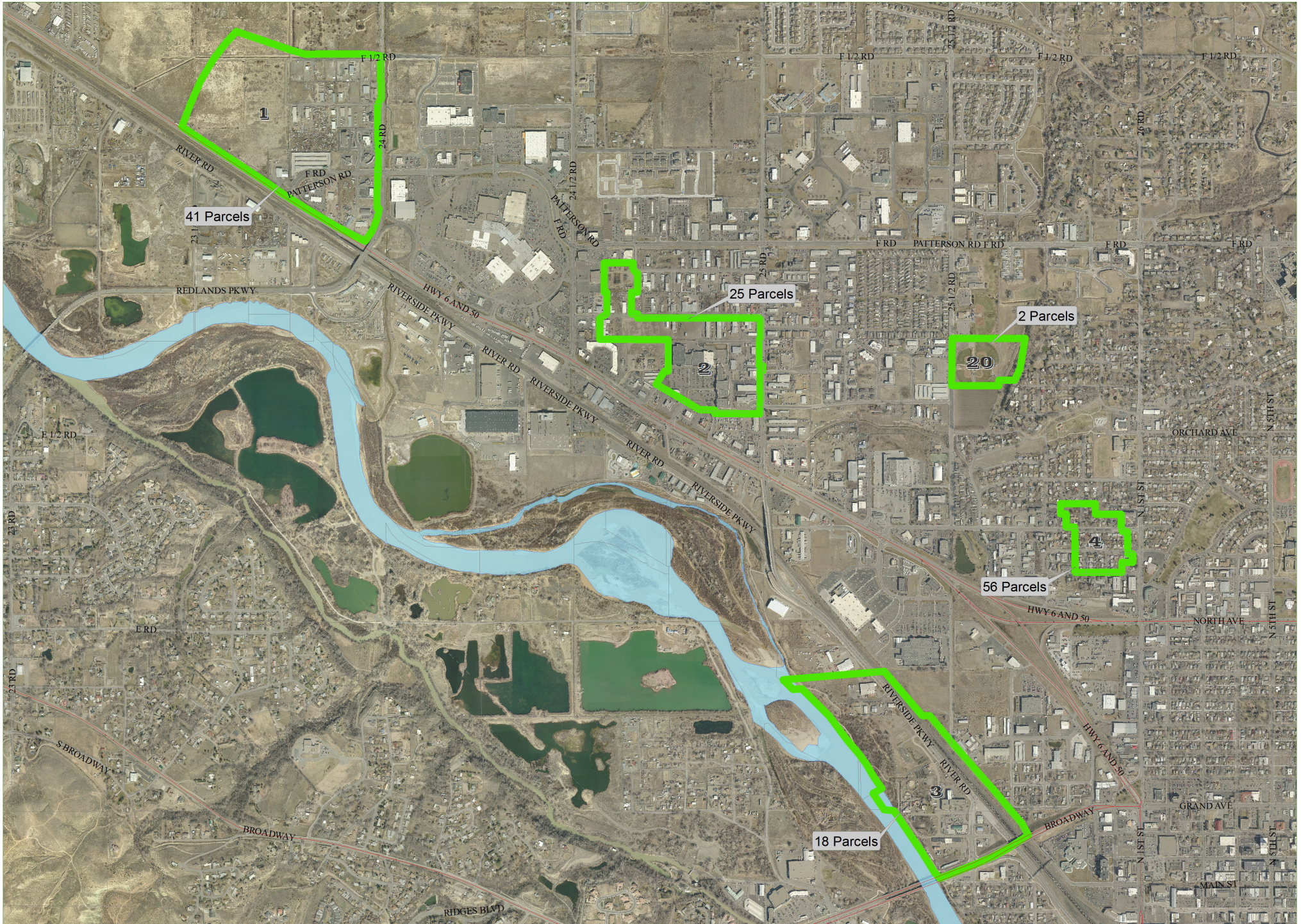
Previously presented or discussed:


During the December 19, 2011 City Council Workshop, Council requested that Staff review the subject areas to determine if Future Land Use Map amendments would be consistent with the goals and objects of the Comprehensive Plan and a better alternative to rezoning the areas.

Attachments:

1. Location Map
2. Current City Zoning Map
3. Current Future land Use Map
4. Individual Area Maps
5. Citizen Comments
6. Proposed Ordinance with Map

Grand Junction Comprehensive Plan Future Land Use Map Amendments



 Comp Plan Amendment Area



Date: February 3, 2012
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: February 15, 2012 (1st Reading)
 2nd Reading: March 21, 2012
 File #: RZN-2011-1207

Attach 4
CITY COUNCIL AGENDA ITEM

Subject: Rezone Property Located at 513 Independent Avenue
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone one property totaling 0.22 +/- acres located at 513 Independent Avenue from R-16, (Residential – 16 du/ac) to C-2, (General Commercial).

Background, Analysis and Options:

In 2010, the current Comprehensive Plan was adopted by the City and the corresponding Future Land Use Map designation for this property was designated as Commercial. This property (513 Independent Avenue) is presently zoned R-16, (Residential – 16 du/ac) which does not match the Comprehensive Plan Future Land Use Map designation for this property by having a residential zone in a commercially designated area.

The City has identified numerous areas of the City where the current zoning designation does not match the Comprehensive Plan Future Land Use Map. This area, Area 9, represents one property that totals 0.22 +/- acres that the City, as the applicant for this request, wishes to rezone to bring this property into compliance with the Future Land Use Map. Previously, Area 9 included a total of 55 additional properties that were proposed to be rezoned from R-8, (Residential – 8 du/ac) to R-16, (Residential – 16 du/ac) located to the east along Independent and W. Kennedy Avenues. However, due to overwhelming neighborhood opposition, the City has decided to propose a Comprehensive Plan Future Land Use Map amendment for the 55 properties. The proposed amendment will return the area back to the original classification of Residential Medium (4 – 8 du/ac) leaving the property located at 513 Independent Avenue as the only property that needs to be rezoned. The proposed Future Land Use amendment will come before the Planning Commission and City Council in the near future.

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

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

The proposed C-2 zone district will provide the opportunity for commercial development, either office and/or general commercial/retail land use and will also match the current zoning on adjacent properties to the north, south and west.

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

The proposed C-2 zone will provide the opportunity for an existing vacant lot to potentially be developed in the future as a commercial property to create additional jobs within the community.

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

The proposed C-2 zone will provide the opportunity for an existing vacant lot to potentially be developed in the future as a commercial property to create additional jobs within the community.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their January 24, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

Site Location Map / Aerial Photo Map
 Comprehensive Plan Map / Blended Residential Map
 Existing City Zoning Map
 Ordinance

BACKGROUND INFORMATION				
Location:		513 Independent Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Vacant lot		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Commercial zoned property		
	South	Vacant commercial lot		
	East	Multi-family apartment complex		
	West	Vacant commercial lot		
Existing Zoning:		R-16, (Residential – 16 du/ac)		
Proposed Zoning:		C-2, (General Commercial)		
Surrounding Zoning:	North	C-2, (General Commercial)		
	South	C-2, (General Commercial)		
	East	R-16, (Residential – 16 du/ac)		
	West	C-2, (General Commercial)		
Future Land Use Designation:		Commercial		
Zoning within density range?		X	Yes	No

Additional Background:

The property owner was notified of the proposed rezone change via mail and invited to an Open House which was conducted on November 16, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. The proposed rezone was discussed with the property owner of 513 Independent Avenue who verbally supported the request. Other property owners in the neighborhood have contacted City Staff but did not have a preference concerning the proposed rezone of this property.

Section 21.02.140 of the Grand Junction Zoning and Development Code:

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

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: The existing parcel is currently zoned R-16, (Residential – 16 du/ac), however the Comprehensive Plan Future Land Use Map identifies this property as Commercial. The existing zoning is not in compliance with the Future Land Use Map, therefore, the proposed rezone to C-2, (General Commercial) will bring this property into compliance with the Future Land Use Map.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character and use of properties to the north, south and west have been commercial for over 30 years and has not changed during that time. The proposed rezone will bring the zoning of the property into compliance with the Comprehensive Plan Future Land Use Map.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Adequate public facilities and services are currently available to serve the property. City water and sewer are located within Independent Avenue and the property is located within the City Center area with access to transportation, shopping and medical facilities.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The proposed rezone is in conjunction with a City wide initiated rezone to remove conflicts that were created when the Comprehensive Plan was adopted.

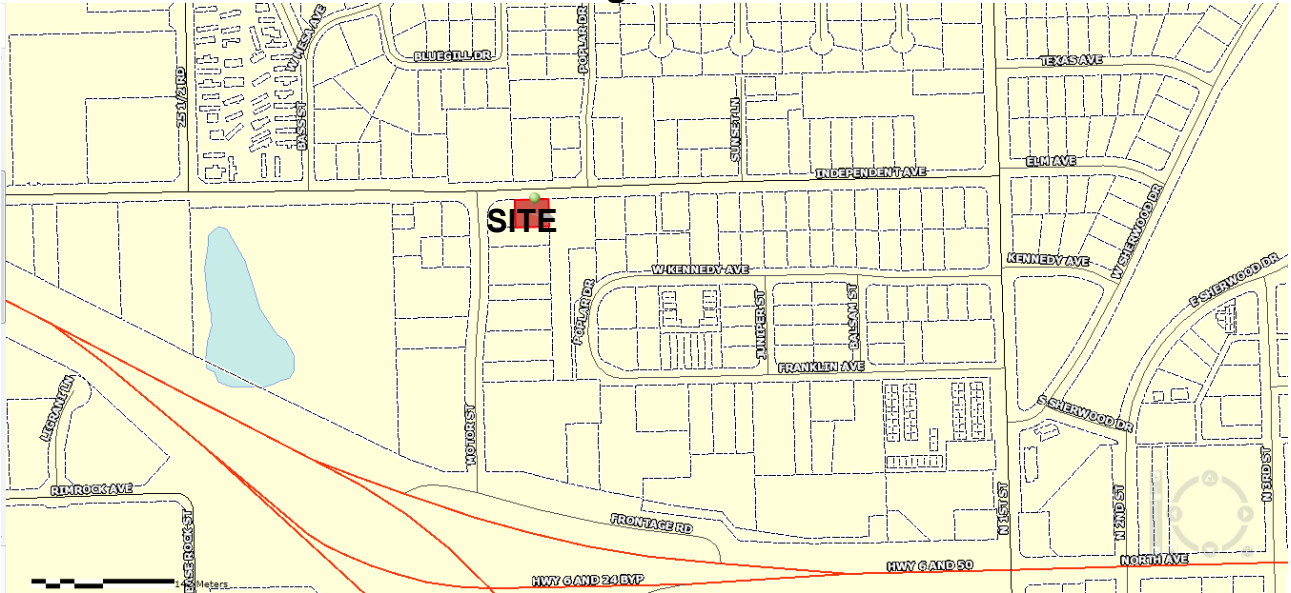
(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The proposed rezone to C-2 from R-16 will provide the opportunity for commercial development, either office and/or general commercial/retail land use and will also match the current zoning on adjacent properties to the north, south and west.

The proposed rezone will also alleviate and resolve the current conflict between the zoning designation and the Comprehensive Plan Future Land Use Map classification.

Site Location Map – 513 Independent Ave.

Figure 1



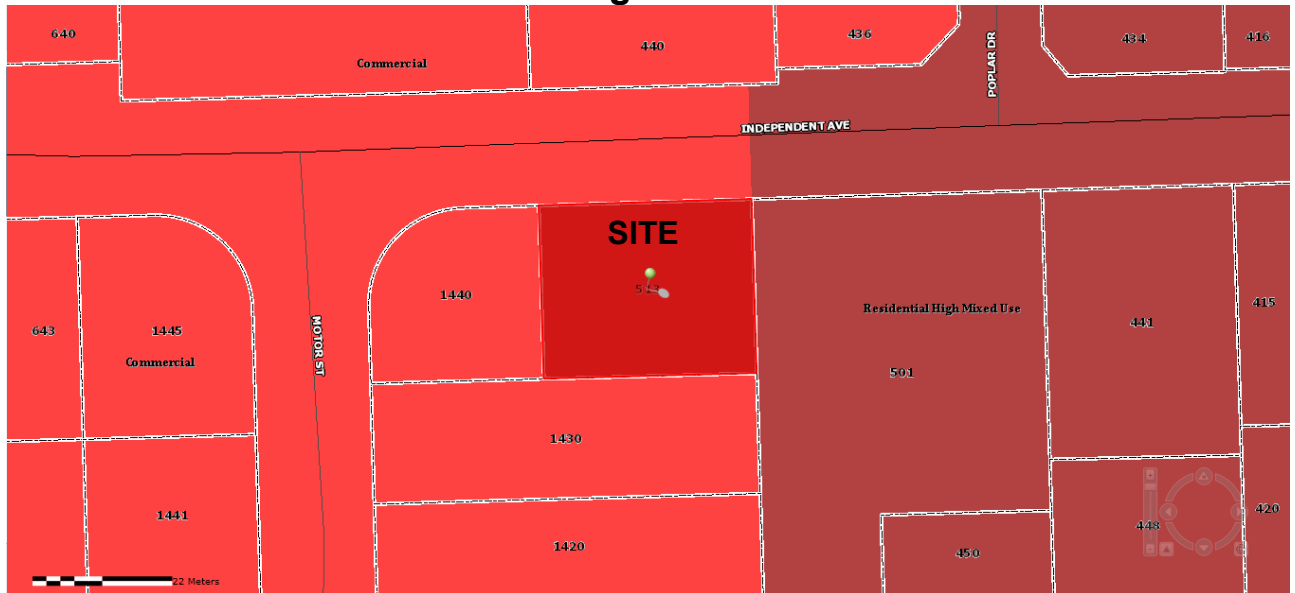
Aerial Photo Map – 513 Independent Ave.

Figure 2



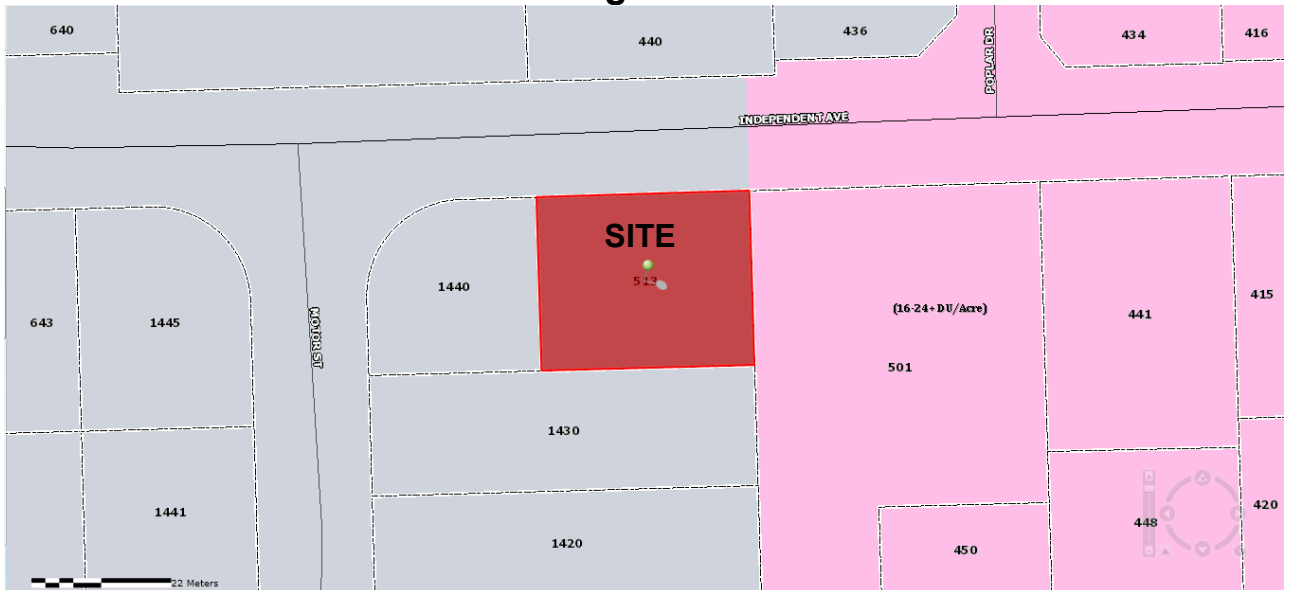
Comprehensive Plan – 513 Independent

Figure 3



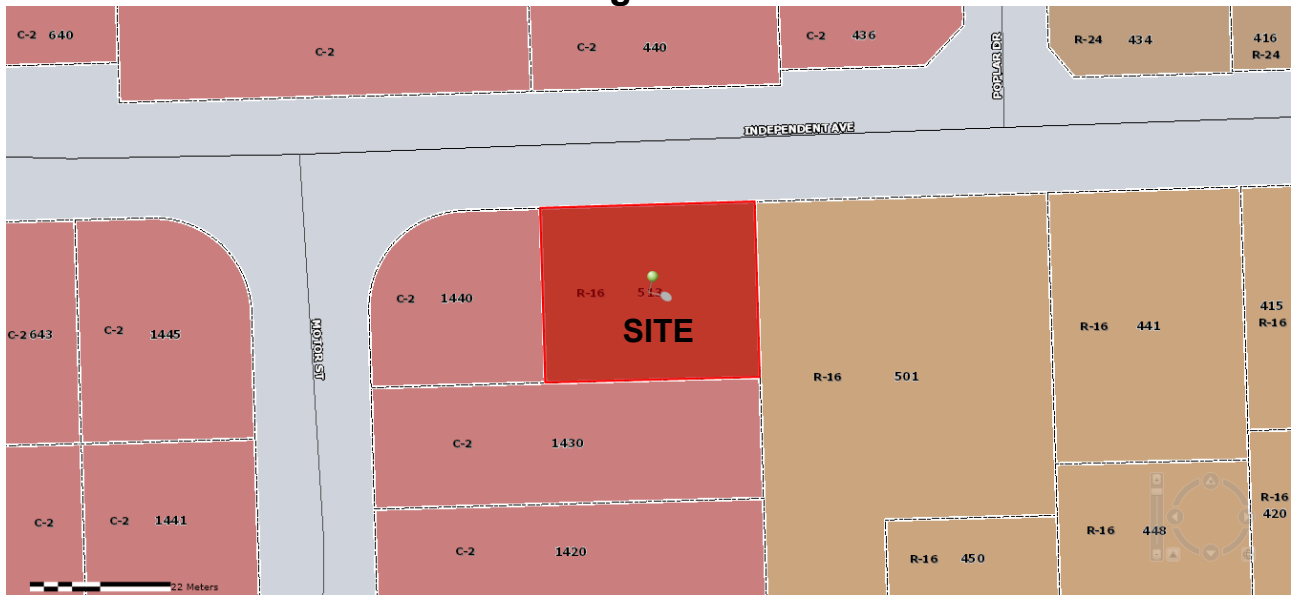
Blended Residential Map

Figure 4



Existing City Zoning – 513 Independent

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PROPERTY FROM R-16, (RESIDENTIAL – 16
DU/AC) TO C-2 (GENERAL COMMERCIAL),
LOCATED AT 513 INDEPENDENT AVENUE**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on November 16, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following property shall be rezoned C-2, (General Commercial).

513 Independent Avenue. See attached map.

Introduced on first reading this _____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:


City Clerk

Mayor

Proposed Rezone - Area 9



Rezone from R-16 (12 - 16 units/acre) to C-2 (General Commercial)

 Proposed Rezone Area



Date: February 3, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule:
Wednesday, February 13, 2012
 2nd Reading: Wednesday, March 21, 2012
 File #: RZN-2011-1205

**Attach 5
 CITY COUNCIL AGENDA ITEM**

Subject: Rezone Properties in the Area of Patterson Road and 26 ½ Road from R-5 and R-1 to B-1, R-8 and R-4
Action Requested/Recommendation: Introduce the Proposed Rezoning Ordinance and Set a Public Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

A request to rezone nine parcels totaling 13.365 acres located in the area of Patterson Road and 26 ½ Road.

4. The first subarea rezone is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre);
5. The second subarea is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre) zone district; and
6. The third subarea consists of rezones from R-5 (Residential – 5 units per acre) to B-1 (Neighborhood Business) and from R-5 (Residential – 5 units per acre) to R-8 (Residential – 8 units per acre) zone districts.

Background, Analysis and Options:

In 2010, the Comprehensive Plan was adopted. The Comprehensive Plan anticipated the need for additional dwelling units based on historic and projected population growth and the need for new and additional neighborhood services in Mixed Use Corridor areas. The adopted Comprehensive Plan – Future Land Use Map changed the designation in this area to two different categories, Residential Medium (4-8 du/ac) and Business Park Mixed Use (8 – 16 dwelling units per acre). Please refer to the Comprehensive Plan maps included in this report.

After the Comprehensive Plan was adopted it became apparent that the zoning of some properties were in conflict with the new Future Land Use designation. These conflicts were created because the zoning did not match the Future Land Use designation. These properties were grouped together in specific areas of the City. However, isolated properties were also in conflict with the Future Land Use designation. Each area or property has been or is being evaluated to determine what the best course of action

would be to remedy the conflict. For the nine properties which are the subject of this report, Staff recommends three zoning designations. Each will be discussed in detail below.

Area 13 has nine (9) properties making up three subareas. The first subarea is an unaddressed parcel, identified as tax parcel number 2945-023-00-065. It is vacant land located at the eastern end of Northridge Drive. The Main Line Grand Valley Canal borders the property on the North and the East. It is approximately 0.881 acres in size. The existing zoning of R-1 (minimum lot size should be 1 acre) is proposed to be zoned R-4. R-4 zoning will bring the lot into conformance with the existing Residential Medium designation. The R-4 zoning designation is currently on the west and south sides of the subject parcel. Across the canal the zoning designation is R-2, which fits the Future Land Use Map designation of Residential Low for that area. The property owner (Dr. Merkel) submitted written comments in support of this change, a copy of which is attached. The written comments also include comments on his property that abuts Patterson Road.

The second subarea has two parcels. The first one, a single-family residence, addressed as 642 26 ½ Road, is approximately 0.536 acres in size. R-1 zoning's minimum lot size is one acre; therefore this lot also is non-conforming with the minimum lot size for R-1 zoning as well as the Comprehensive Plan, which is Residential Medium, 4-8 units per acre. The second parcel is addressed as 632 26 ½ Road and is home to St. Paul Evangelical Lutheran Church. This parcel is 1.749 acres. The Comprehensive Plan for this lot is the same, Residential Medium, as the aforementioned parcel, and the proposed zoning is R-4 will bring it into conformance. The properties North and East are currently zoned R-4. The property directly South is zoned R-O (Residential Office) and is vacant. 26 ½ Road borders the subject parcels on the West side. No written comments were received but the owner of the single-family residence called and asked questions as to why the rezone. Once it was explained it appeared to not be a concern for the property owner.

The third subarea consists of five (5) parcels. The parcels abut Patterson Road and are currently zoned R-5. They are single-family detached houses addressed as 2628, 2630, 2632, 2634 Patterson Road and parcel number 2945-023-00-041, which is a sliver of a lot, approximately .035 acres in size and is used as an access to 2634 ½ Patterson Road. This is owned by the same owner (Van Dover) but is a separate lot. The Comprehensive Plan designates this area as Business Park Mixed Use and Patterson Road is designated as a Mixed Use Corridor. The proposal is for B-1 (Neighborhood Business) zoning. B-1 is the zoning designation directly east of the subject parcels. This area contains general offices and a small shopping center.

The third subarea also includes one large lot, addressed as 2634 ½ Patterson Road, is 9.004 acres in size and is proposed to be zoned R-8. The property owner, Millye Van Dover wishes to "opt out" of the rezone. She spoke with me on the telephone and had her renter provide a written comment sheet requesting that she not be rezoned. Another citizen attended the Open House on November 16, 2011 and expressed his displeasure with the proposed rezone for the VanDover property. R-8 zoning is the least dense residential zoning allowed in a Business Park Mixed Use, which is for business, light industrial, employment-oriented areas with the allowance of multi-family

development. R-8 zoning allows for a single-family residence and will not create a non-conforming use for this large lot with a single-family residence on it.

All other property owners did not respond or they were very much in favor of the rezones (see Dr. Merkel's written comments attached). Dr. Merkel and another citizen pointed out that the property adjacent to and West of 2628 Patterson Road should be included in the rezone (also owned by Dr. Merkel).

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

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

Goal 1 is met with the adoption of the Comprehensive Plan; the existing zoning is not in compliance with the Future Land Use Map, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent.

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

Goal 6 is met by rezoning to the appropriate zoning which supports the existing built environment. The rezones to B-1, R-8 and R-4 will allow the properties future development without having to rezone first.

Board or Committee Recommendation:

Planning Commission forwards a recommendation of approval from their meeting of January 24, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

Background information

Area 13 Map

Blended Residential Map

3 - Site Location Maps / Aerial Photo Maps

3- Comprehensive Plan Maps / Existing City and County Zoning Maps

Written Comments

Ordinance

Northridge Drive Property - BACKGROUND INFORMATION

Locations:		Not addressed tax parcel 2945-023-00-065	
Applicant:		City of Grand Junction	
Existing Land Uses:		Vacant Land	
Proposed Land Use:		N/A	
Surrounding Land Uses:	North	Single-family residential	
	South	Vacant land	
	East	Single-family residential	
	West	Single-family residential	
Existing Zonings:		R-1 (Residential – 1 unit per acre)	
Proposed Zonings:		R-4 (Residential – 4 units per acre)	
Surrounding Zonings:	North	R-1 (Residential – 1 unit per acre) and R-2 (Residential – 2 units per acre)	
	South	Generally R-4 (Residential 4 units per acre)	
	East	R-2 (Residential 2 units per acre)	
	West	R-4 (Residential 4 units per acre)	
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)	
Zoning within density range?		X	Yes

26 ½ Road Properties - BACKGROUND INFORMATION

Locations:		642 26 ½ Road and 632 26 ½ Road.	
Applicant:		City of Grand Junction	
Existing Land Uses:		Single-family Residential and Church	
Proposed Land Use:		N/A	
Surrounding Land Uses:	North	Single-family residential and vacant land	
	South	Vacant land	
	East	Church	
	West	Church	
Existing Zonings:		R-1 (Residential – 1 unit per acre)	
Proposed Zonings:		R-4 (Residential – 4 units per acre)	
Surrounding Zonings:	North	R-4 (Residential 4 units per acre)	
	South	R-O (Residential – Office)	
	East	R-4 (Residential 4 units per acre)	
	West	Generally R-1 (Residential 1 units per acre) and R-2 (Residential 2 units per acre)	
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)	
Zoning within density range?		X	Yes

Patterson Road Properties - BACKGROUND INFORMATION

Locations:	2628 Patterson Road; 2630 Patterson Road; 2632 Patterson Road; 2634 Patterson Road: not addressed tax parcel 2945-023-00-041;		
Applicant:	City of Grand Junction		
Existing Land Uses:	Single-family Residential		
Proposed Land Use:	N/A		
Surrounding Land Uses:	North	Vacant	
	South	Offices	
	East	Single-family residential and offices	
	West	Single-family residential	
Existing Zonings:	R-5 (Residential – 5 units per acre)		
Proposed Zonings:	B-1 (Neighborhood Business)		
Surrounding Zonings:	North	R-5 (Residential – 5 units per acre) and R-4 (Residential 4 units per acre)	
	South	R-4 (Residential 4 units per acre)	
	East	B-1 (Neighborhood Business) and PD (Planned Development)	
	West	R-5 (Residential – 5 units per acre)	
Future Land Use Designation:	Business Park Mixed Use (8 – 16 du/ac)		
Zoning within density range?	X	Yes	No

2634 ½ Patterson Road - BACKGROUND INFORMATION

Locations:	2634 ½ Patterson Road		
Applicant:	City of Grand Junction		
Existing Land Uses:	Single-family Residential		
Proposed Land Use:	N/A		
Surrounding Land Uses:	North	Single-family residential and vacant	
	South	Single-family residential and offices	
	East	Single-family residential and offices	
	West	Single-family residential and vacant	
Existing Zonings:	R-5 (Residential – 5 units per acre)		
Proposed Zonings:	R-8 (Residential – 8 units per acre) B-1 (Neighborhood Business)		
Surrounding Zonings:	North	R-5 (Residential – 5 units per acre) and R-4 (Residential 4 units per acre)	
	South	R-5 (Residential – 5 units per acre), B-1 (Neighborhood Business); PD (Planned Development)	

	East	R-4 (Residential 4 units per acre) and PD (Planned Development)		
	West	R-5 (Residential – 5 units per acre) and R-4 (Residential 4 units per acre)		
Future Land Use Designation:		Business Park Mixed Use (8 – 16 du/ac)		
Zoning within density range?		X	Yes	No

Section 21.02.140 of the Grand Junction Municipal Code:

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

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: The proposed rezones will alleviate the conflict between the current zoning and the Future Land Use Map of the Comprehensive Plan as well as bring into conformance the minimum lot size standards for two of the lots.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: Development has occurred around the subject parcels.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Adequate public facilities and services currently exist and may be extended for future development of these properties.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: This criterion does not apply to these properties or this request as the proposal to rezone, is City initiated, to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the existing zoning of the properties.

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

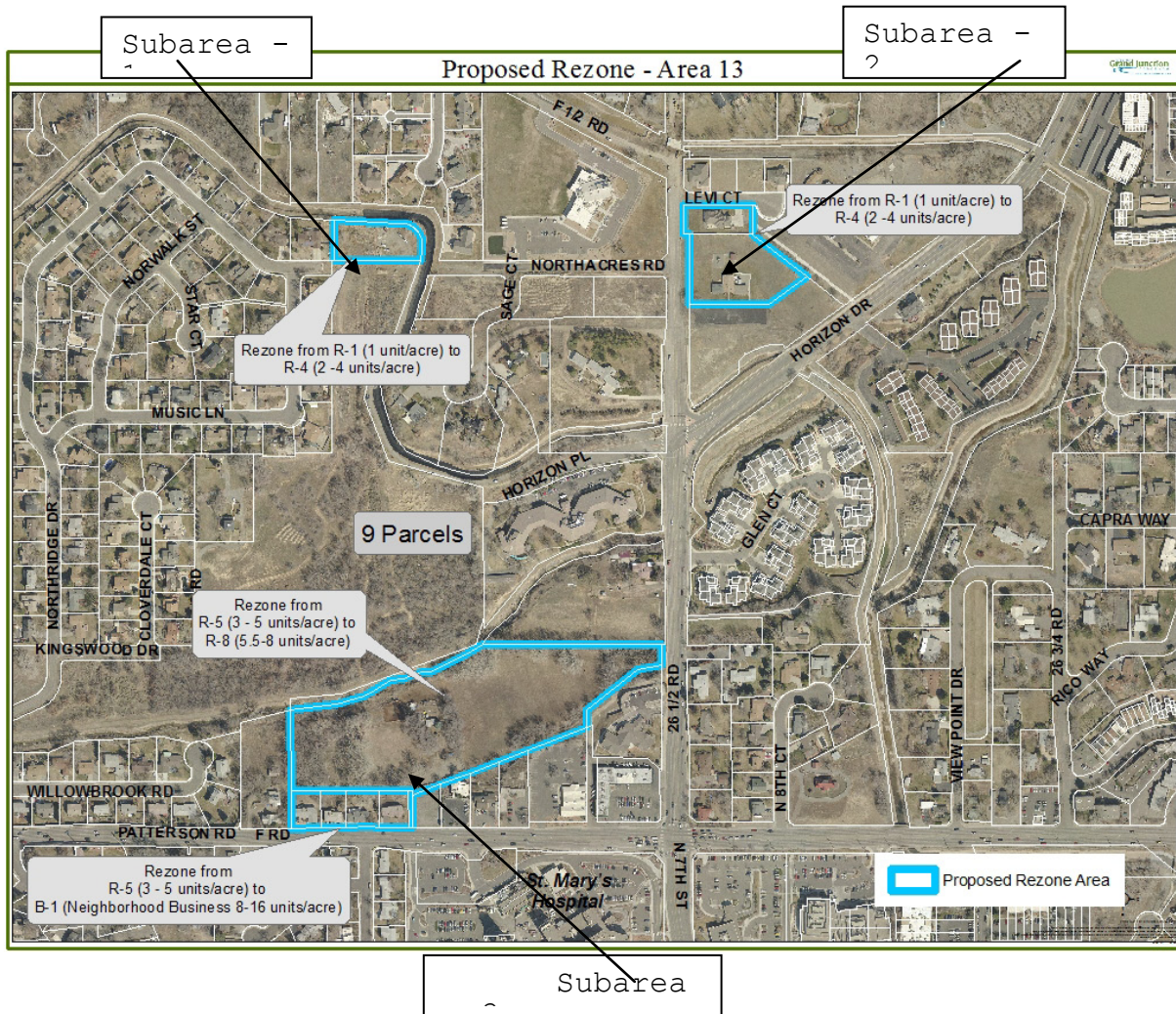
Response: The proposed B-1, R-8, and R-4 zones will provide the opportunity for additional residential density and commercial uses within the urbanized area of the valley, which is consistent with goals and policies of the Comprehensive Plan's. Higher densities and higher intensive commercial uses allow for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

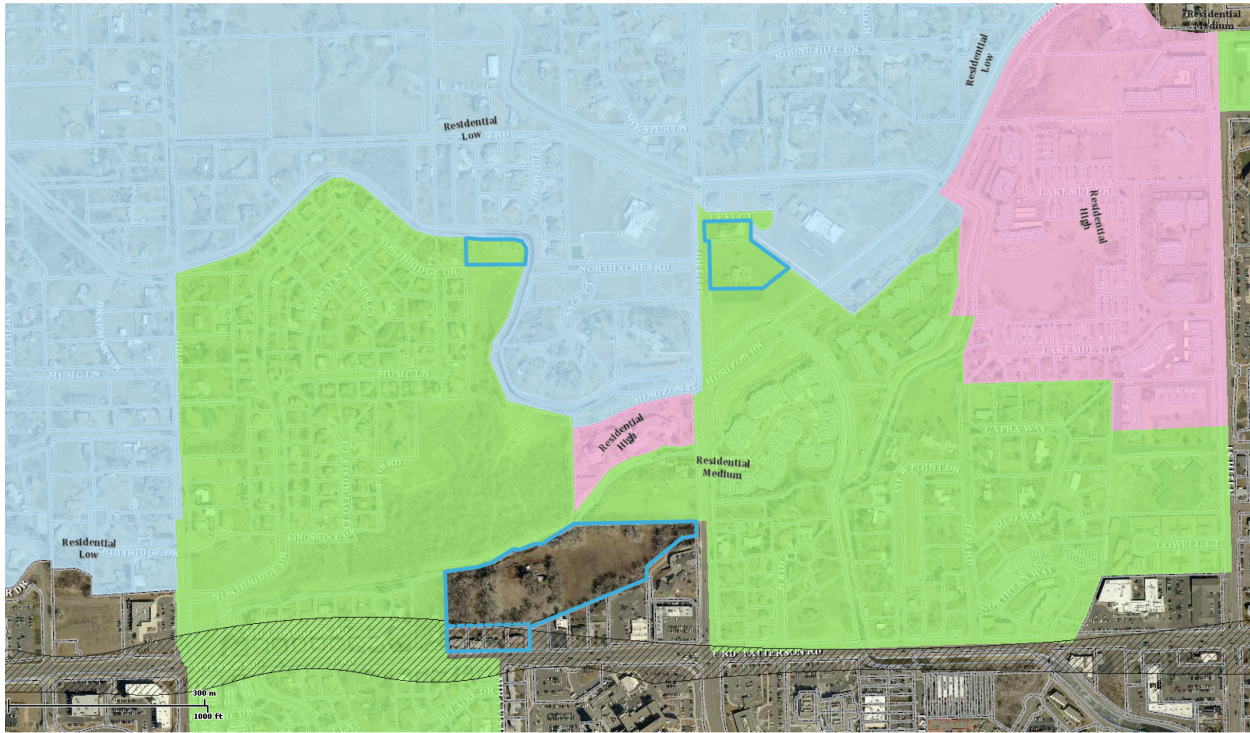
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 13 Rezone, RZN-2011-1205, a request to rezone certain properties from R-1 (Residential – 1 unit per acre) to R-4 (Residential – 4 units per

acre); R-5 (Residential – 5 units per acre) to B-1 (Neighborhood Business) and R-5 (Residential – 5 units per acre) to R-8 (Residential – 8 units per acre) the following findings of fact and conclusions have been determined:

3. The requested zones are consistent with the goals and policies of the Comprehensive Plan.
4. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.





Blended Residential Map for Area 13

Site Location Map

City Limits

Area 13 - 1



Aerial Photo Map

Area 13 - 1



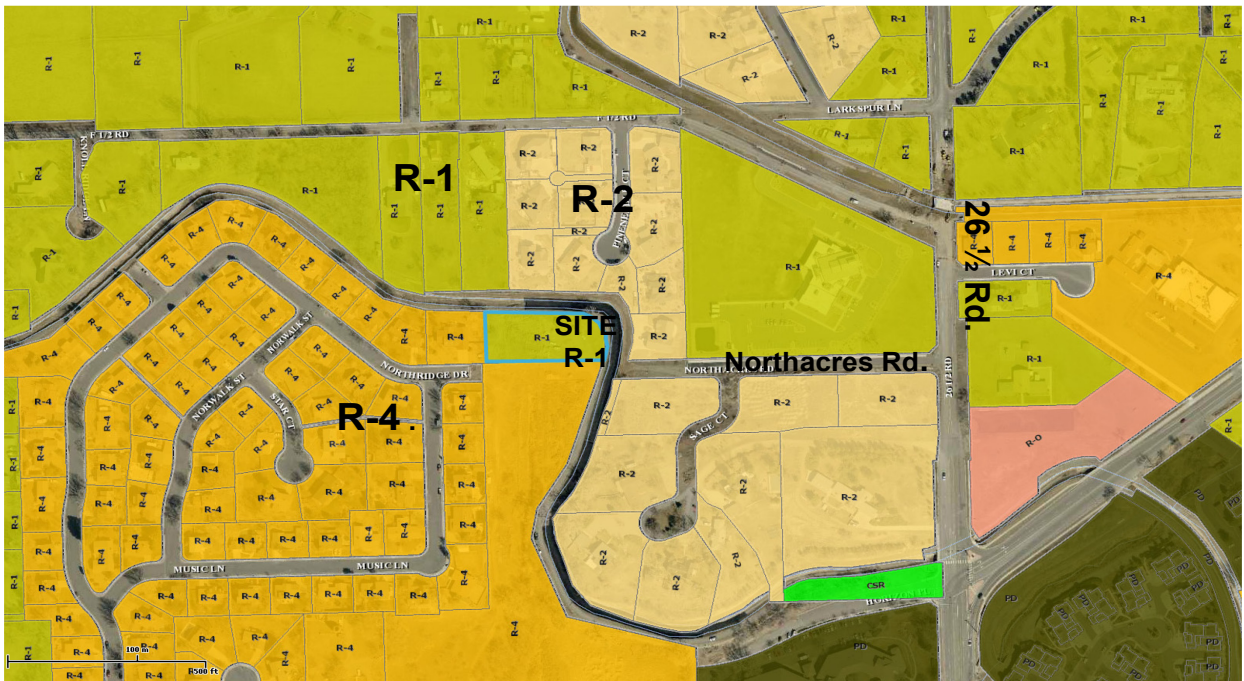
Comprehensive Plan Map

Area 13 - 1



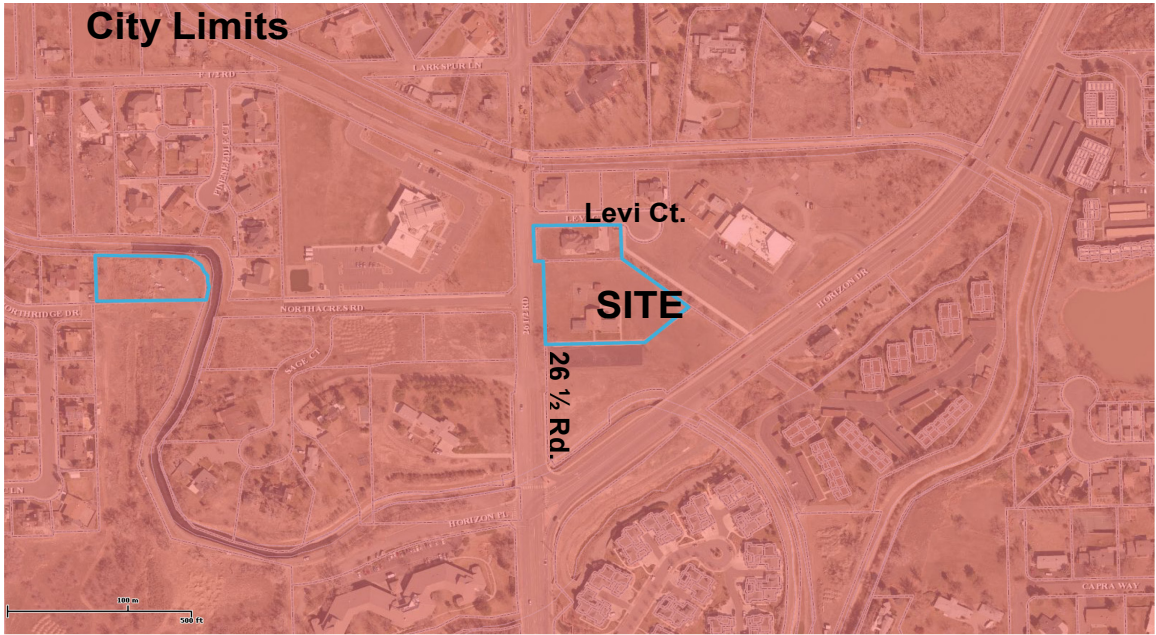
Existing City and County Zoning Map

Area 13 - 1



Site Location Map

Area 13 - 2



Aerial Photo Map

Area 13 - 2



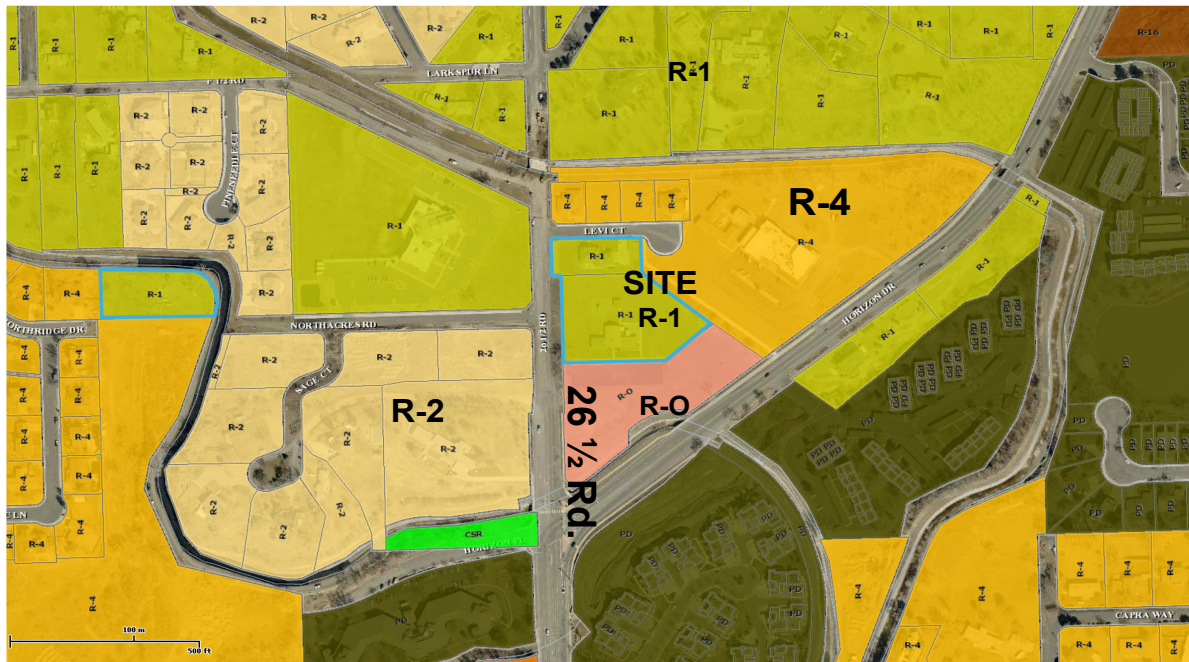
Comprehensive Plan Map

Area 13 -2



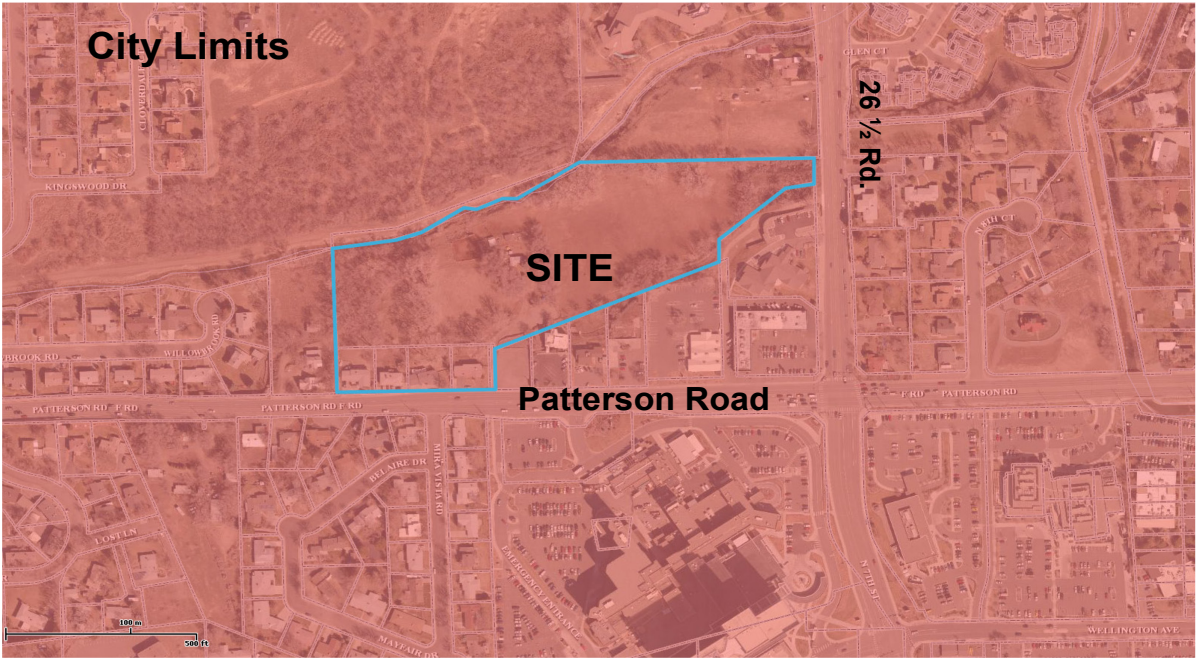
Existing City and County Zoning Map

Area 13 -2



Site Location Map

Area 13 -3



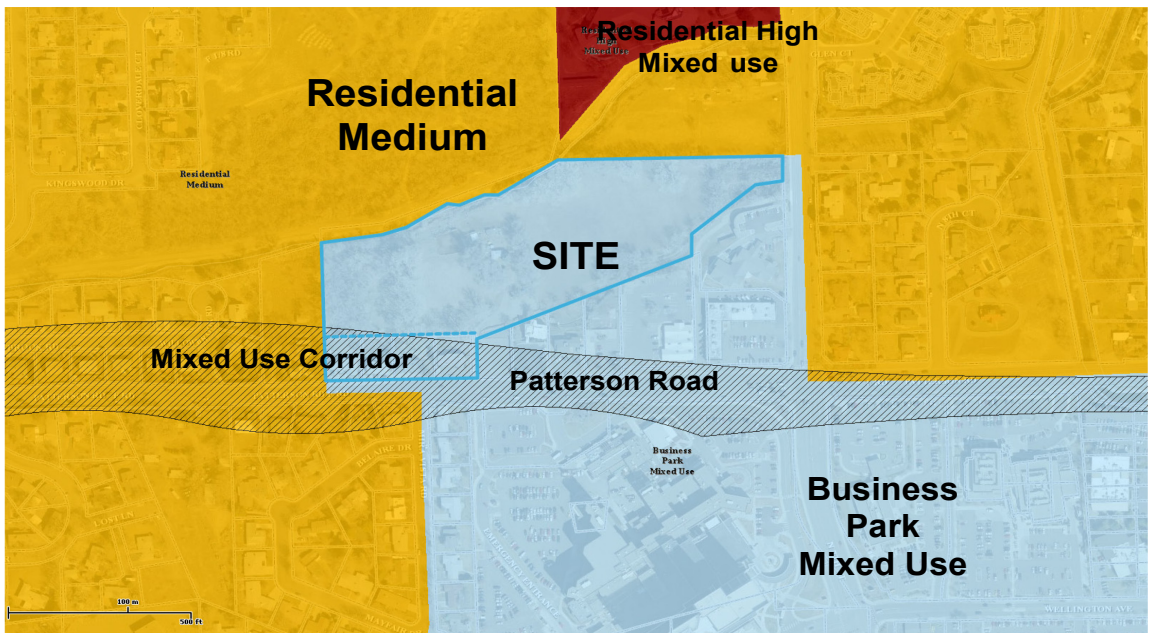
Aerial Photo Map

Area 13 - 3



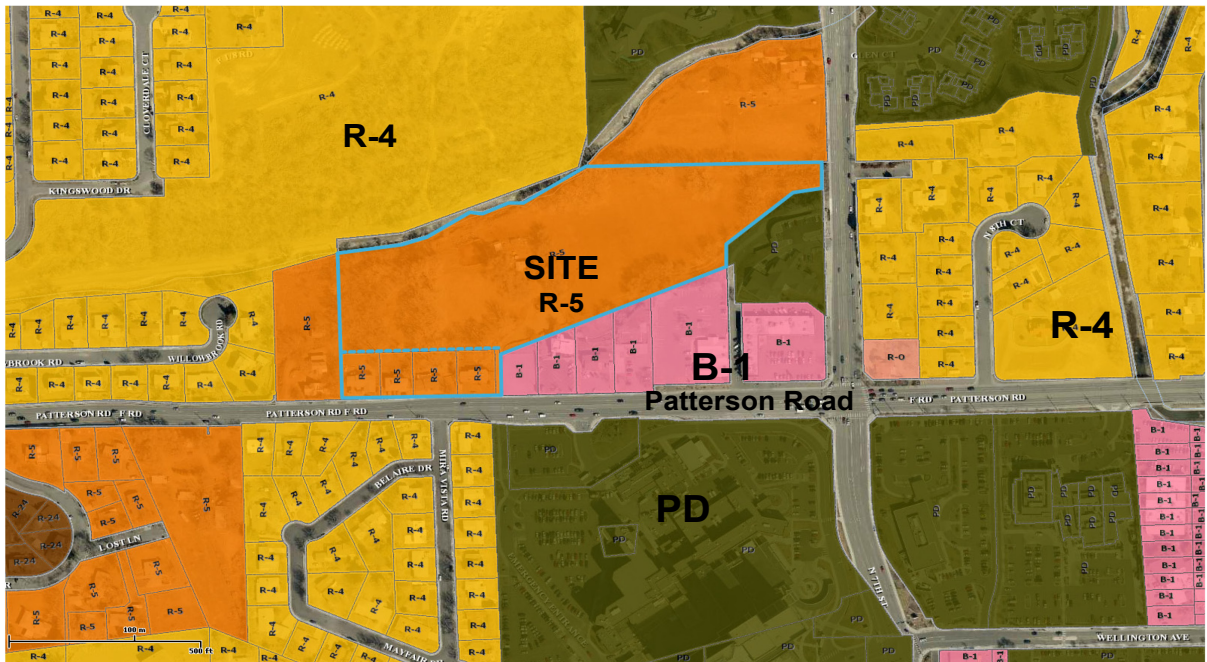
Comprehensive Plan Map

Area 13 - 3



Existing City and County Zoning Map

Area 13 - 3





OPEN HOUSE
November 16, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Blue polygons, Zones 8, 9, 13 and 15

Comment Sheet

Thanks to the planning department for having the Open House where the staff was available for Q & A and the giving of their perspectives. The parcels I spoke to Lori Bowers about are:

Are your comments in relation to a certain property? If so, what is the address or general area? _____

SEE BELOW

May we hear any comments or any concerns you have about proposed zoning changes?

2945-00-037: This parcel should be included in the same zoning changes as the other 4 parcels which border Patterson Road. Mrs Bowers agreed.

2945-00-065: This parcel is recommended for zoning change from R-1 to R-4 for which I agree, But what I am requesting is that the three lots across the canal to the EAST known as North Acres (2945-13-001, 2945-13-002, 2945-13-003) also be changed from R-2 to R-4. These 3 one acre lots cannot be developed profitably unless the zoning is R-4, and in fact could be an infill development up to R-8 as condos or townhomes.

2945-00-062 NorthRidge: This filing of NorthRidge never developed because the zoning of R-4 will not incite a developer unless the density is increased. All of these parcels will be an INFILL project.

A pre-app was filed with the City of Grand Junction for an increase in zoning. A copy is attached and Lori Bowers was/is the Project Manager.

I bring this report out to support my request to include this property in the current zoning changes from R-4 to R-4-R-16, as this will complete the "loop" of properties to make this infill project much more likely to materialize.

Thank you.

Name William D. Merkel
Address 2345 Yellow Cat Ct
Grand Junction, CO 81507
Phone (970) 260-9260
Email wmerkel1@bresnan.net

Please turn your comments in tonight or mail them to:

Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



OPEN HOUSE
November 16, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Blue polygons, Zones 8, 9, 13 and 15

Comment Sheet

Are your comments in relation to a certain property? If so, what is the address or general area? _____

2634 1/2 F Rd or 2636 Patterson Rd.

May we hear any comments or any concerns you have about proposed zoning changes?

Want to Opt out Rezone - Millye Van Dover
Land Owner

Name Louada Palmer - Renter
Address 2636 Patterson Rd.
Phone 255-7111
Email _____

Please turn your comments in tonight or mail them to:
Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 632 AND 642 26 ½ ROAD AND A PARCEL LOCATED
AT THE EASTERN END OF NORTHRIDGE DRIVE
TAX PARCEL NUMBER 2945-023-00-065,
FROM R-1 TO R-4;
REZONING 2634 ½ PATTERSON ROAD
FROM R-5 TO R-8; AND
REZONING 2628, 2630, 2632, 2634 PATTERSON ROAD AND AN UNADDRESSED
LOT LOCATED BETWEEN 2634 AND 490 PATTERSON ROAD
TAX PARCEL 2945-023-00-041,
FROM R-5 TO B-1**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan. Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on November 16, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to

encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zones are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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 Area 13 properties from R-1 (Residential – 1 unit per acre) to the R-4 (Residential – 4 units per acre) zone district; R-5 (Residential – 5 units per acre) to R-8 (Residential – 8 units per acre) zone district and from R-5 (Residential – 5 units per acre) to B-1 (Neighborhood business) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4, R-8 and B-1 zone districts are established.

The Planning Commission and City Council find that the R-4, R-8 and B-1 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned R-4 (Residential – 4 units per acre):

632 26 ½ Road

642 26 ½ Road

Tax parcel 2945-023-00-065, located at the Eastern end of Northridge Drive.

The following property shall be rezoned R-8 (Residential – 8 units per acre):

2634 ½ Patterson Road.

The following properties shall be rezoned B-1 (Neighborhood Business):

2628 Patterson Road

2630 Patterson Road
2632 Patterson Road
2634 Patterson Road
Tax parcel 2945-023-00-041, located between 2634 and 490 Patterson Road.

As shown on Exhibit "A" attached.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 13

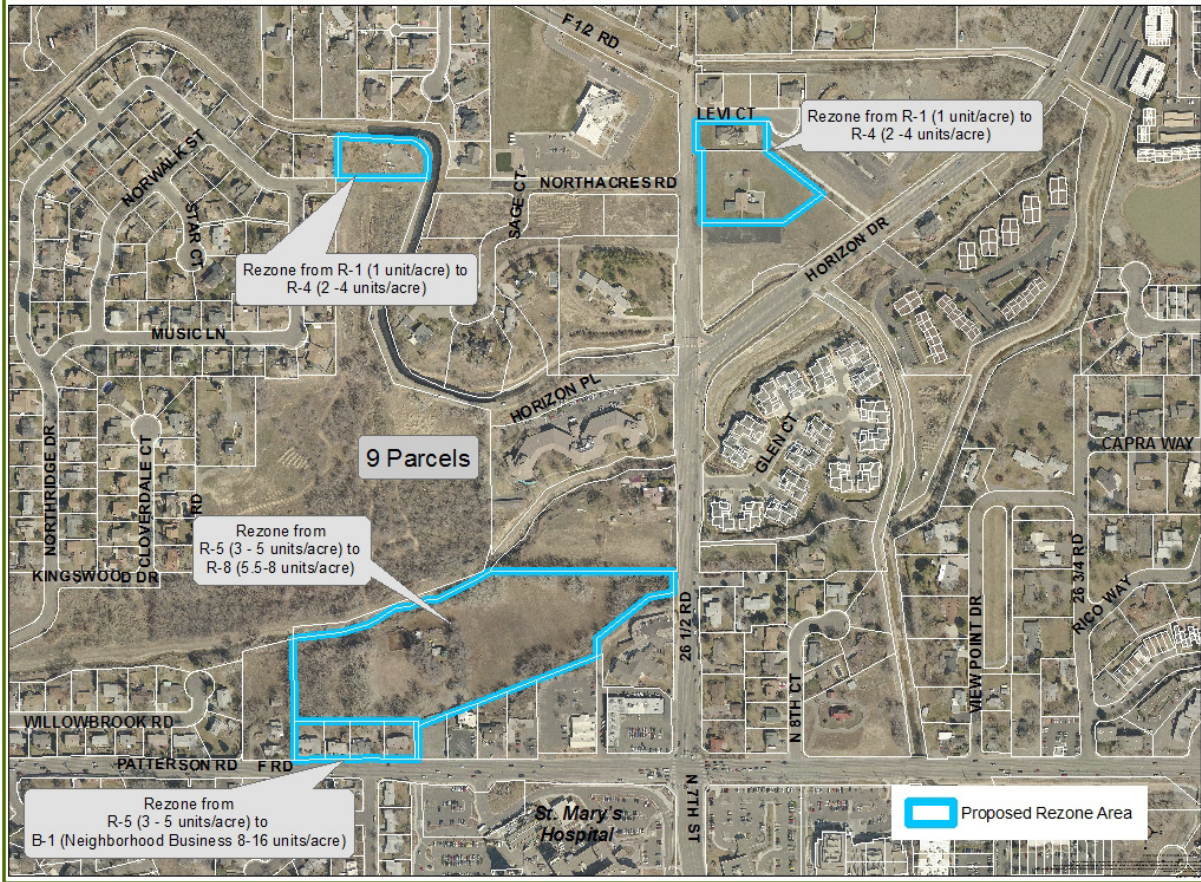


Exhibit "A"



**Attach 6
CITY COUNCIL AGENDA ITEM**

Date: February 2, 2012
Author: Senta Costello
Title/ Phone Ext: Senior Planner
x1442
Proposed Schedule: 1st
Reading – February 13 2012
2nd Reading
(if applicable): March 21, 2012
File # (if applicable):
RZN-2011-1210

Subject: Rezone Six Properties Located on the East Side of 26 Road, North of Patterson Road and One Property Located East of Foresight Apartments, North and East of the 25 ½ Road/Patterson Road Intersection
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Senta Costello, Senior Planner

Executive Summary:

A City initiated request to rezone approximately 6.25 acres, located on the east side of 26 Road, north of Patterson Road from R-1 (Residential 1 du/ac) to R-4 (Residential 4 du/ac) and approximately 4.89 acres located east of Foresight Apartments, north and east of the 25 ½ Road/Patterson Road intersection from CSR (Community Services and Recreation) to R-16 (Residential 16 du/ac).

Background, Analysis and Options:

26 Road Properties – These properties were annexed in 2000 as a part of the G Road South Enclave. As a part of the annexation, an agreement was made with property owners to zone the properties with a City zone district that was equivalent to the existing County zoning. Therefore, when these six properties were annexed they were zoned R-1, even though the zoning did not conform to the Future Land Use category of the Growth Plan. The current use of all of the properties is single family residential which is an allowed use in the R-4 zone district.

25 1/2 Road Property – The property was annexed in 1979 and zoned to a single family zone district. In 1984, the property owner received approval of a rezone to PB (Planned Business) for the KEXO radio station tower. The property was rezoned in 2000 to CSR (Community Services & Recreation) as part of the city wide rezone implementing the new Zoning and Development Code. Currently, the site is classified as a telecommunications facility and is a legal non-conforming use. Telecommunication facilities are allowed in all zones upon approval of Conditional Use

Permit. Therefore, rezoning this property to R-16 will not create a nonconforming use as the use is already nonconforming.

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

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

Policy A. City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The current zone districts on these properties do not match the Comprehensive Plan Future Land Use designations. The proposed rezone will eliminate the conflict.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its January 24, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 6-1.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria with Staff recommendation
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
Blended Residential Map
Ordinance

1.

BACKGROUND INFORMATION – 26 Road Properties					
Location:		East side of 26 Road, north of Patterson Rd			
Applicants:		City of Grand Junction			
Existing Land Use:		Single Family			
Proposed Land Use:		No changes to land uses proposed			
Surrounding Land Use:	North	Single Family Residences			
	South	Single Family Residences			
	East	Single Family Residences			
	West	Single Family Residences			
Existing Zoning:		R-1 (Residential 1 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	R-1 (Residential 1 du/ac)			
Future Land Use Designation:		Residential Medium			
Zoning within density range?		X	Yes		No

BACKGROUND INFORMATION – 25 1/2 Road Property			
Location:		East of Foresight Apartments, north and east of the 25 1/2 Road/Patterson Road intersection	
Applicants:		City of Grand Junction	
Existing Land Use:		Telecommunications facility	
Proposed Land Use:		No changes to land uses proposed	
Surrounding Land Use:	North	Single Family Residences	
	South	Multi-Family	
	East	Single Family Residences	
	West	Multi-Family	
Existing Zoning:		CSR (Community Services & Recreation)	
Proposed Zoning:		R-16 (Residential 16 du/ac)	
Surrounding Zoning:	North	PD (Residential 2.9 du/ac)	
	South	R-24 (Residential 24 du/ac)	
	East	PD (Residential 4.27 du/ac)	
	West	R-24 (Residential 24 du/ac)	

Future Land Use Designation:	Residential Medium High		
Zoning within density range?	X	Yes	No

2. Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

- (1) Subsequent events have invalidated the original premise and findings; and/or

Response: No events have occurred to invalidate the original premise and findings. The zoning of all of the properties in Area 8 have been in conflict with the Future Land Use designation since the zoning was adopted in 2000. When the Comprehensive Plan was adopted in 2010, the Future Land Use designations were updated, but the conflicts still exist.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: Response: Neither the character nor the conditions in the area have changed. The zoning of all of the properties in Area 8 have been in conflict with the Future Land Use designation since the zoning was adopted in 2000. When the Comprehensive Plan was adopted in 2010, the Future Land Use designations were updated, but the conflicts still exist.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Adjacent to all of these properties are improved streets, sanitary sewer service, water service, and trash and recycle pick-up. Furthermore, the properties are located near emergency and delivery services, schools, shopping and public transportation.

- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

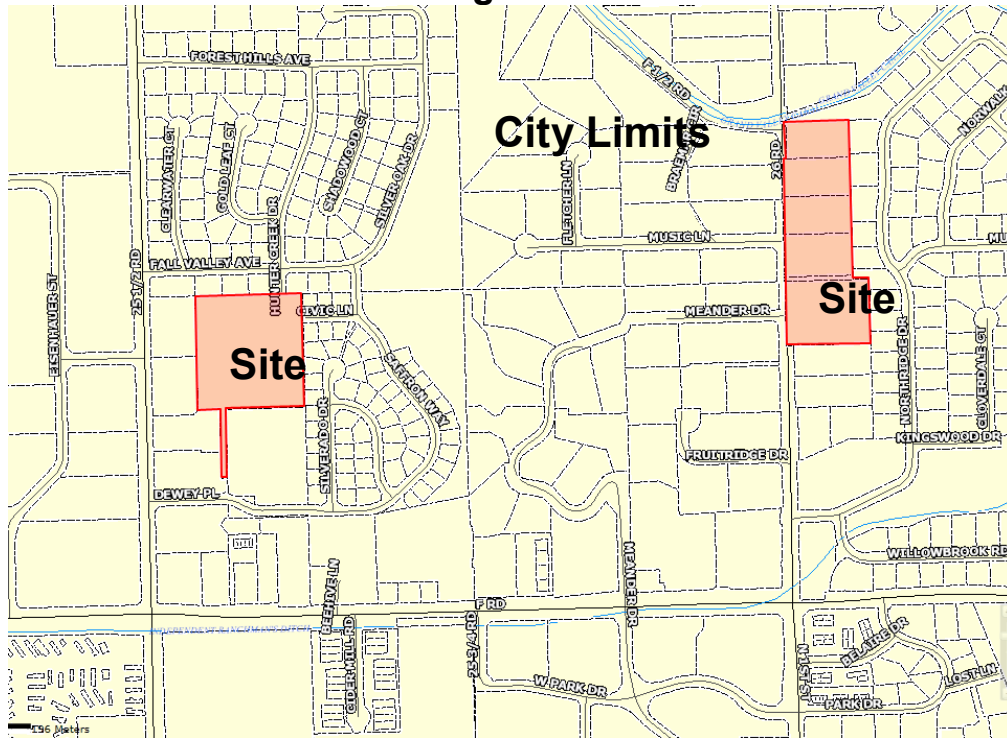
Response: This criterion does not apply to the properties on 26 Road as there is adequate supply of R-4 zoned property. The proposal for these properties is to rezone to the R-4 to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. 26 Road is a logical divider between two Future Land Use designations which differ on either side of the Road. As this criterion relates to the property located near 25 ½ Road, there is approximately 143 acres within the city limits currently zoned R-16. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres).

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

Response: The proposed R-4 and R-16 zones will provide the opportunity for additional density within the urbanized area of the valley, which is consistent with goals and policies of the Comprehensive Plan. Higher densities allow for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

Site Location Map

Figure 1



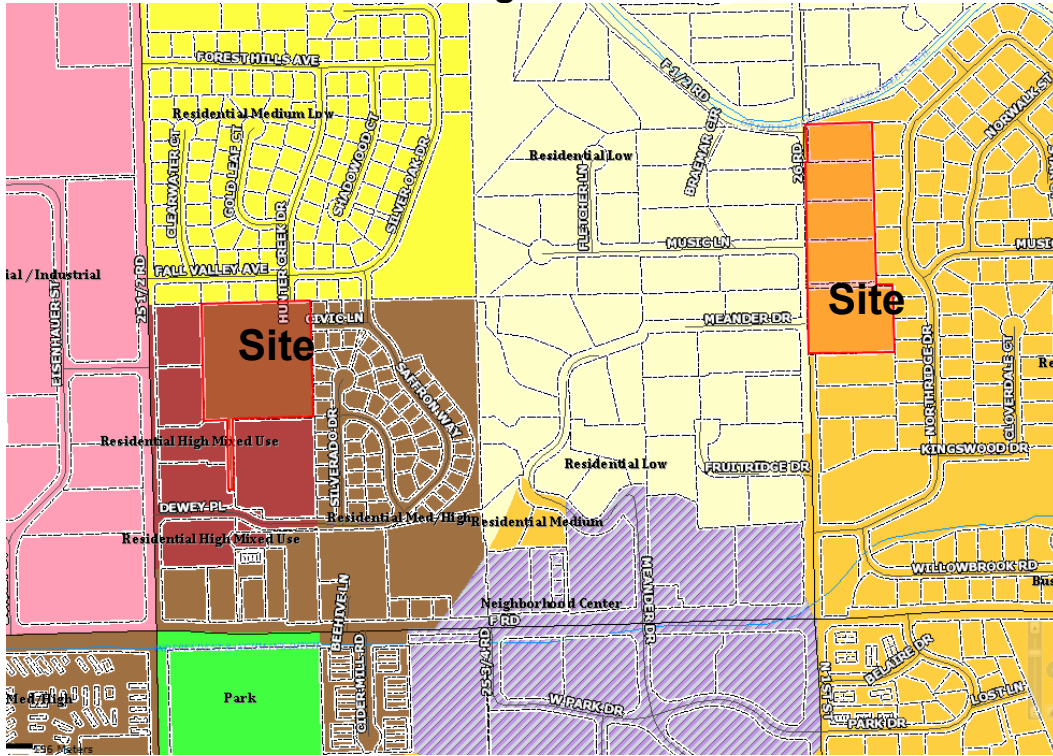
Aerial Photo Map

Figure 2



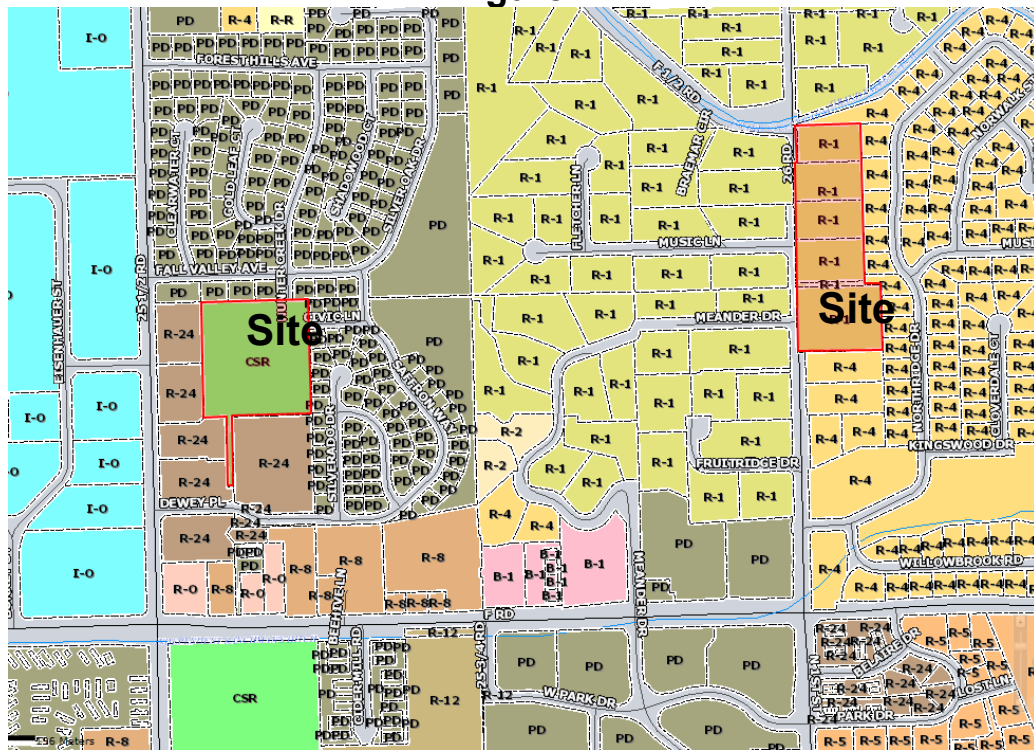
Comprehensive Plan Map

Figure 3



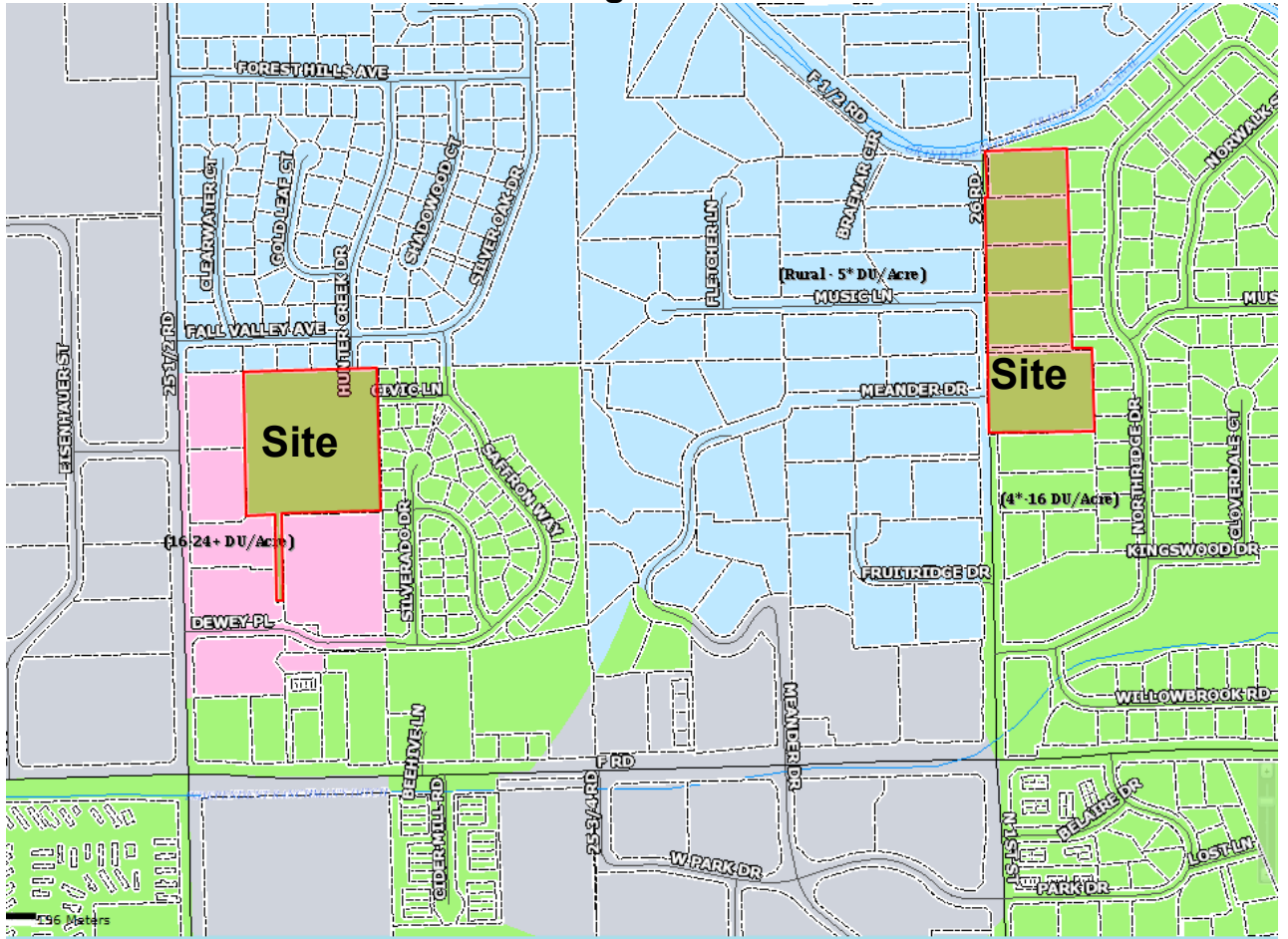
Existing City and County Zoning Map

Figure 4



Blended Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING SIX (6) PROPERTIES FROM R-1 (RESIDENTIAL 1 DU/AC) TO R-4 (RESIDENTIAL 4 DU/AC) AND ONE (1) PROPERTY FROM CSR (COMMUNITY SERVICES AND RECREATION) TO R-16 (RESIDENTIAL 16 DU/AC)

LOCATED ON THE EAST SIDE OF 26 ROAD, NORTH OF PATTERSON ROAD AND EAST OF FORESIGHT APARTMENTS, NORTH AND EAST OF THE 25 1/2 ROAD/PATTERSON ROAD INTERSECTION

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties(y).

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on November 16, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public

review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned to:

R-4 (Residential 4 du/ac)

Tax Parcel #	Address
2945-023-00-069	622 26 Road
2945-023-00-070	Unaddressed
2945-023-00-022	624 26 Road
2945-023-00-021	628 26 Road
2945-023-00-017	630 26 Road
2945-023-00-016	632 26 Road

and

R-16 (Residential 16 du/ac).

Tax Parcel #	Address
2945-034-00-112	Unaddressed

Also see attached map.

Introduced on first reading this _____ day of _____, 2012 and ordered published in pamphlet form.

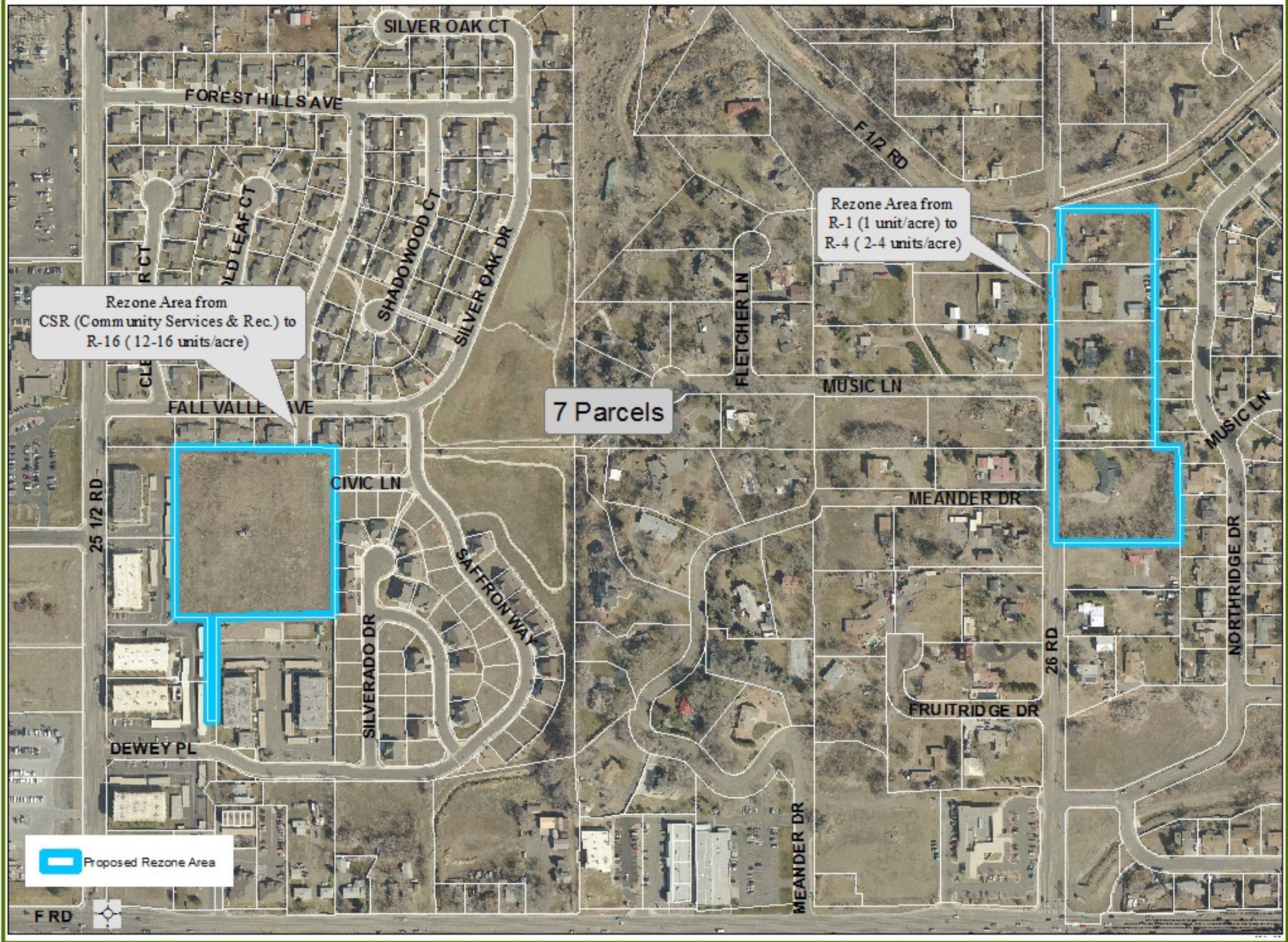
Adopted on second reading this _____ day of _____, 2012 in pamphlet form.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 8





Date: February 1, 2012
 Author: Brian Rusche
 Title/ Phone Ext:
Senior Planner / 4058
 Proposed Schedule:
1st Reading - February 13, 2012
 2nd Reading (if applicable):
2nd Reading - March 21, 2012
 File # (if applicable): RZN-2011-1154

Attach 7
CITY COUNCIL AGENDA ITEM

Subject: Rezone Two Parcels Located at 690 and 694 29 ½ Road; Two Parcels Located at 2910 Highline Canal Road and 725 29 Road; and One Parcel Located at 698 29 Road
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to:

- 1) Rezone 15.454 acres in two (2) parcels located at 690 and 694 29 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 dwelling units/acre) zone district; and
- 2) Rezone 27.537 acres in two (2) parcels located at 2910 Highline Canal Road and 725 29 Road from R-R (Residential Rural) and 2.769 acres in one (1) parcel located at 698 29 Road from a C-1 (Light Commercial), all to a B-P (Business Park) zone district.

Background, Analysis and Options:

The subject properties were annexed into the City of Grand Junction on December 5, 1999 when the North Glenn/Matchett Enclave Annexation became effective. The properties were assigned a zoning at the time of annexation.

In 2010, the Comprehensive Plan was adopted. After adoption of the Comprehensive Plan, it became apparent that there were areas around the City that had conflicts between the Future Land Use designation of the Comprehensive Plan and the respective zone districts associated with the properties. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy.

Two distinct subareas exist that encompass the subject properties:

Subarea 1 consists of two large-lot residential/agricultural acreages on 29 ½ Road currently zoned R-R (Residential Rural). The Comprehensive Plan anticipated a need for additional dwelling units based on historic and projected population growth. The

Future Land Use Map assigned a designation of Residential Medium (4-8 du/ac) south of G Road. The requested rezone of 690 and 694 29 ½ Road, also known as Parcel 1 and 2 of the Dorsey Simple Land Division, from R-R to R-5 (Residential 5 du/ac) will bring these two properties into conformance with the Future Land Use designation and is consistent with the existing R-5 zoning further south along 29 ½ Road.

Subarea 2 consists of three unique parcels situated on either side of I-70 accessed via 29 Road. One is currently farmed, one is vacant, and one is the location of a social service facility under the name of Offender Services Inc. The Comprehensive Plan anticipated an opportunity for future development at the intersection of 29 Road and I-70 that would be triggered by the construction of an interchange. The Future Land Use Map assigned a new designation of Business Park Mixed Use (BP) to all of the private acreage surrounding this future interchange. The requested rezone of these properties to BP will bring these properties into conformance with the Future Land Use designation in anticipation of development opportunities associated with the interstate interchange.

Property owners were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. One letter to the owner of 2910 Highline Canal Road, Offender Services Inc, was returned as undeliverable. The open house was held on November 16, 2011. No comment sheets were received regarding this proposal. Seven contacts have been made about the proposal, including two owners/representatives of owners. Two e-mails from neighboring property owners are attached to this report.

No public testimony was offered before the Planning Commission at their January 24, 2012 meeting.

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

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

The proposed R-5 zone district will provide the opportunity for additional density as an extension of established and emerging neighborhoods. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

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

It is anticipated, through the Future Land Use designation of Business Park Mixed Use, that all of the privately owned property located on either side of I-70 at 29 Road, would develop with land uses to serve the proposed interchange, though a portion of this property will be appropriated for the interchange itself. The rezone of these three properties is consistent with this vision and would provide significant business opportunities as a regional provider of goods and services.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on January 24, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: No.

Attachments:

Rezone criteria
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
E-mails from adjacent property owners
Ordinance

Subarea 1 - BACKGROUND INFORMATION

Location:		690 and 694 29 ½ Road	
Applicants:		City of Grand Junction	
Existing Land Use:		Single Family, Agricultural	
Proposed Land Use:		No changes to land use(s) proposed	
Surrounding Land Use:	North	Single Family, Agricultural	
	South	Agricultural	
	East	Single Family	
	West	Single Family	
Existing Zoning:		R-R (Residential Rural)	
Proposed Zoning:		R-5 (Residential 5 du/ac)	
Surrounding Zoning:	North	R-5 (Residential 5 du/ac), R-R (Residential Rural)	
	South	R-5 (Residential 5 du/ac)	
	East	R-R (Residential Rural)	
	West	PD (Planned Development)	
Future Land Use Designation:		Residential Medium	
Zoning within density range?		X	Yes
			No

Subarea 2 - BACKGROUND INFORMATION			
Location:		698 29 Road, 2910 Highline Canal Road, 725 29 Road	
Applicants:		City of Grand Junction	
Existing Land Use:		Undeveloped, Social Services, Agricultural	
Proposed Land Use:		No changes to land use(s) proposed	
Surrounding Land Use:	North	Agricultural, Airport	
	South	Undeveloped, Electric Substation	
	East	Undeveloped, Single Family	
	West	Undeveloped	
Existing Zoning:		C-1 (Light Commercial), R-R (Residential Rural)	
Proposed Zoning:		BP (Business Park)	
Surrounding Zoning:	North	PAD (Planned Airport Development)	
	South	R-5 (Residential 5 du/ac), R-R (Residential Rural)	
	East	R-5 (Residential 5 du/ac), R-R (Residential Rural)	
	West	PD (Planned Development)	
Future Land Use Designation:		Business Park Mixed Use	
Zoning within density range?		X	Yes
			No

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

(1) Subsequent events have invalidated the original premise and findings; and/or

Subarea 1 Response: The 2010 adoption of the Comprehensive Plan designated the Future Land Use for Area 1 as Residential Medium (4-8 du/ac), rendering the existing R-R (Residential Rural) zoning inconsistent. The proposed rezone to R-5 (Residential 5 du/ac) will resolve this inconsistency.

Subarea 2 Response: The 2010 adoption of the Comprehensive Plan created a new Future Land Use designation of Business Park Mixed Use and was applied to Area 2, rendering the existing R-R (Residential Rural) and C-1 (Light Commercial) zoning inconsistent. The proposed rezone to BP (Business Park) will resolve this inconsistency.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Subarea 1 Response: Additional residential development, known as Cattail Creek, has been proposed along 29 ½ Road adjacent to these two properties. Although the current economic conditions have delayed the construction of this development, it demonstrates the desirability of the area for additional residences.

Subarea 2 Response: The 29 Road/I-70 Interchange represents, with the opening of the 29 Road Bridge over the Union Pacific Railroad between North Avenue and D ½ Road, the last segment of a long planned transportation loop around the City. Although it may be several years before this vision is realized, the Comprehensive Plan designation of Business Park, along with the proposed zone change, anticipates the opportunity for the type of development appropriate for lands adjacent to the interchange.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Subarea 1 Response: 29 ½ Road and G Road are designated as minor collectors, which would funnel traffic from new development to the west and south. Adequate infrastructure exists in 29 ½ Road right-of-way to accommodate, with upgrades as necessary, additional residential density.

Subarea 2 Response: 29 Road is designated as a Principal Arterial, with an interchange proposed at I-70 and a future extension into the Airport and to points east, paralleling I-70. The existing land use is primarily undeveloped or irrigated land, meaning significant infrastructure would be necessary. These improvements, however, would be spurred by the development potential generated by a new interstate interchange.

This criterion can be met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Subarea 1 Response: There is approximately 125 acres of developable land north of F ½ Road east of 29 Road that is presently zoned R-5. This represents the majority of the remaining developable land in this portion of the community, which is constrained on the east by the Airport Critical Zone, a portion of which extends through the property at 694 29 ½ Road; the north by the Highline Canal and I-70, the west by Matchett Park, and the south by existing development.

Subarea 2 Response: There is approximately 250 acres of privately owned land on either side of I-70 between the Highline Canal and the Airport, in addition to the subject properties. All of this additional land is zoned PD (Planned Development).

This criterion is met.

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

Subarea 1 Response: The proposed R-5 zone district will provide the opportunity for additional density as an extension of established and emerging neighborhoods. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

Subarea 2 Response: It is anticipated, through the Future Land Use designation of Business Park Mixed Use, that all of the privately owned property located on either side of I-70 at 29 Road, would develop with land uses to serve the proposed interchange, though a portion of this property will be appropriated for the interchange itself. The rezone of these three properties is consistent with this vision and would provide significant business opportunities as a regional provider of goods and services, consistent with Goal 12 of the Comprehensive Plan.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 15 Rezone, RZN-2011-1154, a request to:

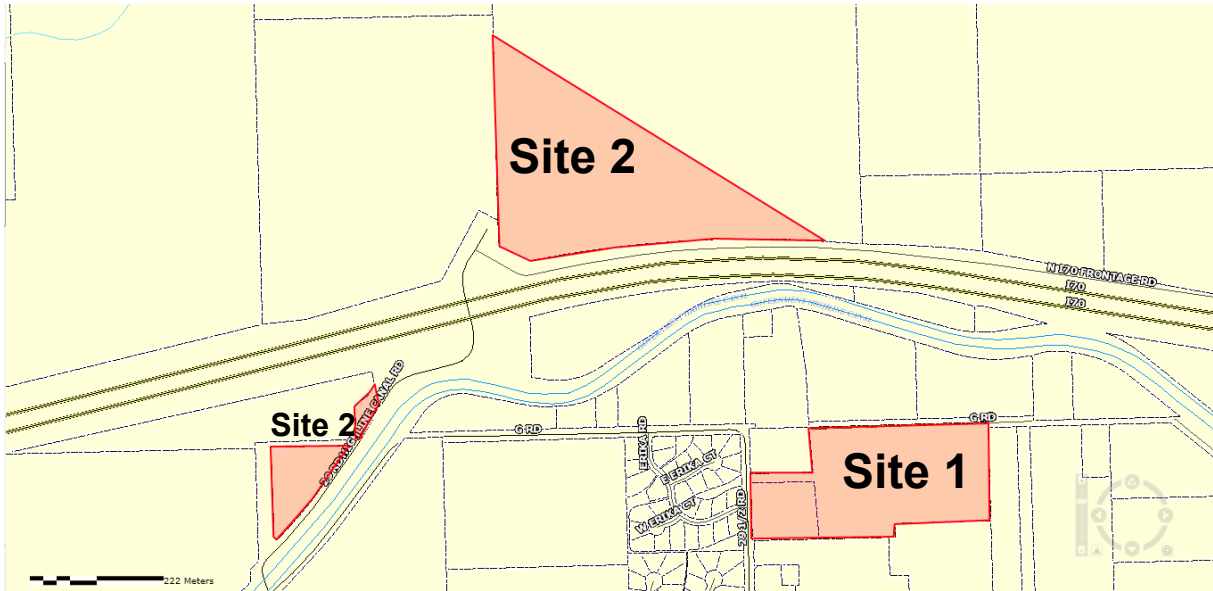
- 1) Rezone 15.454 acres in two (2) parcels located at 690 and 694 29 1/2 Road from an R-R (Residential Rural) to an R-5 (Residential 5 dwelling units/acre) zone district;
- 2) Rezone 27.537 acres in two (2) parcels located at 2910 Highline Canal Road and 725 29 Road from R-R (Residential Rural) and 2.769 acres in one (1) parcel located at 698 29 Road from a C-1 (Light Commercial), all to a B-P (Business Park) zone district;

the following findings of fact and conclusions have been determined:

3. The requested zoning is consistent with the goals and policies of the Comprehensive Plan.
4. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

Site Location Map

Figure 1



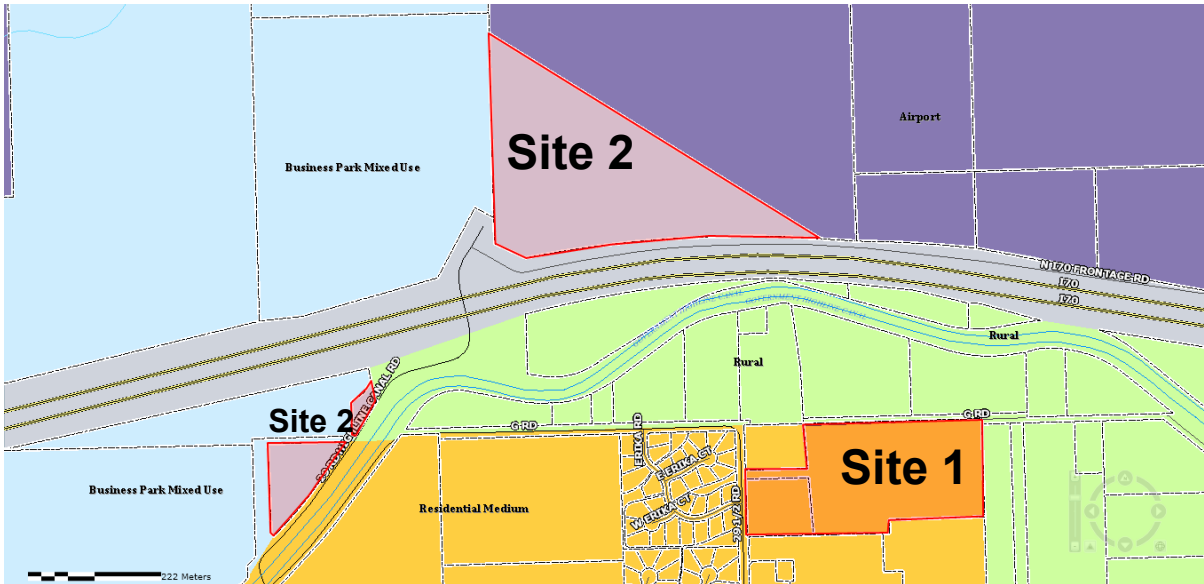
Aerial Photo Map

Figure 2



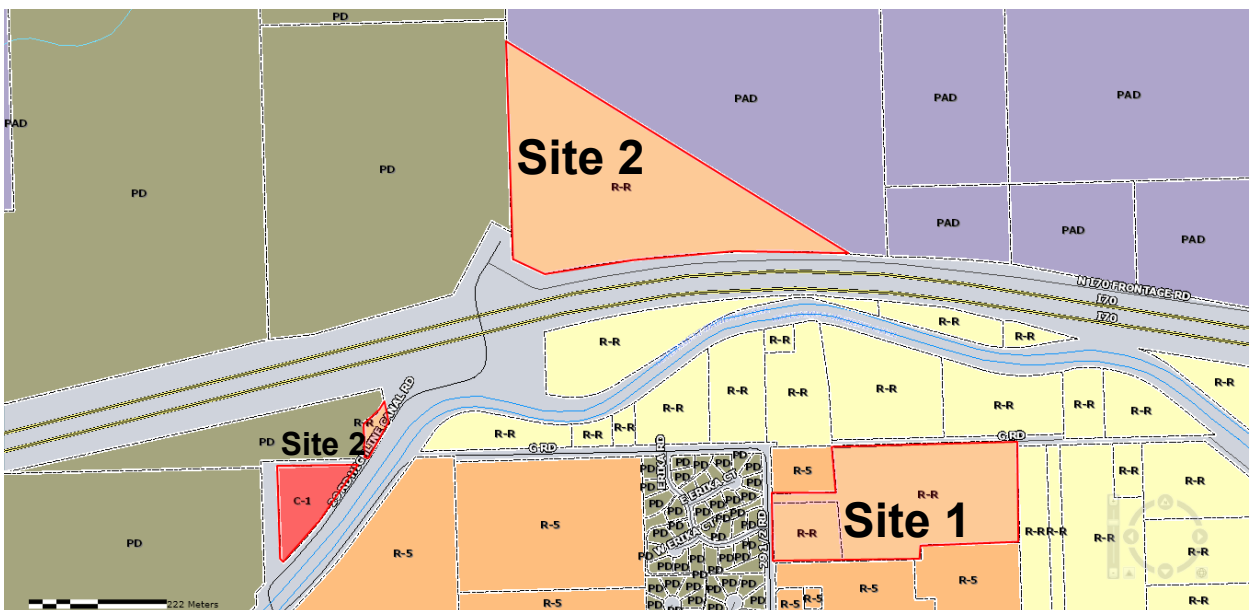
Comprehensive Plan Map

Figure 3



Existing City Zoning Map

Figure 4



From: Brian Rusche
To: Dave Leonard
CC: Jeff Stansfield (ljstansfieldfamily@gmail.com)
Date: 12/5/2011 8:19 AM
Subject: Re: RZN-2011-1154-Blue Polygon-Area 15 Rezone-690 29 1/2 RD
Attachments: Mailing_15.pdf

Mr. Leonard,

Thank you for your interest in the above referenced project.

There are two groups of properties being considered by the City for a rezone. The properties adjacent to your client's are proposed to be zoned **BP (Business Park)** in order to be consistent with the Comprehensive Plan designation of Business Park. This is a City initiated rezone and no development is proposed at this time.

I have attached a map of this request, which is also available at the following website:
<http://www.gjcity.org/ProposedRezoneNo2.aspx>

The schedule for this request is also posted. Although the open house has already be held, public comments may be accepted prior to the Planning Commission hearing, scheduled for January 24, 2012.

If you have any further questions regarding this request, please contact me.

Sincerely,

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> Dave Leonard <DaveL@pinnaclewestern.com> 12/2/2011 1:41 PM >>>

Greetings - I am writing in response to a request for comments issued by your department re: above. My client, Horizon View, LLC owns a parcel in close proximity. Can you direct me to a web site or other source of information about what is proposed by Blue Polygon?

Dave Leonard, PE, SE
Registered Geotechnical Engineer

Pinnacle Western, Inc.
3329 NE Stephens St.
Roseburg, OR 97470

541 440 4871
FAX 541 672 0877

E-mail regarding property adjacent to Business Park

From: Brian Rusche
To: Kathy Deppe
Date: 12/5/2011 9:10 AM
Subject: Re: RZN 2011 1154 Blue Polygon
Attachments: Mailing_15.pdf

Kathy,

Thank you for your interest in the above referenced project.

I believe we already spoke about this request, but I wanted to follow-up your e-mail.

As you know, there are two groups of properties that are included in this request. A group of three properties are located on either side of I-70 at 29 Road and are proposed to be zoned BP (Business Park).

Your neighbors' properties are proposed to be zoned R-5 (Residential 5 du/ac) in order to be consistent with the Comprehensive Plan. This is a City initiated rezone and no development is proposed at this time. In addition, the existing land uses prior to rezoning may remain. I have already spoken to Mr. Green as well.

These two groups of properties are being considered in one public process simply because of geography, but they are not related to each other. I have included a map which shows the current and proposed zones for each property.

You may still provide comments prior to the Planning Commission hearing on this request, which is scheduled for January 24, 2012.

If you have any further questions, please contact me.

Sincerely,

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> Kathy Deppe <kathyd3@earthlink.net> 11/5/2011 5:16 PM >>>

Brian

We received notice of the hearing for the rezone of Area 15-690 29 1/2 Road.

We live at 676 29 1/2 Road and our neighbors, Doug and Patty Green live at 690 29 1/2 Road.

When I look at the City Website, planning and go to this file, the property that I am seeing that is being re-zoned is on the North Side of the canal and on the North side of G Road at 29 Road. Why is the address on the planning card 690 29 1/2 Road?

Please respond. I see we only have until November 7, 2011 to make comments, and yet, we just received this notice by mail, Saturday November 5, 2011.

Would like to have an explanation of the address and the parcels being re-zoned or, am I looking at this all wrong.

Katherine Deppe-Spomer

E-mail from neighbor at 676 29 1/2 Road

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTIES
LOCATED AT 690 AND 694 29 ½ ROAD
FROM AN R-R (RESIDENTIAL RURAL) TO
AN R-5 (RESIDENTIAL 5 DWELLING UNITS PER ACRE) ZONE DISTRICT,
REZONING PROPERTIES LOCATED AT 2910 HIGHLINE CANAL ROAD AND 725 29
ROAD FROM AN R-R (RESIDENTIAL RURAL) TO
A BP (BUSINESS PARK) ZONE DISTRICT,
AND REZONING PROPERTY LOCATED AT 698 29 ROAD FROM A C-1 (LIGHT
COMMERCIAL) TO A BP (BUSINESS PARK) ZONE DISTRICT**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on November 16, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public

review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zones are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned R-5 (Residential 5 du/ac):

690 AND 694 29 ½ ROAD

SEE ATTACHED MAP.

The following properties shall be rezoned BP (Business Park):

2910 HIGHLINE CANAL ROAD, 725 29 ROAD, AND 698 29 ROAD

SEE ATTACHED MAP.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

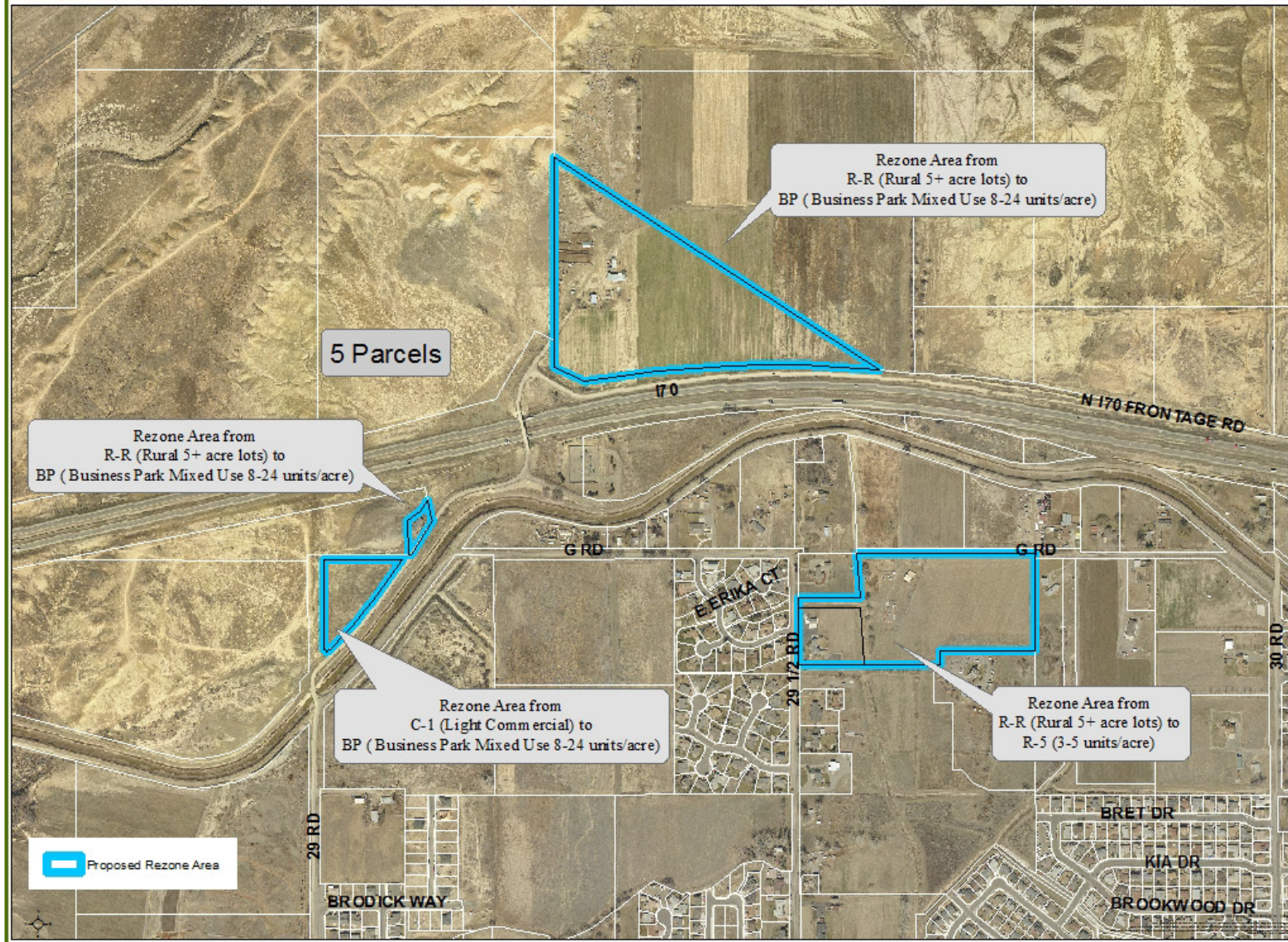
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Proposed Rezone - Area 15





Date: February 2, 2012
 Author: Brian Rusche
 Title/ Phone Ext:
Senior Planner x. 4058
 Proposed Schedule: Notice of Intent
to Annex – February 13, 2012
 2nd Reading: April 4, 2012
 File #: ANX-2011-1314

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Annexation of the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway
Action Requested/Recommendation: Adopt a Resolution of Intent to Annex the Sturgeon Electric Enclave, Introduction of the Proposed Ordinance, and Set a Hearing for April 4, 2012
Presenters Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway. The Sturgeon Electric Enclave consists of one (1) parcel and no public right-of-way.

Background, Analysis and Options:

Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The properties have been enclaved since May 6, 2007 by the Home Lumber Annexation.

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

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

Annexation of this enclave will create consistent land use jurisdiction and allow for efficient provision of municipal services.

Board or Committee Recommendation: The Zone of Annexation is scheduled before the Planning Commission on February 28, 2012.

Financial Impact/Budget: The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use taxes will be collected within the enclaved area upon annexation.

Legal issues: None.

Other issues: None.

Previously presented or discussed: No

Attachments:

1. Staff report/Background information
2. Annexation Summary
3. Annexation Map
4. Future Land Use Map
5. Existing City/County Zoning Map
6. Resolution
7. Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		2775 Riverside Parkway		
Applicant:		City of Grand Junction		
Existing Land Use:		Industrial		
Proposed Land Use:		Industrial		
Surrounding Land Uses:	North	Union Pacific Railroad Yard		
	South	Industrial		
	East	Industrial		
	West	Industrial		
Existing Zoning:		County I-2 (General Industrial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Industrial		
Zoning within density range?	X	Yes		No

The annexation area consists of 2.375 acres, encompassing one (1) parcel and no public right-of-way.

Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The properties have been enclaved since May 6, 2007 by the Home Lumber Annexation.

The following annexation and zoning schedule is being proposed:

ANNEXATION SCHEDULE

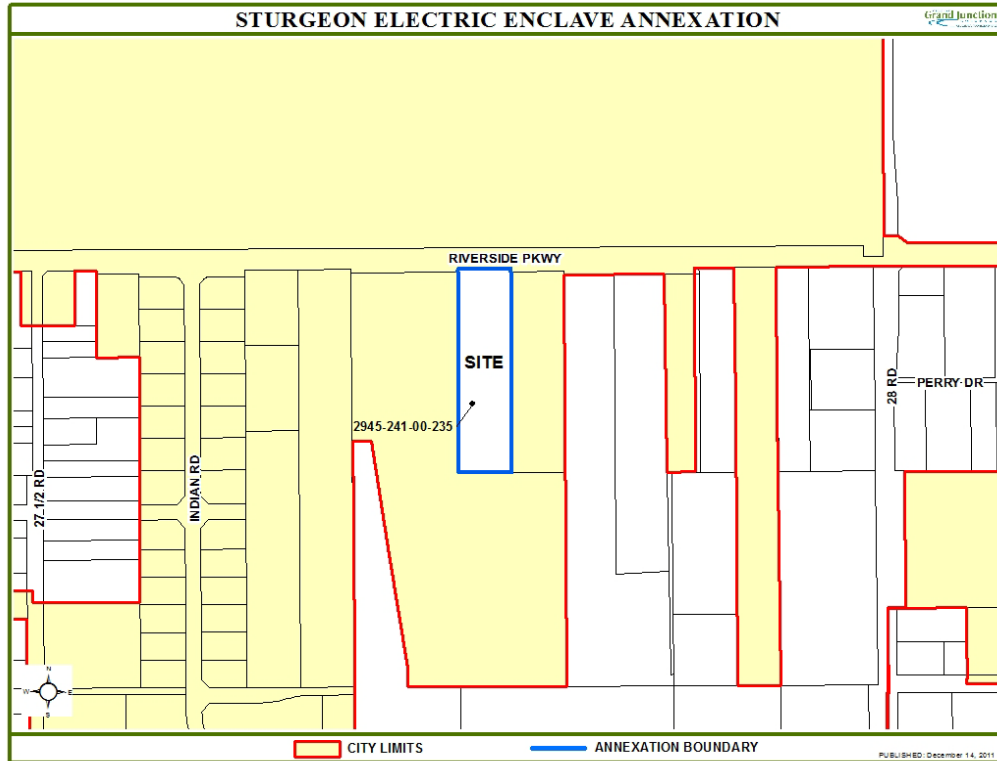
February 13, 2012	Notice of Intent to Annex (30 Day Notice), Exercising Land Use
February 28, 2012	Planning Commission considers Zone of Annexation
March 19, 2012	Introduction Of A Proposed Ordinance on Zoning by City Council
April 4, 2012	Public Hearing on Annexation and Zoning by City Council
May 6, 2012	Effective date of Annexation and Zoning

STURGEON ELECTRIC ENCLAVE ANNEXATION SUMMARY

File Number:		ANX-2011-1314
Location:		2775 Riverside Parkway
Tax ID Number(s):		2945-241-00-235
# of Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		2.375 acres
Developable Acres Remaining:		2.375 acres
Right-of-way in Annexation:		None
Previous County Zoning:		County I-2 (General Industrial)
Proposed City Zoning:		I-1 (Light Industrial)
Current Land Use:		Industrial
Future Land Use:		Industrial
Values:	Assessed:	\$178,330
	Actual:	\$614,950
Address Ranges:		2775 Riverside Parkway
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Central Grand Valley Sanitation District
	Fire:	Grand Junction Rural Fire District
	Drainage:	Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Irrigation:	Grand Valley Irrigation Company
	Pest:	Grand River Mosquito Control District

Annexation / Site Location Map

Figure 1

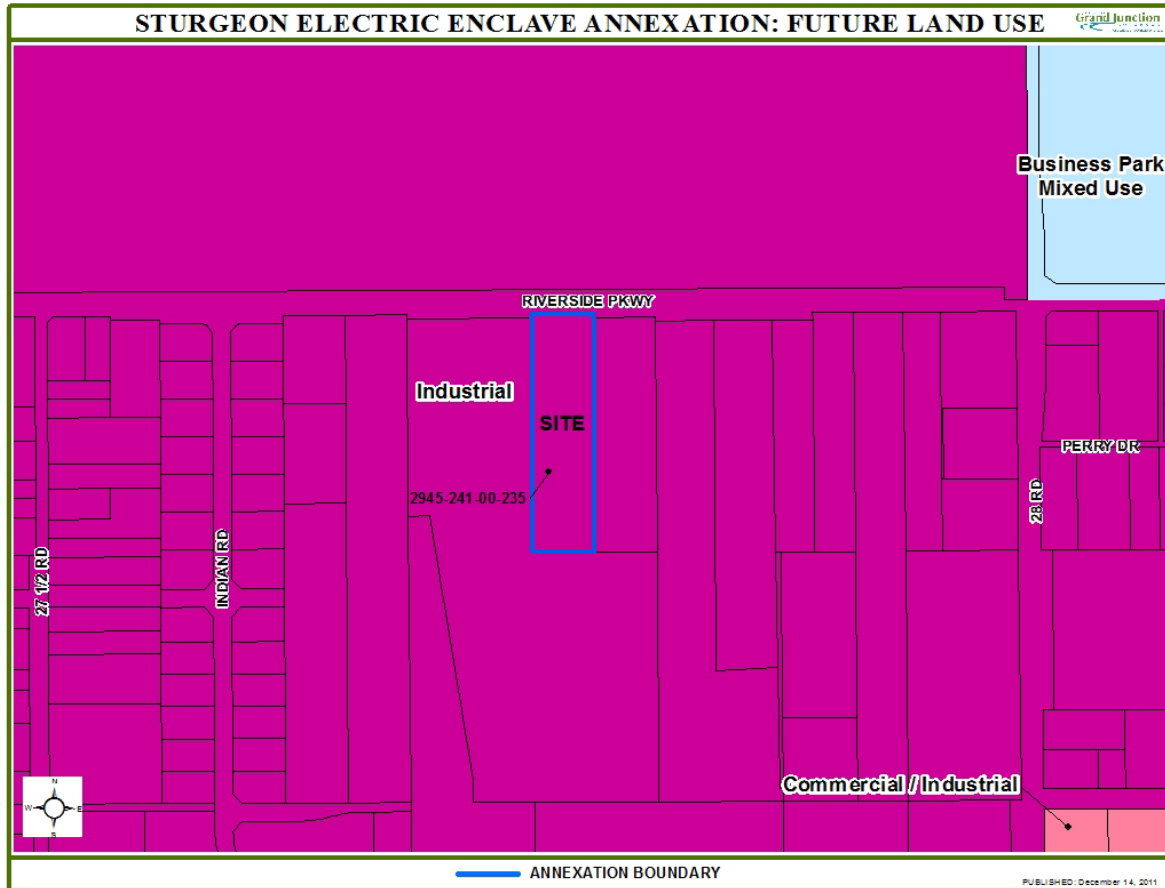


Aerial Photo Map

Figure 2

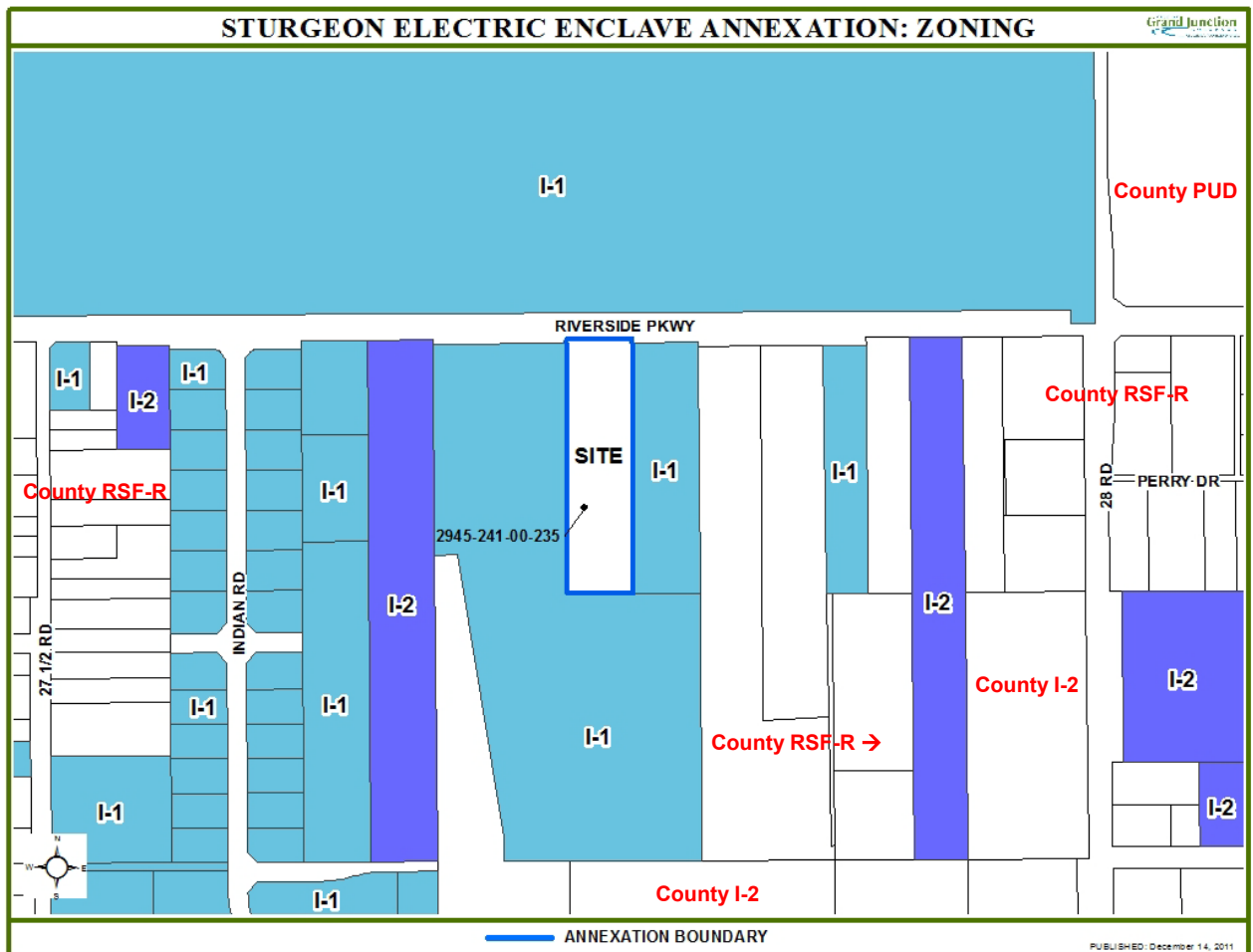


Comprehensive Plan – Future Land Use Map Figure 3



Existing City and County Zoning Map

Figure 4



**NOTICE OF INTENT
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 13th of February, 2012, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE**

STURGEON ELECTRIC ENCLAVE

LOCATED AT 2775 RIVERSIDE PARKWAY

CONSISTING OF APPROXIMATELY 2.375 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 13th day of February, 2012, the Public Works and Planning Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Sturgeon Electric Enclave and more particularly described as follows:

STURGEON ELECTRIC ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1);

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

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area, pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area was introduced and given first reading on this 13th day of February, 2012, with a second reading and public hearing on the proposed annexation ordinance to be held on the 4th day of April, 2012, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals, and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the ___ day of _____, 2012.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

STURGEON ELECTRIC ENCLAVE ANNEXATION

LOCATED AT 2775 RIVERSIDE PARKWAY

CONSISTING OF APPROXIMATELY 2.375 ACRES

WHEREAS, on the 13th day of February, 2012, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Sturgeon Electric Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 4th day of April, 2012; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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

That the property situate in Mesa County, Colorado, and described to wit:

STURGEON ELECTRIC ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



**Attach 9
CITY COUNCIL AGENDA ITEM**

Date: February 2, 2012
Author: Brian Rusche
Title/ Phone Ext:
Senior Planner x. 4058
Proposed Schedule: 1st Reading:
Monday, February 13, 2012
2nd Reading
(if applicable): Wednesday, March 7,
2012
File #: ANX-2011-1328

Subject: Zoning the Suncor Annexation, Located at 2200 Railroad Avenue
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for March 7, 2012
Presenters Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary: A request to zone the Suncor Annexation, located at 2200 Railroad Avenue, which consists of one (1) parcel, to an I-1 (Light Industrial) zone district.

Background, Analysis and Options:

The 45.43 acre Suncor Annexation consists of one (1) parcel of approximately 27.56 acres located at 2200 Railroad Avenue. There are 11.34 acres of public right-of-way, along with 6.53 acres of railroad property, contained within this annexation area.

The property is currently used as a bulk fuel products loading/transfer terminal. This use was established in 1997 by Conoco after approval by Mesa County as a Conditional Use Permit (CUP) with a County Planned Industrial/PUD (County Planned Unit Development) zone. The conditions permitted terminal operations 7 days a week, 24 hours a day, along with site improvements that have been completed. After its acquisition by Suncor Energy (USA) Inc, small building additions were approved in 2010. It is designated as Commercial/Industrial by the Comprehensive Plan - Future Land Use Map.

The applicant has petitioned for annexation to allow for the construction of a covered catwalk structure over the existing railroad spur to comply with safety requirements. This structure will be approximately 66,000 square feet. The proposed structure will not modify the existing operations, but allow the off-loading of rail cars to be done safely in all types of weather. Under the 1998 Persigo Agreement proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met. See attached Staff Report/Background Information for additional detail.

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

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

The proposed annexation meets Goal 12 by providing an opportunity for an enhancement of an existing industrial facility.

Board or Committee Recommendation: On January 24, 2012 the Planning Commission forwarded a recommendation of approval of the I-1 (Light Industrial) zone district.

Financial Impact/Budget: None.

Legal issues: None.

Other issues: There are none.

Previously presented or discussed: A Resolution Referring the Petition for Annexation was adopted on January 16, 2012.

Attachments:

1. Staff report/Background information
2. Annexation / Site Location Map
3. Aerial Photo Map
4. Comprehensive Plan - Future Land Use Map
5. Existing City and County Zoning Map
6. Conditional Use Permit from Mesa County
7. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		2200 Railroad Avenue		
Applicants:		Suncor Energy (USA) Inc.		
Existing Land Use:		Industrial		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Railroad/Highway/Commercial		
	South	Gravel Pit		
	East	Industrial		
	West	Industrial		
Existing Zoning:		County PUD (Planned Unit Development) with a Conditional Use Permit (CUP)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	C-2 (General Commercial)		
	South	County PUD (Planned Unit Development)		
	East	I -1 (Light Industrial) I-2 (General Industrial)		
	West	County PUD (Planned Unit Development) I-2 (General Industrial)		
Future Land Use Designation:		Commercial / Industrial		
Zoning within density range?		X	Yes	No

ANALYSIS:

1. Background:

The 45.43 acre Suncor Annexation consists of one (1) parcel of approximately 27.56 acres located at 2200 Railroad Avenue. There are 11.34 acres of public right-of-way, along with 6.53 acres of railroad property, contained within this annexation area.

The property is currently used as a bulk fuel products loading/transfer terminal. This use was established in 1997 by Conoco after approval by Mesa County as a Conditional Use Permit (CUP) with a County Planned Industrial/PUD (County Planned Unit Development) zone. The conditions permitted terminal operations 7 days a week, 24 hours a day, along with site improvements that have been completed. After its acquisition by Suncor Energy (USA) Inc, small building additions were approved in 2010. It is designated as Commercial/Industrial by the Comprehensive Plan - Future Land Use Map.

The applicant has petitioned for annexation to allow for the construction of a covered catwalk structure over the existing railroad spur to comply with safety requirements. This structure will be approximately 66,000 square feet. The proposed structure will not modify the existing operations, but allow the off-loading of rail cars to be done safely in all types of weather. Under the 1998 Persigo Agreement proposed development within

the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

A Neighborhood Meeting was held on December 22, 2011. Only one representative of a neighboring business attended the meeting. The primary points of discussion were continued operations of their respective facilities, which did not appear to interfere with each other.

2. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160 of the Grand Junction Municipal Code states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The requested zone of annexation to an I-1 (Light Industrial) zone district is consistent with the Comprehensive Plan – Future Land Use Map designation of Commercial/Industrial.

Section 21.02.140(a) states: In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- 1) Subsequent events have invalidated the original premises and findings; and/or

Response: The current zoning is County Planned Unit Development (PUD), which was approved in 1982. A Conditional Use Permit for a Products Loading Terminal was approved in 1997.

In 1998, Mesa County and the City of Grand Junction adopted the Persigo Agreement, which requires annexation of the property prior to further development. Under the Persigo Agreement the City has agreed to zone newly annexed areas using either the current County zoning or conforming to the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Commercial/Industrial.

- 2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: Since the issuance of a Conditional Use Permit for the facility, two smaller building expansions were approved in 2010 to improve efficiency and operations of the facility. The proposed structure, while significant in size, does not modify the operations of the facility, but makes the work of unloading rail cars safer. It is also necessary to maintain compliance with Occupational Safety and Health Administration (OSHA) requirements.

The adjacent industrial lots within the Railhead Industrial Park are already developed with a mix of manufacturing and warehouse/logistics related companies. These properties have been annexed into the City, with the exception of 2175 Railroad Avenue to the west of Suncor. At this time, Suncor is the only user of the rail spur.

- 3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: The terminal is already in operation with the necessary infrastructure. The proposed structure will not necessitate infrastructure. The property is part of an established industrial park, with access to rail, water/sewer services, and major roadways.

- 4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Comprehensive Plan anticipates that the lands bordering River Road between I-70 and 22 ³/₄ Road to be a mix of commercial and industrial uses. In reality, the existing uses within this corridor are primarily industrial and geared toward manufacturing, resource extraction/processing, or warehousing.

The specific location of Suncor is unique and developed especially for the products loading terminal in 1997. Its access to a major highway, daily use of the rail spur, and sizable acreage allowed it to be designed specifically for its use. This type of use would not have many sites to locate within a community. The propose zoning will allow the use to continue operations at this location.

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

Response: The annexation of unincorporated areas adjacent to the City is critical to providing efficient urban services. The proposed zoning designation will ensure continued operation of the facility and future improvements to its operation.

Alternatives: The following zone districts would also be consistent with the Comprehensive Plan – Future Land Use Map designation of Commercial/Industrial:

1. I-O (Industrial/Office Park)
2. BP (Business Park)
3. MU (Mixed Use)
4. C-2 (General Commercial)

These alternatives are not appropriate for the existing land use. However, if the Council chooses to not approve the request and instead approves one of the alternative zone designations, specific alternative findings must be made as to why the Council is approving an alternative zone designation.

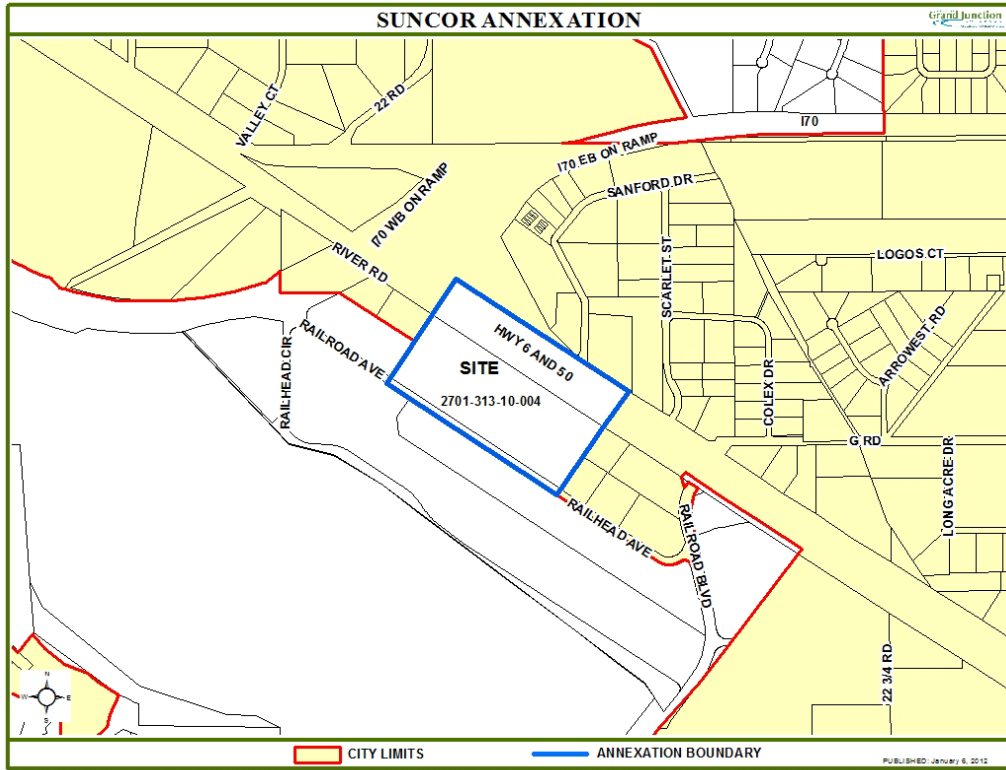
PLANNING COMMISSION RECOMMENDATION:

After reviewing the Banner Enclave Annexation, ANX-2011-1124, for a Zone of Annexation, the Planning Commission made the following findings of fact and conclusions:

5. The I-1 (Light Industrial) zone district is consistent with the goals and policies of the Comprehensive Plan.
6. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

Annexation / Site Location Map

Figure 1



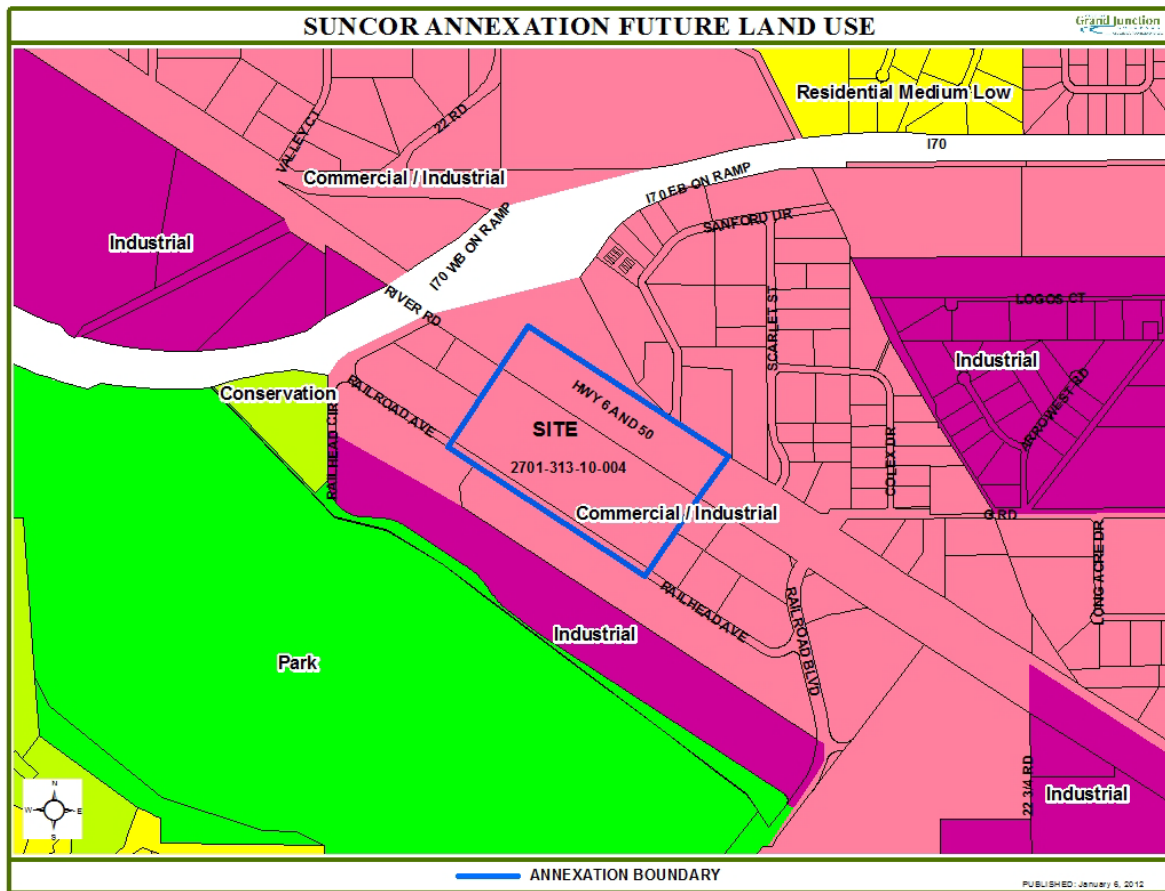
Aerial Photo Map

Figure 2



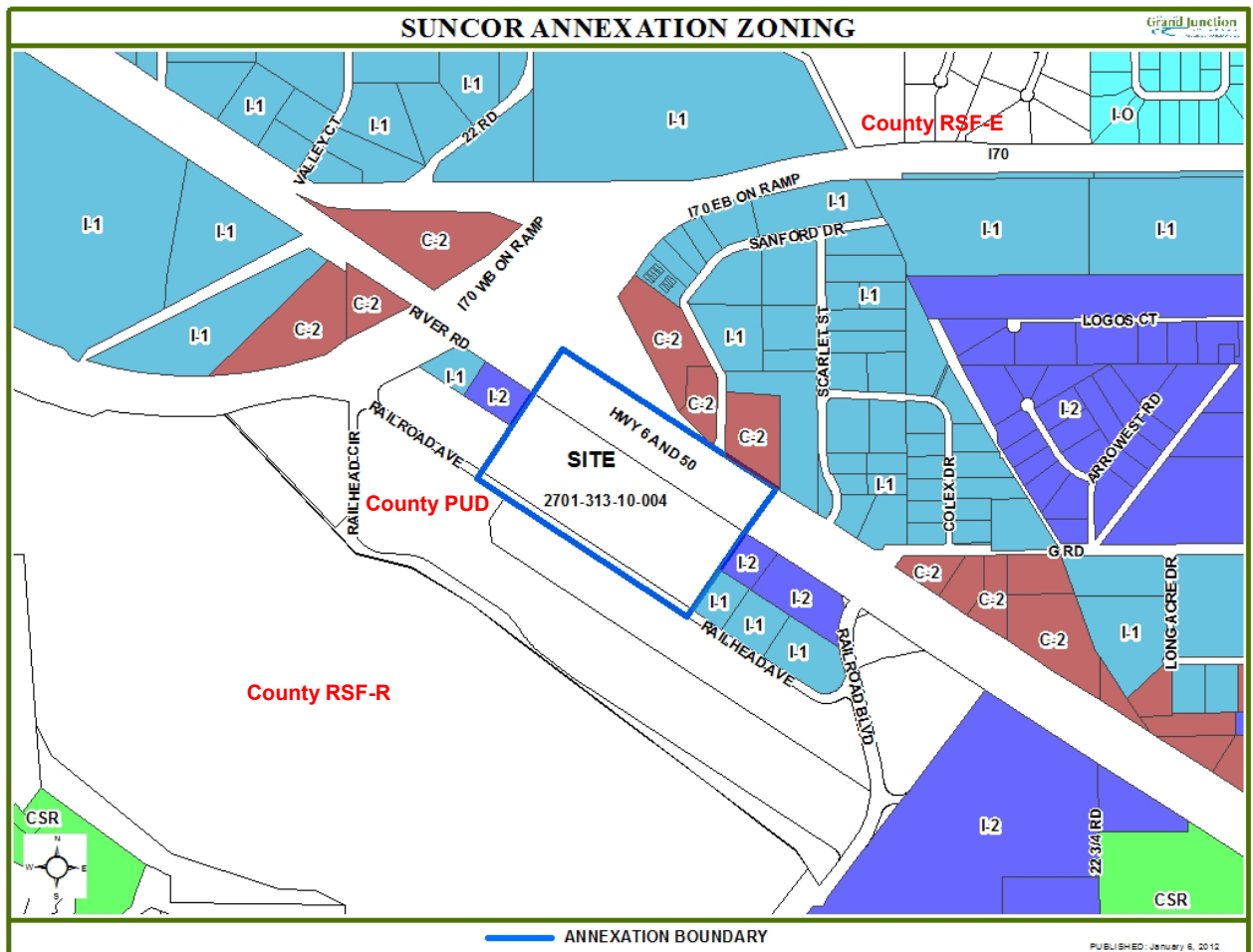
Comprehensive Plan – Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



RESOLUTION NO. MCM 97-106 1800005 0203PM 05/27/97
Planning Department No. C33-97 MONIKA TODD CLERK REG MESA COUNTY CO

APPROVAL OF A CONDITIONAL USE PERMIT (CUP) FOR THE CONOCO PRODUCTS LOADING TERMINAL

WHEREAS, Parish Ventures and Conoco, Inc., sought approval of a Conditional Use Permit (CUP) in an Planned Industrial (PI) zone in Mesa County, to wit:

(See Attachment A)

WHEREAS, the public hearing before the Board of County Commissioners were held on May 13, 1997.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA FINDS AS FOLLOWS:

That the hearings before the Board were held after proper notice;

That the project recommendation was contained in a project review dated April 4, 1997;

That the Mesa County Planning Commission made a recommendation for approval on a vote of 5-1 at the public hearing held on May 17, 1997;

That the Conditional Use Permit met with Section 10.2.1.A through 10.2.1.G of the Mesa County Land Development Code and the Mesa County Countywide Land-Use Plan.

That the approval is in accordance with the health, safety and welfare of the residents of Mesa County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN THE COUNTY OF MESA, STATE OF COLORADO:

That the Conditional Use Permit for the Conoco Products Loading Terminal, in a Planned Industrial (PI) zone is approved subject to the following stipulations and review agency comments:

1. Terminal operations will be allowed 7 days a week, 24 hours a day;
2. Submittal and approval of a revised Landscaping/Buffering/Screening Plan meeting the criteria found in Section 4.3, Site Planning Standards, of the Mesa County Land Development Code;
3. Submittal and approval of a revised Traffic Impact Study determining the impact of the rail spur crossing River Road;
4. Review agency comments contained or attached to this project review,
5. Letter from the Colorado Department of Transportation (CDOT) stating that all outstanding issues, including issuance of a Access Permit, have been mitigated; and,
6. Any expansion of the Conditional Use will require full public hearings before the Mesa County Planning Commission and the Board of County Commissioners.

PASSED AND ADOPTED THIS THE 27th DAY OF MAY, 1997.



Dorothy B. Genova
Dorothy B. Genova, Chair of the Board of Mesa County Commissioners

ATTEST:

Monika Todd
Monika Todd, County Clerk

Shirley Kelly, deputy

MECP hearing was April 17, 1997 (not May)

PROPERTY LEGAL DESCRIPTION

That part of Block One and Block Two of Rallhead Industrial Park as Amended, lying in the S.E. ¼ of Section 36, Township One North, Range Two West, and in the S.W. ¼ of Section 31, Township One North, Range One West, and in the N.W. ¼ of Section 8, Township One South, Range One West, all in the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the southeast corner of that part of said Block Two now or formerly owned by Ralph Seeley, from whence the Southwest Corner of said Section 31 bears S33°13'15"E 699.28 feet; thence S56°31'00"E on the southerly line of said Block Two 1767.92 feet; thence leaving said southerly line N33°29'00"E 670.00 feet to the northwest corner of that part of said Block One now or formerly owned by the Saad Family LLC; thence N56°31'00"W on the northerly line of said Block One 1704.94 feet; thence leaving said northerly line S33°44'18"W 267.88 feet to the northeast corner of said Seeley tract; thence S33°44'18"W 382.12 feet to the beginning, subject to all easements and rights-of-way of record. This description contains 27.17 acres more or less.

Authored by Richard A Mason, Rolland Engineering, 405 Ridges Boulevard, Grand Junction, Colorado.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE SUNCOR ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2200 RAILROAD AVENUE

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Suncor Annexation to the I-1 (Light Industrial) zone district, finding conformance with the recommended land use category as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 (Light Industrial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

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

SUNCOR ANNEXATION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 1 West, the Southeast Quarter (SE 1/4) of Section 36, Township 1 North, Range 2 West and the Northwest Quarter (NW 1/4) of Section 6, Township 1 South, Range 1 West, all in the Ute Principal Meridian, being a portion of Blocks One and Two of the Railhead Industrial Subdivision, as Amended, as same is recorded in Plat Book 13, Pages 34 and 35, Public Records of Mesa County, Colorado and being more particularly described as follows:

Bounded on the South by the South right of way for Railroad Avenue, as same is shown on said plat of Railhead Industrial Park, as Amended; bounded on the East by the West line of Loggains Annexation, City of Grand Junction Ordinance No. 3821, as same is recorded in Book 3990, Page 987, Public Records of Mesa County, Colorado and the West line of Mesa Moving Annexation, City of Grand Junction Ordinance No. 3306, as same is recorded in Book 2780, Page 17, Public Records of Mesa County, Colorado; bounded on the West by the East line and its Southerly projection that intersects the South right of way of said Railroad Avenue of Steel Inc. Annexation, City

of Grand Junction Ordinance No. 3094, as same is recorded in Book 2564, Page 86, Public Records of Mesa County, Colorado AND bounded on the North by the South line of Grand Junction West Annexation, City of Grand Junction Ordinance No. 2555, as same is recorded in Book 1876, Page 987 and the South line of Grand Junction Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556, as same is recorded in Book 1876, Page 346, both in the Public Records of Mesa County, Colorado.

CONTAINING 45.43 Acres or 1,979,142 Square Feet, more or less, as described

LESS 494,085 Square feet or 11.34 Acres, more or less, of Road Right-of-way.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



**Attach 10
CITY COUNCIL AGENDA ITEM**

Date: February 1,2012
Author: Duane Hoff Jr.
Title/ Phone Ext: Senior Buyer-1545
Proposed Schedule:
February 13, 2012
2nd Reading
(if applicable):
File # (if applicable):

Subject: Purchase of Toughbook Laptops and Mounting Units for Police Vehicles
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase Toughbook Laptops, Mounting Units, and Accessories from PCS Mobile, Denver, Colorado in the Amount of \$71,299.34
Presenter(s) Name & Title: John Camper, Police Chief Troy Smith, Deputy Police Chief

Executive Summary:

This request is for the purchase of 14 Toughbook laptops, mounting units, and accessories for existing police vehicles. This purchase will be an extension of a November 2011 contract award that resulted from a formal City of Grand Junction competitive bid process.

Background, Analysis and Options:

The mobile laptop systems for designated police vehicles are in need of both replacement and redesign to accommodate increased demands. The combination of aging mobile equipment, extreme environmental conditions and an outdated mobile application has resulted in subpar performance from the mobile systems.

The Toughbook laptops being requested are replacing existing units that will be four years old and are past their warranty period. These computers operate 365 days a year in the heat, cold, and constant jarring of the City’s Police vehicles. Because of the continuous GJPD shift cycles, these laptops are running between 9,000 and 12,500 hours of operation time -- which is equivalent to about six years of eight hour work week shifts.

With the implementation of new mobile software applications, the officers are more dependent on reliable technology in their cars than ever before. For example, the Aegis mobile application provides a continuous stream of dispatch information including calls for service, wants and warrants, maps and directions, and unit status information and location data for all officers on duty.

This purchase is an extension of a contract awarded in November of 2011 from a formal City of Grand Junction Invitation for Bid process. The original solicitation was advertised in the Daily Sentinel, posted on Bidnet (a government bid distribution website), and posted on the City of Grand Junction's website.

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

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

Continuing to update the City's police vehicles with more current and robust technology for both hardware and software, shall ensure our ability to meet the ever demanding and expanding safety needs of our community.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Funds for this purchase are included in the approved 2012 Information Technology Fund equipment replacement budget.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

The original contract award was approved by the City Manager under the purchasing limits in place at that time.

Attachments:

N/A



Date: January 30, 2012
 Author: Susan Hyatt
 Title/ Phone Ext: Senior Buyer/1513
 Proposed Schedule: Monday,
February 13, 2012
 2nd Reading: _____
 File #: _____

Attach 11
CITY COUNCIL AGENDA ITEM

Subject: Sole Source Purchase of Ferrous Chloride for Persigo Wastewater Treatment Plant
Action Requested/Recommendation: Authorize the City Purchasing Division to Award the Sole Source Purchase of Ferrous Chloride to Kemira Water Solutions of Atlanta, Georgia in the Estimated Annual Amount of \$112,000
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is for the sole source purchase of ferrous chloride, a chemical fed into the sewer system to reduce the production of hydrogen sulfide gas. Hydrogen sulfide causes deterioration of sewer pipe and foul odor.

Background, Analysis and Options:

Hydrogen sulfide is a dangerous gas that produces an acid in the sewer line which erodes concrete and sewer lines. Ferrous chloride reduces that damage and minimizes the rotten egg smell prevalent at most sewer plants. This product is a critical component in the function of the wastewater treatment system.

Purchasing policy allows for exemption from the competitive procurement process when a written determination has been made by a Department that there is only one source practicable or reasonably available.

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

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

This purchase will support the maintenance of the sewer lines throughout the system, and is consistent with the Comprehensive Plan in providing this service.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The 2012 Joint Sewer Operations budget includes this planned expenditure.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

None.

Attach 12
CITY COUNCIL AGENDA ITEM

Date: 2/8/12

Author: Mike Vendegna

Title/ Phone Ext: Parks

Superintendent / 254-3843

Proposed Schedule: February
13, 2012

2nd Reading

(if applicable): _____

File # (if applicable): _____

Subject: Nuisance Animal Services Contract for 2012

Action Requested/Recommendation: Authorize the Acting City Manager to Sign a Contract Renewal for Nuisance Animal Services with Nuisance Animal Control Services in the Amount of \$62,500

Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director

Executive Summary:

The Parks Operations Division is requesting the approval of the 2012 agreement with Nuisance Animal Control Services to provide pest control services, including the trapping and relocating of pigeons/starlings, clean up of pigeon/starling droppings, the control of nuisance wildlife, and roadkill removal. The agreement was modified this year to include a onetime cleaning of the box girders of the Redlands Parkway Bridge, which will consist of the removal of the live pigeons and pigeon carcasses. The bridge portion of this contract will be monitored and funded by the Public Works and Planning Department.

Background, Analysis and Options:

Prior to the Parks Division contracting with Nuisance Animal Control Services, the Parks staff was incurring tremendous amounts of overtime attempting to keep up with the ongoing pest control issues. In 2008, these duties were contracted out to Nuisance Animal Control Services, who has consistently surpassed the Parks Division's goals in solving the pest problem. In addition, this agreement has drastically improved the health and safety issues that were regularly occurring on Main Street and at numerous City facilities.

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

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

This nuisance contract is vital in providing pest control and cleaning maintenance to many public facilities within City limits, including Main Street, 7th Street, Stocker

Stadium/Suplizio Field, Canyon View Park, and Colorado Mesa University. The agreement also includes roadkill responsibilities for all City streets.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The 2012 agreement states the City agrees to pay Nuisance Animal Control Services a total sum of \$52,500 for the project over the one year contract period, with a payment of \$4,375 per month. In addition, a onetime payment, not to exceed \$10,000, will be paid to Nuisance Animal Control Services for services rendered at the Redlands Parkway Bridge project area. This amount, including the Redlands Parkway addition, is budgeted for in contract services.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

2012 City of Grand Junction Services Agreement with Nuisance Animal Control Services.

**CITY OF GRAND JUNCTION
SERVICES AGREEMENT**

This Agreement (“Agreement”) is made and entered into this ___ day of February 2012 by and between the City of Grand Junction, Colorado, hereinafter referred to as the “City” and Nuisance Animal Control Services, hereinafter referred to as “NACS”. Collectively the City and NACS may be referred to as the “Parties.”

WITNESSETH:

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Scope of Services. NACS agrees to provide services in accordance with the scope of services attached hereto as Exhibit A, consisting of one (1) page incorporated by this reference as if fully set forth.
2. Contract Period. This Agreement shall commence on January 1, 2012 and shall continue in full force and effect until December 31, 2012, unless sooner terminated as herein provided.
3. Early Termination. The City may terminate this Agreement at any time for nonperformance or unsatisfactory service by providing written notice of termination to NACS. Notwithstanding any other representation, either party may terminate this Agreement by providing written notice to the other. Any such notices shall be delivered at least (15) days’ prior to the termination date contained in said notice unless otherwise agreed in writing by the Parties.

All notices provided under this Agreement shall be effective when mailed, postage prepaid and sent to the following addresses:

<u>If NAC:</u>	<u>If City:</u>	<u>With Copy to:</u>
Rick Gonzalez Attorney	Mike Vendegna	John Shaver, City
P. O. Box 201 Fruita, CO 81521	2529 High Country Ct Grand Junction, CO 81501	250 N. 5 th Street Grand Junction, CO 81501

In the event of early termination by the City, NACS shall be paid for services rendered prior to the date of termination. Such payment shall be NACS’ sole right and remedy for such termination. NACS shall not claim or be entitled to claim lost profit or loss of failed commercial advantage.

4. Responsibility and Liability. NACS shall be solely responsible for the provision and coordination of services for the Pigeon/Starling Project (“Project”), as is more fully described in the attached Exhibit A. NACS shall also provide other services to control nuisance wildlife and road kill removal from the Project Area.

NACS will obtain the necessary permission from property owners to remove the pigeon/starling nests from the owners’ buildings, to set traps and to otherwise perform eradication services as more fully described in Exhibit A.

NACS shall indemnify, save and hold harmless the City, its officers and employees from all the damages whatsoever claimed by third parties, against the City, its officers and employees. This indemnity shall include but not be limited to the payment of the City's costs and reasonable attorney and expert witness fees, arising directly or indirectly out of NACS' services, including claims of personal property damage and/or personal injury.

NACS shall provide and maintain general commercial liability insurance in the minimum amount of \$500,000 combined limit, including automobile and owned/rented property and casualty insurance. NACS shall provide and maintain workers compensation insurance as required by Colorado law. The City shall be named as an additional insured on all insurance. All insurance coverage shall insure against continuing liabilities that arise during the term of this Agreement but for which a cause of action or demand may accrue thereafter in accordance with the Colorado statute of limitations.

Insurance coverage shall be shown on an Accord form(s) delivered in advance to the City Representative. No insurance coverage may be cancelled without thirty (30) days advance written notice to the City Representative.

5. Compensation. In consideration of the services to be performed pursuant to this Agreement, the City agrees to pay NACS a total sum of \$52,500 for the Project over the Contract Period, with a payment of \$4,375 per month during the Contract Period. Monthly payments shall be tendered by the City upon receipt of a billing from NACS for services adequately and fully rendered. A onetime payment, not to exceed \$10,000, will be paid to NACS for services rendered as stated on item number 7 of exhibit A, Scope of Services, for a one time project.

6. City Representative. The City designates Mike Vendegna as its representative. The designated representative shall make, within the scope of his authority, all necessary decisions with reference to the Agreement and/or services to be rendered. Any request for contract interpretation changes in services or pricing and other clarification or instruction shall be directed to the City Representative.

7. Animal Control Representative. The Representative for NACS shall be Rick Gonzalez. Mr. Gonzales shall make, within the scope of his authority, all necessary decisions with reference to the Agreement and services to be rendered.

8. Independent Contractor. NACS' services are contracted for and shall be rendered as an independent contractor. Neither NACS nor any of its staff shall become or be considered as an employee of the City of Grand Junction. The City shall not be responsible for withholding any portion of NACS' compensation due hereunder for the payment of FICA, worker's compensation, other taxes and benefits or for any other purpose.

9. Personal Services. It is understood that the City enters into this Agreement based on the special abilities of NACS and that this Agreement shall be considered as an agreement for personal services to be performed by Rick Gonzalez. Accordingly, NACS shall neither assign any responsibilities nor delegate any duties arising under this Agreement without the prior written consent of the City. NACS shall render services in accordance with a level of skill and professionalism customary to the pest animal removal and control industry and persons who customarily practice in that industry.

10. Receipt Does Not Constitute Waiver. The City's receipt and acceptance of services furnished hereunder, before or during the Project, shall not in any way relieve NACS of responsibility for the quality or completeness of the same. The City reserves the right to reasonably direct changes in NACS' means and methods of performing the Project during the Project.

11. Default. Every term and condition hereof shall be deemed a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party shall be declared in default.

12. Remedies. In the event either party is declared in default, the defaulting party shall be allowed a period of seven (7) days within which to cure said default. In the event the default remains uncorrected, the party declaring default may elect to:

- (a) terminate the Agreement;
- (b) treat the Agreement as continuing and require specific performance; or
- (c) avail itself of any remedy that it possesses as provided by this Agreement.

If the non-defaulting party commences legal or equitable action(s) against the defaulting party and the non-defaulting party substantially prevails on its claim, the defaulting party shall be liable to the non-defaulting party for the non-defaulting's party's reasonable expert witness fees and attorney fees or value of in-house counsel and costs incurred because of the default.

13. Binding Effect. This Agreement, together with the Exhibit hereto, constitutes the entire agreement between the Parties and shall be binding upon the Parties, their officers, employees and agents.

14. Law/Severability. The law of the City of Grand Junction, Mesa County, Colorado shall govern the construction, interpretation, execution and enforcement of this Agreement. In the event any court of competent jurisdiction shall hold any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Agreement. Venue for any action arising out of or under this Agreement for failure to perform under this Agreement shall be in District Court, Mesa County, Colorado.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed, intending to be bound thereby.

CITY OF GRAND JUNCTION: NUISANCE ANIMAL CONTROL SERVICES:

By: _____
Rich Englehart, Acting City Manager

By: _____
Rick Gonzalez, Owner/Operator

Approved By:

Rob Schoeber, Director
City of Grand Junction Parks and Recreation

Mike Vendegna, Park Superintendent
City of Grand Junction Parks and Recreation

EXHIBIT A

SCOPE OF WORK

Project services shall be provided in the following Project Area(s):

Corporate City Limits of the City of Grand Junction, Colorado

Project services shall include but not be limited to the following:

1. Trapping and relocating of pigeons/starlings in the Project Area as defined by this Agreement.
2. Removal of pigeon/starling nests from properties located in the Project Area.
3. Provision and installation of pigeon/starling guards on buildings located in the Project Area.
4. Clean up of pigeon/starling droppings at various sites in the Project Area as determined by NACS in consultation with the City.
5. Other services as requested or reasonably directed from the City Representative.
6. Other services NACS provides controlling nuisance wildlife and roadkill removal in the Project Area.
7. A onetime cleaning of the box girders of the Redlands Parkway Bridge. Project includes removal of live pigeons and pigeon carcasses as well as pigeon scat throughout the entire area. This project will be monitored and funded by the City of Grand Junction Public Works and Planning Department, Justin Vensel contact person.

_____ NACS

_____ City of Grand Junction



Date: February 6, 2012
 Author: Duane Hoff Jr.
 Title/ Phone Ext: Senior Buyer-1545
 Proposed Schedule:
February 13, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

**Attach 13
 CITY COUNCIL AGENDA ITEM**

Subject: Contract for Food and Beverage Services at Lincoln Park Golf Course
Action Requested/Recommendation: Authorize the City Purchasing Division to Negotiate a Contract with PAT Services, LLC to Provide Food and Beverage Services for Lincoln Park Golf Course
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is for the contract award of food, beverage, and concession services at Lincoln Park Golf Course. The previous contract was terminated in late 2011 at the previous contractor's request.

Background, Analysis and Options:

For many years, the City has worked with the private sector to provide food and beverage services to the golfing patrons of the Lincoln Park Golf Course. In late 2010, a Request for Proposal was issued to solicit food and beverage service providers interested in providing services to Tiara Rado Golf Course and/or Lincoln Park Golf Course. After review of the proposals and an interview/food tasting process, the selected provider was awarded both facilities.

In December 2011, the selected vendor terminated his contract with the City, and left the golf courses without food and beverage service.

In December of 2011 a Letter of Interest was issued by the Purchasing Division to evaluate the levels of private sector interest in either/or both of the facilities. The Purchasing Division received enough positive feedback to then issue a formal solicitation.

A Request for Proposal was issued, advertised in the Daily Sentinel, sent to the individuals that originally responded to the Letter of Interest, as well as the Chamber of Commerce, the Business Incubator Center, posted on Bidnet (a government bid distribution website), and posted on the City of Grand Junction's website.

The City received only one proposal response for food and beverage services for Lincoln Park Golf Course, from Lonnie Miller – PAT Services, LLC. An interview/food tasting was conducted and, by the end, it was evident that PAT Services, LLC was the right fit for Lincoln Park. Mr. Miller and his wife are avid golfers, former restaurant owners, and entrepreneurs. Throughout Mr. Miller’s interview, it was evident that he had a thorough understanding of the golfing community and their likes and dislikes when it comes to putting golf and food and beverage together.

The contract is expected to be for two years with an option to renew three additional years annually upon review and recommendation of the Parks and Recreation Director.

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

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

By working with the private sector to develop a sustainable and equitable “public/private” partnership, the Lincoln Park Golf Course patrons will have access to better quality food and beverage, at better prices, and all at a higher level of service.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The Contractor will pay the City 5% of gross sales of the food and beverage service at Lincoln Park Golf Course April 1st thru October 31st. The average annual revenue paid to the City over the last 4 years in \$2,530

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

The Food and Beverage Services for both Tiara Rado and Lincoln Park Golf has been discussed at previous City Council meetings and was last approved by Council in March of 2011.

Attachments:

N/A



**Attach 14
CITY COUNCIL AGENDA ITEM**

Date: February 1, 2012
Author: Jamie B. Beard & Mike Mossburg
Title/ Phone Ext: Assistant City Attorney, x 4032 & Mesa County Chief Building Official
Proposed Schedule: January 16, 2012 2nd Reading
(if applicable): February 13, 2012

Subject: An Ordinance Adopting the International Building Codes Including Building, Plumbing, Mechanical, Fuel Gas, Property Maintenance, Residential, Electrical, and Energy Conservation and Amendments Thereto
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication of Proposed Ordinance
Presenter(s) Name & Title: John Shaver, City Attorney Tim Moore, Public Works and Planning Director Mike Mossburg, Mesa County Chief Building Official

Executive Summary:

The proposed ordinance will adopt the 2012 Code Editions of the International Building, Plumbing, Mechanical, Fuel Gas, Property Maintenance, and Residential; and the 2009 Edition of the International Energy Conservation Code; plus the 2011 Edition of the National Electric Code as adopted by the State of Colorado. These codes regulate building construction. Mesa County has or soon will be adopting the same code set.

Background, Analysis and Options:

This request is for updating all the building and construction codes in place within the City of Grand Junction, eight (8) codes in all. Mesa County is in the process of adopting a similar ordinance.

The building codes currently adopted are the 2006 editions. The proposed ordinance will provide for adoption of the most current editions available, which is necessary to keep in pace with more modern construction methods, materials and techniques.

The codes under consideration are the 2012 Code Editions of the International Building, Residential, Plumbing, Mechanical, Fuel Gas, and Property Maintenance and 2009 Edition of the International Energy Conservation Code, plus the 2011 Edition of the National Electric Code as adopted by the State of Colorado.

The City of Grand Junction contracts with Mesa County to administer the building codes including licensing, permitting and inspection. In exchange for the service, Mesa County retains all revenues.

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

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

As the City and County have worked together to approve the same codes, services may be provided more efficiently and development is not favored in one area versus another. The codes are applied evenly across the valley.

Board or Committee Recommendation:

None

Financial Impact/Budget:

Nominal costs for printed materials.

Legal issues:

The City Attorney has prepared the ordinance, reviewed and approved the proposed amendments to the 2012 Code Editions. (Some changes have been made to the proposed ordinance since the original reading to clarify appropriate Code section changes.)

Other issues:

NA

Previously presented or discussed:

NA

Attachments:

Illustrated Changes to GJMC Chapter 15
Proposed Ordinance

Excerpt from the Grand Junction Municipal Code

15.12.010 Adoption of International Building Code and Standards.

(a) The International Building Code, 201206 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter “IBC” or “International Building Code”) is hereby adopted to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Building Code, 201206 Edition, are adopted:

- (1) Chapter C, Group U – Agricultural Buildings;
- (2) Chapter I, Patio Covers.

No other chapters of the Appendix are adopted.

15.12.020 Amendments to International Building Code.

The building code adopted in GJMC [15.12.010](#) is hereby amended as follows:

(a) Section 105.2: Section 105.2 is amended by the addition of the word “platforms” to Section 105.2, Item 6.

(b) Section 1098: Section 1098 is amended by the addition of Subsection 1098.7 as follows:

No fees shall be required for a building permit obtained for Agricultural Buildings, as defined at Section 202. This agricultural building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.

(c) Section 1098.2: Section 1098.2 is amended by adding the following language:

Fees shall be determined by City Council and set forth in a Resolution.

(d) Section 1098.6: Section 1098.6 is amended to establish a fee refund policy, by the addition of the following:

Building permit fees may be refunded at a rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced.

- (e) Section ~~1109~~: Section ~~1109~~ is amended by addition of Subsection ~~1109.7~~ as follows:

No inspection shall be required for a building permit obtained for Agricultural Buildings as defined at Section 202. However, this exemption is not an exception to the minimum building standards set forth in the International Building Code, nor to the other requirements for inspections for electrical, mechanical and plumbing.

- (f) Section ~~1132~~: Section ~~1132~~ is amended by deletion thereof. The Board of Appeals established in GJMC ~~15.08.010~~ shall serve as the Board of Appeals.

~~(g) Section 310: Section 310.5.1 is amended by deleting “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”~~

- (h) Section 310: Section 310.6 amended by adding at last paragraph “or shall comply with the International Residential Code.”

~~(g) Section 508: Section 508, Table 508.2 is amended to read:~~

~~Storage rooms over 100 square feet in Group I and H occupancies.~~

~~(h) Section 508: Section 508, Table 508.3.3 is amended by changing footnote b. to read:~~

~~Occupancy separation need not be provided for incidental storage areas within all occupancies that comply with the provisions of Section 508.3.2, Nonseparated occupancies, except Group I and H if the:~~

Remainder of footnote b. remains unchanged.

- (i) Table 602: Table 602 is amended by the addition of footnote f. to E occupancies.

Footnote f. _Group E Day Care occupancies that accommodate 12 or fewer persons shall have fire resistive ratings as required for International Residential Code Group R-3 occupancies.

~~(j) Section 708.4: Section 708.4 is amended by the addition of Exception #7 to read:~~

~~The wall need not extend into the crawl space in existing construction.~~

- (jk) Section 1004: Section 1004, Table 1004.1.24 is amended to change the maximum floor area allowance per occupant of agricultural building from 300 gross to 500 gross.

~~(l) Section 1704.1: Section 1704.1 is amended to change the last sentence of the first paragraph to read:~~

~~These inspections are to include the inspections specified in Section 100.~~

(~~k~~m) Chapter 30: Chapter 30 concerning elevators, moving walks, escalators, or dumbwaiters is amended by amending Section 3001.1 as follows and adding four new sections and subsections to read as follows:

3001.1 Scope. This chapter governs the design, construction, installations, alterations, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefor and providing procedures for the inspection and maintenance of such conveyances.

SECTION 30097

PERMITS & CERTIFICATES OF INSPECTION

30097.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII of ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

30097.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with Part X of ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010.

Exception: Certificates of Inspection shall not be required for conveyances within a dwelling unit.

30097.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

30097.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

30097.5 Fees. A fee for each permit shall be paid to the building official as prescribed in the jurisdiction Permit Fee Schedule which shall be determined by City Council and set forth in a Resolution.

SECTION 30108

DESIGN

30108.1 Detailed requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

SECTION 30109

REQUIREMENTS FOR OPERATION AND MAINTENANCE

30109.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

30109.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

30109.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

30109.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

SECTION 30120

UNSAFE CONDITIONS

30129.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

(~~1A~~) Section 3109.4: Section 3109.4 is amended by deletion thereof.

15.16.010 Adoption of National Electrical Code.

The National Electrical Code, ~~2005 Edition~~, as promulgated by the National Fire Protection Association Inc., One Batterymarch Park, Quincy, Massachusetts 02269 and as adopted by the State of Colorado and pursuant to Title 12, Article 23, C.R.S.

Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by City Council and set forth in a resolution.

15.20.010 Adoption of International Plumbing Code.

(a) The International Plumbing Code, 2012 Edition, as published by the International Code Council, Inc. together with amendments as set forth below (hereafter "IPC" or "International Plumbing Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, and maintenance of plumbing systems within the jurisdiction.

(b) The following chapters of the Appendix of the International Plumbing Code, 201206 Edition, are adopted:

- (1) Appendix B – Rates of Rain Fall for Various Cities;
- (2) Appendix E – Sizing of Water Piping Systems.

No other chapters of the Appendix are adopted.

15.20.020 Amendments to International Plumbing Code.

The plumbing code adopted in GJMC 15.20.010~~Section 8-54~~ is hereby amended as follows:

(a) Section 106.5.6 is amended by deletion of the first paragraph.

(ba) Section 106.6: Section 106.6 is amended by deletion of the section and replacing with the following:

Section 106.6 Permit fees. A fee for each permit shall be as determined by City Council and set forth in a Resolution.

(c) Section 108.4 is amended by deletion of the section and replaced with the following:

Section 108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

(b) Section 109: Section 109 is amended by deletion of the section and replacing with the following:

Section 109, Subsection 109.1. The Board of Appeals as established in GJMC 15.08.010 shall serve as the Board of Appeals.

15.24.010 Adoption of International Mechanical Code.

(a) The International Mechanical Code, 201206 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IMC" or "International Mechanical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the jurisdiction.

(b) The following chapters of the Appendix of the International Mechanical Code, 200612 Edition, are adopted:

(1) Appendix A, Combustion Air Openings and Chimney Pass-Throughs.

No other chapters of the Appendix are adopted.

15.28.010 Adoption of International Fuel Gas Code.

(a) The International Fuel Gas Code, 201206 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IFGC" or "International Fuel Gas Code") is hereby adopted for the control of buildings and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Fuel Gas Code, 201206 Edition, are adopted:

- (1) Chapter A, Sizing and Capacities of Gas Piping;
- (2) Chapter B, Sizing of Vent Systems;
- (3) Chapter C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

No other chapters of the Appendix are adopted.

15.28.020 Amendments to International Fuel Gas Code.

The fuel gas code adopted in GJMC [15.28.010](#) is hereby amended as follows:

- (a) Section 106.5.2: Section 106.5.2 is amended by deletion of the section and replacement with the following:

Section 106.5.2 Fee schedule. Fees shall be as determined by City Council and set forth in a Resolution.

- (b) Section 108.4: Section 108.4 is amended by deletion of the section and replacing with the following:

Section 108.4 Violations penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC [15.08.050](#).

- (c) Section 109: Section 109 is amended by deletion thereof. The Board of Appeals established in GJCM 15.08.010 shall serve as the Board of Appeals.

- ~~(d) Section 404.4: Section 404.4 is amended by deletion and replacing with the following:~~

~~Section 404.4 Piping through foundation wall. Underground piping outside of buildings shall terminate at exterior aboveground locations and shall enter buildings in exposed locations.~~

15.32.010 Adoption of International Property Maintenance Code.

The International Property Maintenance Code, 2012~~06~~ Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IPMC" or "International Property Maintenance Code") is hereby adopted for the control of buildings and structures within the jurisdiction.

15.32.020 Amendments to International Property Maintenance Code.

The property maintenance code, adopted in GJMC [15.32.010](#), is hereby amended as follows:

- (a) Section 108.1.3: Section 108.1.3 is amended by the deletion of the words "vermin or rat infested."

(b) Section 111: Section 111 is amended by the deletion of the words and replaced with:

The Board of Appeals established in GJMC [15.08.010](#) shall serve as the Board of Appeals.

(c) Section 302: Section 302 is amended by deletion thereof.

(d) Section 303: Section 303 is amended by deletion thereof.

(e) Section [3087](#): Section [3087](#) is amended by deletion thereof.

(f) Section [3098](#): Section [3098](#) is amended by deletion thereof.

15.36.010 Adoption of International Residential Code.

(a) The International Residential Code, 20[1206](#) Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IRC" or "International Residential Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height within the jurisdiction.

(b) The following chapters of the Appendix of the International Residential Code, 20[1206](#) Edition, are adopted:

- (1) Appendix A, Sizing and Capacities of Gas Piping;
- (2) Appendix B, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances Listed For Use With Type B Vents;
- (3) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
- (4) Appendix D, Recommended Procedures for Safety Inspections of Existing Appliance Installations;
- (5) Chapter H, Patio Covers;
- (6) Appendix Q, ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference.

No other chapters of the Appendix are adopted.

15.36.020 Amendments to International Residential Code.

The residential code adopted in GJMC [15.36.010](#) is hereby amended as follows:

~~(a) Section R105.2: Section R105.2, Item 1, is amended by deleting the words “120 square feet” and replacing with “200 square feet.”~~

(ab) Section R105.2: Section R105.2, Item 5, is amended to read:

Sidewalks, Driveways and Platforms not more than 30 inches above adjacent grade and not over any basement or story below.

(be) Section R105.2: Section R105.2 is amended by addition of the following new subsections:

Building Item ~~119~~. Re-siding of building regulated by this code.

Building Item ~~124~~. Re-roofing of buildings regulated by this code that do not exceed the limits of Section R907.3.

(ce) Section R105.3.1.1: Section R105.3.1.1 is amended by deletion thereof.

(de) Section R106.3.1: Section R106.3.1 is amended by deletion of the first sentence of first paragraph. The Building Official shall retain one set of construction documents so reviewed.

(ef) Section R106.5: Section R106.5 is amended by deletion thereof.

(fg) Section R108.2: Section R108.2 is amended by deletion of the section and replacing with the following:

Section R108.2 Fee schedule. Fees shall be as determined by City Council and set forth in a Resolution.

(gh) Section R112: Section R112 is amended by deletion thereof. The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(hi) Table R302.1: Table R302.1(1) Exterior Walls is amended by changing the following:

Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet

Projections (fire resistance rated) Minimum Fire Separation Distance = 2 feet

Projections (not fire resistance rated) Minimum Fire Separation = 3 feet

Openings (unlimited) Minimum Fire Separation = 3 feet

Openings (deleted 25%) Maximum Wall Area/0 Hours/3 feet

Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.417-3 and at 3 feet or greater, no requirements.

(i) Section R302.2: Amend Section R302.2 by adding and amending the following:

For the purpose of this section, "townhouse" shall include two (2) or more attached units as defined in Section R202.

In the Exception amend 1-hour to read 2-hour.

(j) Section R303.1: Section R303.1, Exception #3 is amended by deletion and replacing with the following:

Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation provided the space has adequate openings to the outside.

(k) Section R309.13: Section R309.13 is amended by deletion of the second paragraph.

(l) Section R309.5: Section R309.5 is amended by deletion thereof.

(m) Section R313: Section R313 is amended by the deletion thereof.

(n) Section R317: Section R317 is amended with the addition of:

For the purpose of this section, townhouse shall include two or more attached units as defined in Section R202.

(n) Section R408.2: Section R408.2 Openings for under floor ventilation is amended by the addition of exception #1 to read:

The total area of ventilation openings may be reduced to 1/1,500 of under floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

(o) Section R908: The IRC is amended to add Section R908. Roof Covering Requirements in Wildfire Hazard Areas with the following subsections:

Section R908.1: Section R908.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).

Section R908.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL 790 or Fire-retardant-treated shingles or shakes treated in accordance with AWPA C1.

Section R908.3. Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Hazard Area.

(p) Part IV-Energy Conservation, chapter 11: Chapter 11 is amended by the deletion thereof in its entirety and replacing with the following:

See 2009 International Energy Conservation Code as adopted for energy code requirements.

15.40.010 Adoption of International Energy Conservation Code.

The International Energy Conservation Code, 2009~~6~~ Edition, promulgated by the International Code Council, Inc. (hereafter "IECC" or "International Energy Conservation Code") be and is hereby adopted as the code for the City of Grand Junction regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of the building envelope, mechanical, lifting and power systems in the City of Grand Junction.

15.40.020 Amendments to International Energy Conservation Code.

The energy conservation code adopted in GJMC 15.40.010 is hereby amended as follows:

- (a) Section 107: Section 107 is deleted.
- (b) Section 108: Section 108 is deleted.
- (c) Section 109: Section 109 is deleted.
- (d) Section 402.5: Section 402.5 is deleted.
- (e) Section 403.2.2: Section 403.2.2 is deleted.
- (f) Section 404: Section 404 is deleted in its entirety.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRIC CODE, AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE TO BE APPLIED THROUGHOUT THE CITY OF GRAND JUNCTION WITH CERTAIN AMENDMENTS REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE CITY OF GRAND JUNCTION; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health safety and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The International Codes, which are hereby adopted, are the state of the art. The Codes are mutually adopted by the City and Mesa County, which provides for efficient building and enforcement practices. As well, the International Codes are increasingly common in many communities, which further increase the benefits of standardization. This ordinance and the codes which it adopts regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Grand Junction.

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

Chapter 15 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.12.010 Adoption of International Building Code and Standards.

(a) The International Building Code, 2012 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IBC" or "International Building Code") is hereby adopted to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and

controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Building Code, 2012 Edition, are adopted:

- (1) Chapter C, Group U – Agricultural Buildings;
- (2) Chapter I, Patio Covers.

No other chapters of the Appendix are adopted.

15.12.020 Amendments to International Building Code.

The building code adopted in GJMC [15.12.010](#) is hereby amended as follows:

(a) Section 105.2: Section 105.2 is amended by the addition of the word “platforms” to Section 105.2, Item 6.

(b) Section 109: Section 109 is amended by the addition of Subsection 109.7 as follows:

No fees shall be required for a building permit obtained for Agricultural Buildings, as defined at Section 202. This agricultural building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.

(c) Section 109.2: Section 109.2 is amended by adding the following language:

Fees shall be determined by City Council and set forth in a Resolution.

(d) Section 109.6: Section 109.6 is amended to establish a fee refund policy, by the addition of the following:

Building permit fees may be refunded at a rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced.

(e) Section 110: Section 110 is amended by addition of Subsection 110.7 as follows:

No inspection shall be required for a building permit obtained for Agricultural Buildings as defined at Section 202. However, this exemption is not an exception to the minimum building standards set forth in the International Building Code, nor to the other requirements for inspections for electrical, mechanical and plumbing.

- (f) Section 113: Section 113 is amended by deletion thereof. The Board of Appeals established in GJMC [15.08.010](#) shall serve as the Board of Appeals.
- (g) Section 310: Section 310.5.1 is amended by deleting “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”
- (h) Section 310: Section 310.6 amended by adding at last paragraph “or shall comply with the International Residential Code.”
- (i) Table 602: Table 602 is amended by the addition of footnote f. to E occupancies.

Footnote f. Group E Day Care occupancies that accommodate 12 or fewer persons shall have fire resistive ratings as required for International Residential Code occupancies.

- (j) Section 1004: Section 1004, Table 1004.1.2 is amended to change the maximum floor area allowance per occupant of agricultural building from 300 gross to 500 gross.
- (k) Chapter 30: Chapter 30 concerning elevators, moving walks, escalators, or dumbwaiters is amended by amending Section 3001.1 as follows and adding four new sections and subsections to read as follows:

3001.1 Scope. This chapter governs the design, construction, installations, alterations, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefore and providing procedures for the inspection and maintenance of such conveyances.

SECTION 3009

PERMITS & CERTIFICATES OF INSPECTION

3009.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII of ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

3009.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with Part X of ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010.

Exception: Certificates of Inspection shall not be required for conveyances within a dwelling unit.

3009.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

3009.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3009.5 Fees. A fee for each permit shall be paid to the building official as prescribed in the jurisdiction Permit Fee Schedule which shall be determined by City Council and set forth in a Resolution.

SECTION 3010

DESIGN

3010.1 Detailed requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

SECTION 3011

REQUIREMENTS FOR OPERATION AND MAINTENANCE

3011.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

3011.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

3011.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

3011.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

SECTION 3012

UNSAFE CONDITIONS

3012.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to

render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

- (l) Section 3109.4: Section 3109.4 is amended by deletion thereof.

15.16.010 Adoption of National Electrical Code.

The National Electrical Code as promulgated by the National Fire Protection Association Inc., One Batterymarch Park, Quincy, Massachusetts 02269 and as adopted by the State of Colorado and pursuant to Title 12, Article 23, C.R.S.

Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by City Council and set forth in a resolution.

15.20.010 Adoption of International Plumbing Code.

(a) The International Plumbing Code, 2012 Edition, as published by the International Code Council, Inc. together with amendments as set forth below (hereafter "IPC" or "International Plumbing Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, and maintenance of plumbing systems within the jurisdiction.

(b) The following chapters of the Appendix of the International Plumbing Code, 2012 Edition, are adopted:

- (1) Appendix B – Rates of Rain Fall for Various Cities;
- (2) Appendix E – Sizing of Water Piping Systems.

No other chapters of the Appendix are adopted.

15.20.020 Amendments to International Plumbing Code.

The plumbing code adopted in GJMC 15.20.010 is hereby amended as follows:

- (a) Section 106.5.6 is amended by deletion of the first paragraph.
- (b) Section 106.6: Section 106.6 is amended by deletion of the section and replacing with the following:

Section 106.6 Permit fees. A fee for each permit shall be as determined by City Council and set forth in a Resolution.

- (c) Section 108.4 is amended by deletion of the section and replaced with the following:

Section 108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.(b) Section 109: Section 109 is amended by deletion of the section and replacing with the following:

Section 109, Subsection 109.1. The Board of Appeals as established in GJMC [15.08.010](#) shall serve as the Board of Appeals.

15.24.010 Adoption of International Mechanical Code.

(a) The International Mechanical Code, 2012 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter “IMC” or “International Mechanical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the jurisdiction.

(b) The following chapters of the Appendix of the International Mechanical Code, 2012 Edition, are adopted:

- (1) Appendix A, Combustion Air Openings and Chimney Pass-Throughs.

No other chapters of the Appendix are adopted.

15.28.010 Adoption of International Fuel Gas Code.

(a) The International Fuel Gas Code, 2012 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter “IFGC” or “International Fuel Gas Code”) is hereby adopted for the control of buildings and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Fuel Gas Code, 2012 Edition, are adopted:

- (1) Chapter A, Sizing and Capacities of Gas Piping;

- (2) Chapter B, Sizing of Vent Systems;
- (3) Chapter C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

No other chapters of the Appendix are adopted.

15.28.020 Amendments to International Fuel Gas Code.

The fuel gas code adopted in GJMC [15.28.010](#) is hereby amended as follows:

- (a) Section 106.5.2: Section 106.5.2 is amended by deletion of the section and replacement with the following:

Section 106.5.2 Fee schedule. Fees shall be as determined by City Council and set forth in a Resolution.

- (b) Section 108.4: Section 108.4 is amended by deletion of the section and replacing with the following:

Section 108.4 Violations penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC [15.08.050](#).

- (c) Section 109: Section 109 is amended by deletion thereof. The Board of Appeals established in GJCM 15.08.010 shall serve as the Board of Appeals.

15.32.010 Adoption of International Property Maintenance Code.

The International Property Maintenance Code, 2012 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IPMC" or "International Property Maintenance Code") is hereby adopted for the control of buildings and structures within the jurisdiction.

15.32.020 Amendments to International Property Maintenance Code.

The property maintenance code, adopted in GJMC [15.32.010](#), is hereby amended as follows:

- (a) Section 108.1.3: Section 108.1.3 is amended by the deletion of the words "vermin or rat infested."

(b) Section 111: Section 111 is amended by the deletion of the words and replaced with:

The Board of Appeals established in GJMC [15.08.010](#) shall serve as the Board of Appeals.

(c) Section 302: Section 302 is amended by deletion thereof.

(d) Section 303: Section 303 is amended by deletion thereof.

(e) Section 308: Section 308 is amended by deletion thereof.

(f) Section 309: Section 309 is amended by deletion thereof.

15.36.010 Adoption of International Residential Code.

(a) The International Residential Code, 2012 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IRC" or "International Residential Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height within the jurisdiction.

(b) The following chapters of the Appendix of the International Residential Code, 2012 Edition, are adopted:

(1) Appendix A, Sizing and Capacities of Gas Piping;

(2) Appendix B, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances Listed For Use With Type B Vents;

(3) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;

(4) Appendix D, Recommended Procedures for Safety Inspections of Existing Appliance Installations;

(5) Chapter H, Patio Covers;

(6) Appendix Q, ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference.

No other chapters of the Appendix are adopted.

15.36.020 Amendments to International Residential Code.

The residential code adopted in GJMC [15.36.010](#) is hereby amended as follows:

- (a) Section R105.2: Section R105.2, Item 5, is amended to read:

Sidewalks, Driveways and Platforms not more than 30 inches above adjacent grade and not over any basement or story below.

- (b) Section R105.2: Section R105.2 is amended by addition of the following new subsections:

Building Item 11. Re-siding of building regulated by this code.

Building Item 12. Re-roofing of buildings regulated by this code that do not exceed the limits of Section R907.3.

- (c) Section R105.3.1.1: Section R105.3.1.1 is amended by deletion thereof.

- (d) Section R106.3.1: Section R106.3.1 is amended by deletion of the first sentence of first paragraph. The Building Official shall retain one set of construction documents so reviewed.

- (e) Section R106.5: Section R106.5 is amended by deletion thereof.

- (f) Section R108.2: Section R108.2 is amended by deletion of the section and replacing with the following:

Section R108.2 Fee schedule. Fees shall be as determined by City Council and set forth in a Resolution.

- (g) Section R112: Section R112 is amended by deletion thereof. The Board of Appeals established in GJMC [15.08.010](#) shall serve as the Board of Appeals.

- (h) Table R302.1: Table R302.1(1) Exterior Walls is amended by changing the following:

Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet

Projections (fire resistance rated) Minimum Fire Separation Distance = 2 feet

Projections (not fire resistance rated) Minimum Fire Separation = 3 feet

Openings (unlimited) Minimum Fire Separation = 3 feet

Openings (deleted 25%) Maximum Wall Area/0 Hours/3 feet

Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.

- (i) Section R302.2: Amend Section R302.2 by adding and amending the following:

For the purpose of this section, "townhouse" shall include two (2) or more attached units as defined in Section R202.

In the Exception amend 1-hour to read 2-hour.

- (j) Section R303.1: Section R303.1, Exception #3 is amended by deletion and replacing with the following:

Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation provided the space has adequate openings to the outside.

- (k) Section R309.1: Section R309.1 is amended by deletion of the second paragraph.

- (l) Section R309.5: Section R309.5 is amended by deletion thereof.

- (m) Section R313: Section R313 is amended by the deletion thereof.

- (n) Section R317: Section R317 is amended with the addition of:

For the purpose of this section, townhouse shall include two or more attached units as defined in Section R202.

- (o) Section R908: The IRC is amended to add Section R908. Roof Covering Requirements in Wildfire Hazard Areas with the following subsections:

Section R908.1: Section R908.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).

Section R908.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL 790 or Fire-retardant-treated shingles or shakes treated in accordance with AWPA C1.

Section R908.3. Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Hazard Area.

(p) Part IV-Energy Conservation, chapter 11: Chapter 11 is amended by the deletion thereof in its entirety and replacing with the following:

See 2009 International Energy Conservation Code as adopted for energy code requirements.

15.40.010 Adoption of International Energy Conservation Code.

The International Energy Conservation Code, 2009 Edition, promulgated by the International Code Council, Inc. (hereafter "IECC" or "International Energy Conservation Code") be and is hereby adopted as the code for the City of Grand Junction regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of the building envelope, mechanical, lifting and power systems in the City of Grand Junction.

15.40.020 Amendments to International Energy Conservation Code.

The energy conservation code adopted in GJMC [15.40.010](#) is hereby amended as follows:

- (a) Section 107: Section 107 is deleted.
- (b) Section 108: Section 108 is deleted.
- (c) Section 109: Section 109 is deleted.
- (d) Section 402.5: Section 402.5 is deleted.
- (e) Section 403.2.2: Section 403.2.2 is deleted.

(f) Section 404: Section 404 is deleted in its entirety.

Miscellaneous Provisions:

(a) *Adoption of Codes Unamended.* All Sections of the referenced Codes not specifically amended by this Ordinance are adopted as published.

(b) *Conflicts and Permits Previously Issued.* Any and all Resolutions and/or Ordinances or parts thereof in conflict herewith to the extent of such conflicts or inconsistencies are hereby amended; provided, however, this ordinance shall not affect the construction of buildings for which Permits were issued prior to the effective date of this Ordinance and all Buildings now under construction pursuant to existing Permits shall be constructed in conformance with the Building Codes applicable at the time of issuance of said permit; provided further however, that no construction authorized by an existing Permit shall be altered without complying with the newly adopted Building codes. Nor shall the adoption of this Code prevent the prosecution of violations of any prior Resolution or Ordinance adopting prior Building Codes, which occurred prior to the effective date of this Ordinance. Where this Ordinance and the Codes adopted herein by reference are in conflict with other resolutions or ordinances of the City of Grand Junction the more restrictive provision shall apply.

(c) *Copies of Code Available for Inspection.* At least one copy of each of the Codes adopted herein, all certified to be true copies, shall remain on file with the City Clerk. At least three (3) copies of each of the Codes hereby adopted; all certified to be true copies, are now and shall remain on file with the Mesa County Building Department.

(d) *Invalidity in Part.* If any part, section, subsection, sentence, clause or phrase of this Ordinance or of the Codes adopted herein is for any reason held to be invalid, such decisions shall not affect the validity of remaining sections of this Ordinance or of the Codes adopted herein, the City Council hereby declares that it would have passed the Ordinance and adopted said Codes in each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid. Should any portion of this Ordinance or Codes adopted herein be declared invalid then to the extent of such invalidity the prior Code shall not be found, deemed or determined to be repealed so as to continue the provisions of the Code in effect for any portions of this Ordinance and Codes adopted thereby which may be declared invalid or unenforceable.

(e) The remaining sections in Chapter 15 not specifically set forth herein shall remain in full force and effect.

Repeal of Conflicting Provisions:

All other resolutions or ordinances in conflict herewith are hereby repealed except as otherwise provided herein.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code and the International Energy Conservation Code, with certain amendments is scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction Colorado on February 13, 2012 at 7:00 P.M. and the City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in 31-16-201 *et. seq.* C.R.S.

At least one copy of the Codes, as described herein together with certain amendments thereto all certified to be true copies, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado. At least one copy of each Code including the appendices thereto, together with certain amendments, all certified to be true and correct, shall be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, holidays excepted.

Introduced the 16th day of January, 2012.

Passed on second reading this _____ day of _____, 2012.

Attest:

President of the Council

City Clerk



Date: February 6, 2012
 Author: Jamie B. Beard
 Title/ Phone Ext: Assistant City Attorney, x 4032
 Proposed Schedule:
January 16, 2012
 2nd Reading
 (if applicable): February 13, 2012
 File # (if applicable):

**Attach 15
 CITY COUNCIL AGENDA ITEM**

Subject: An Ordinance Adopting the International Fire Code 2012 Edition with Amendments
Action Requested/Recommendation: Hold a Public hearing and Consider Final Passage and Final Publication of Proposed Ordinance
Presenter(s) Name & Title: John Shaver, City Attorney Ken Watkins, Fire Chief

Executive Summary:

The 2012 edition of the International Fire Code (“IFC 2012”) is the updated version of the 2006 edition of the International Fire Code which is presently part of the Grand Junction Municipal Code found in Chapter 15.44. The IFC 2012 is part of the 2012 International Code set currently being considered for adoption by the City. Mesa County has or soon will be adopting the same code set.

Background, Analysis and Options:

Prior to the year 2000, there were three major codes used in the United States. They were the BOCA, Southern and the Uniform codes. In 1999 the three code organizations merged to form one family of codes, which are known as the International Codes, to be used throughout the country. City Council adopted the 2000 edition of the International Codes in December 2000; the 2006 edition was adopted by City Council replacing the 2000 edition in January 2007; that 2006 edition has been revised and updated by the International Code Council with the proposed 2012 edition.

The IFC 2012 was published in 2011 and has been reviewed by staff. The IFC 2012 has made changes for clarification and has been reorganized for ease of use. The compatible sections of the International Building Code and International Fire Code contain identical language.

There are a few minor additions and changes recommended by staff to the IFC 2012 regarding general safety provisions for open burn, bonfires, recreational fires and portable outdoor fireplaces. All other code amendments previously adopted as part of

the 1994 Uniform Fire Code, the International Fire Code 2000 Edition, and or the International Fire Code 2006, which are carried over to be part of the IFC 2012.

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

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

As the City provides fires services throughout the valley, it is efficient and consistent for operations that the same fire code applies throughout the service territory.

Board or Committee Recommendation:

No Board or Committee reviewed, but it was reviewed by the Fire Department staff with supervision from the Fire Chief.

Financial Impact/Budget:

Nominal costs for printed materials.

Legal issues:

The City Attorney has prepared the ordinance, reviewed and approved the proposed amendments to the IFC 2012.

Other issues:

NA

Previously presented or discussed:

Setting a Hearing on January 16, 2012

Attachments:

Illustrated Changes to GJMC Chapter 15.44
Proposed Ordinance

Excerpt from the Municipal Code

15.44.010 Adoption of International Fire Code.

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, and chemical release, the International Fire Code (hereinafter "International Code" or "International Fire Code"), promulgated by the International Code Council, [500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001](#)~~5203 Leesburg Pike, Suite 708, Falls Church, Virginia~~, including Appendices Chapters B, C, D, E, [F, G, H, I, and FJ](#), 2006~~12~~ Edition, except such portions as are hereinafter deleted, modified or amended by GJMC [15.44.040](#) are hereby adopted. Not less than one copy of the International Fire Code is filed in the office of the City Clerk. From the date on which this chapter shall take effect, the provisions of the International Code shall be controlling within the limits of the City of Grand Junction, Colorado.

15.44.040 Amendments to the International Fire Code.

The International Fire Code is amended and changed in the following respects:

(a) Add a section to read:

105.1.4 Permit Fees. Permit rates and fees shall be as adopted by City Council by resolution.

(b) Section 105.6, Required Operational Permits. Section 105.6 is amended by adding an additional paragraph to read:

An operational permit is not required for the following activities as set forth in the following titles under Section 105.6:

[105.6.2 Amusement buildings](#)

105.6.3 Aviation facilities

105.6.4 Carnivals and fairs

105.6.5 Cellulose nitrate film

105.6.6 Combustible dust-producing operations

105.6.7 Combustible fibers

105.6.9 Covered mall buildings

105.6.11 Cutting and welding

105.6.12 Dry cleaning plants

105.6.13 Exhibits and trade shows

105.6.15 Fire hydrants and valves

105.6.17 Floor finishing

105.6.18 Fruit and crop ripening

105.6.19 Fumigation and ~~thermal~~ insecticidal fogging

105.6.21 HPM facilities

105.6.23 Hot work operations

105.6.24 Industrial ovens

105.6.25 Lumber yards and woodworking plants

105.6.26 Liquid- or gas-fueled vehicles or equipment in assembly buildings

105.6.29 Miscellaneous combustible storage

105.6.32 Open flames and candles

105.6.34 Places of assembly

105.6.35 Private fire hydrants

105.6.38 Refrigeration equipment

105.6.39 Repair garages and motor fuel dispensing facilities

105.6.40 Rooftop heliports

105.6.42 Storage of scrap tires and tire byproducts

105.6.43 Temporary membrane structures, ~~and~~ tents, ~~and canopies~~

105.6.44 Tire-rebuilding plants

105.6.45 Waste handling

105.6.46 Wood products

(c) Section 202 General Definitions. Section 202 Residential Group R-3 Care facilities within a dwelling shall be amended to read as follows:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

(d) Section 202 General Definitions. Section 202 Residential Group R-4 the last paragraph shall be amended to read as follows:

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code or shall comply with the International Residential Code.

(e) Section 307.1 General. Section 307.1 is deleted and replaced with:

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning, bonfire, recreational fire, or portable outdoor fireplace unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

307.1.1 Prohibited burning. Open burning, bonfires, recreational fires and portable outdoor fire places shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Burning is not permitted when sustained winds exist or when a red flag warning has been issued by the National Weather Service.

Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

307.1.2 Location of burning. No person shall burn upon the land of another without permission of the owner thereof.

307.1.3 Burn restrictions and burn bans. The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

(f) Section 307.3 Extinguishment authority. Section 307.3 is deleted and replaced with:

307.3 Extinguishment authority. When open burning, bonfires, recreational fires, or use of portable outdoor fireplaces creates or adds to a hazardous situation; or when parameters set forth in this code have not been followed, or a required permit for open burning or bonfire has not been obtained, the fire code official is authorized to order the extinguishment of the open burning, bonfire, recreational fire or portable outdoor fireplace operation. Extinguishment may be by the permit holder, another competent person, or the fire department.

(g) Section 307.4.1 Bonfires. Section 307.4.1 is deleted and replaced with:

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition. The total fuel

[area of a bonfire shall not be greater than 8 feet \(2440 mm\) in diameter and 4 feet \(1220 mm\) in height unless approved by the fire code official.](#)

(h) Section 311.1.1, Abandoned Premises. Section 311.1.1 is deleted and replaced with:

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code, ~~2006 Edition,~~ and the International Building Code, ~~2006 Edition.~~

(i) Section 311.3, Removal of Combustibles. Section 311.3 shall be amended by addition of the following subsections:

311.3.1 In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials, abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail addressed to the last known address of the owner of such building, which shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the City Manager may then proceed to have the work done as soon as practicable. The costs of such work shall be collected by the City Manager in accordance with the provisions of the International Property Maintenance Code. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense.

311.3.2 The City Manager, as soon as may be practicable after such charge is made, shall send by mail, addressed to the last known address of the owner of such property, a notice of such assessment. The notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.

311.3.3 It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice, and in case of his failure to do so, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this article, then it shall be the duty of the City Manager to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year, to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection. All of the laws of the

State of Colorado for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

311.3.4 The fact that assessments have been made against property as provided in this article for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of GJMC [1.04.090](#), but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

(je) Section 503.1, Where Required. Section 503.1 is amended by addition of the following:

The Fire Chief may be guided by the City of Grand Junction *Traffic Engineering Design Standards* and by Appendix D of this code for more detailed design requirements and alternative designs.

(kf) Section 503.2.1, Dimensions. Section 503.2 is amended by the addition of two additional subsections, numbered 503.2.1.1 and 503.2.1.2, at the end thereof to read:

503.2.1.1 Fire apparatus access roads may, notwithstanding the foregoing paragraphs, have an unobstructed width of not less than sixteen feet ([16'](#)) if constructed as a loop ("fire loop lane"), as indicated in the diagram shown below and if all of the following conditions are met:

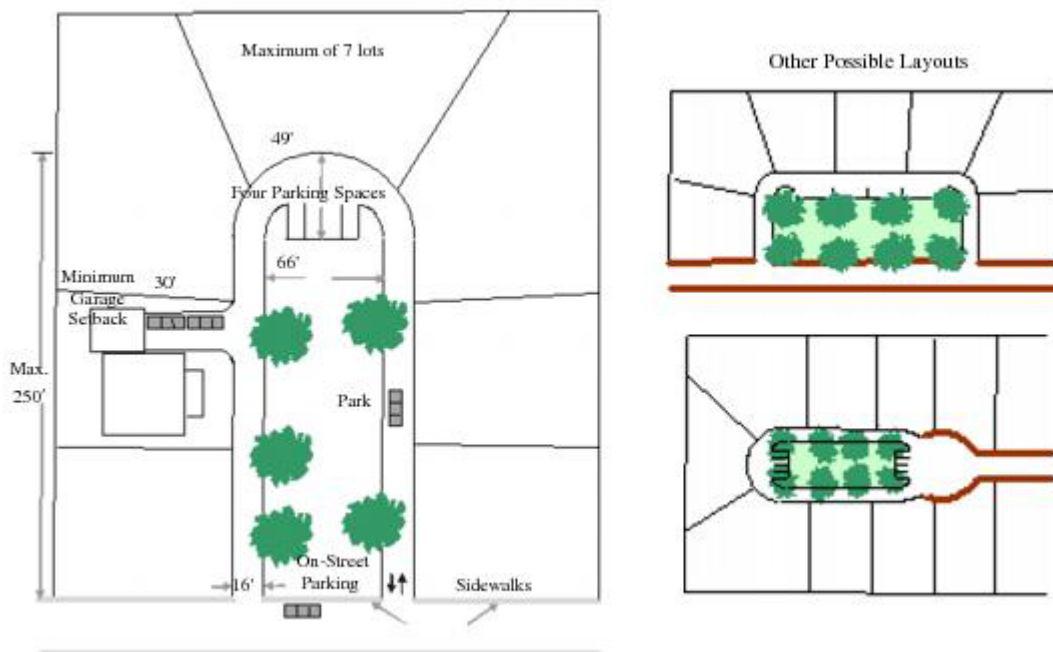
1. Not more than seven single family residences obtain access from the fire loop lane;
2. The sixteen foot wide fire loop lane shall consist of an all-weather clear surface;
3. No curve on any portion of the flow line of the fire loop lane shall have an inside radius of less than thirty-three feet (33') and an outside radius of less than forty-eight feet (48'). "Flow line" means the area between the curbs or equivalent if curbs are not present;
4. No portion of the fire loop lane shall extend more than two hundred and fifty feet (250') from the abutting street right-of-way;
5. A minimum of four parking spaces shall be constructed at the end of the fire loop lane, as indicated on the diagram;
6. The fire loop lane and parking stalls, as indicated on the diagram, are dedicated to and maintained by the City;
7. Two-way traffic is allowed;
8. "No parking" signs and markings, as required by the City, are installed and maintained so that no parking is allowed between the curbs on any traveled portion of the fire loop lane;

9. Corner lots that front the fire loop lane and the abutting street shall be required to only obtain access from the fire loop lane;

10. No garage or carport built on a lot obtaining access from the fire loop lane shall be constructed, any portion of which is closer than thirty feet (30') from any portion of the fire loop lane;

11. Each residence obtaining access from the fire loop lane shall provide and maintain four parking spaces between the garage or carport and the fire loop lane; and

12. The fire loop lane shall only connect to a street where on-street parking exists now and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



503.2.1.2 Fire code standards for a shared driveway:

1. A shared driveway shall be owned and maintained by the owners of the parcels or lots which abut the shared driveway;

2. Not more than four single family lots shall abut or touch any portion of the shared driveway and no more than four single family units may access a shared driveway;

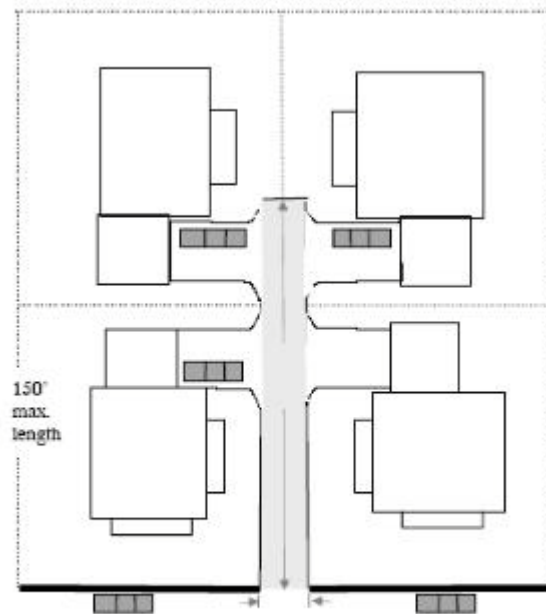
3. A shared driveway shall be least sixteen feet (16') wide and not longer than one hundred and fifty feet (150');

4. No parking is allowed on the shared driveway;

5. Each lot abutting a shared driveway must provide four (4) on-site parking spaces.

6. Each lot abutting a shared driveway must access off the shared driveway unless approved by [the Director of Public Works and PlanningCommunity Development](#) or Planning Commission, depending upon which entity is approving the plan; and

7. A shared driveway may be used only where it intersects a street where on-street parking exists and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



Example Layout for a Shared Driveway

(lg) Section 903.3.1.3, NFA 13D Sprinkler Systems. Section 903.3.1.3 is amended by the addition of the following:

Where domestic water is provided by a public water system, any required 13D system must be supplied by the public water system. The water tap must be adequate to supply the hydraulic demand of the fire sprinkler system.

(mh) Section 903.3.7, Fire Department Connections. Section 903.3.7 is amended by the addition of the following:

Fire department connections must be located within 150 feet of the nearest fire hydrant.

(ni) Section 907.6.15, Monitoring. Section 907.6.15 is amended by addition of the following subsections:

907.6.15.13 False alarms. Whenever the activation of any fire alarm is due to a malfunction of the alarm or alarm system and that alarm or alarm system has had a malfunction within the same calendar year quarter, or more than six (6) times during any calendar year, the owner and/or operator of the

alarm or alarm system shall pay a false alarm fee to offset some of the costs involved in the dispatching and responding of fire equipment to the location of the alarm.

907.6.15.24. It is the responsibility of the owner or operator of an alarm system to prevent the improper use of the system, such as the intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three (3) such activations within the same quarter of a calendar year, or more than six (6) during any calendar year, from the same alarm system, the fee schedule for false alarms shall become effective.

907.6.15.35. Whenever the Fire Chief cannot determine how a false alarm was activated and three (3) such unexplained alarms occur within a calendar year quarter, or alarm(s) exceeding six (6) during any calendar year, the fee schedule for false alarms shall become effective with the fourth and seventh and subsequent alarm(s) respectively.

907.6.15.46. A fee, in accordance with the fee schedule established by resolution of the City Council and on file with the City Clerk, shall be charged for false alarms.

907.6.15.57. A new alarm system shall be allowed thirty (30) days to become stabilized before charges will accrue for false alarms.

(oj) Section 253405, Outdoor Storage of Tires. Section 253405 is deleted in its entirety and replaced with the following:

Section 253405.1. No person shall store more than 500 tires on any parcel, tract, or lot of land.

Section 253405.2. Tires shall be arranged as required in sections 253405.3 through 253405.7.

Section 253405.3. Maximum pile or stack height shall not exceed six (6) feet.

Section 253405.4. Pile or stack width and length shall not exceed eight (8) feet.

Section 253405.5. Twenty (20) feet of clearance shall be maintained between piles or stacks.

Section 253405.6. Piles or stacks shall not be placed closer than twenty (20) feet to any structure; and

Section 253405.7. Piles or stacks shall be stored so as to provide ready access by the Fire Department in the event of a fire.

(pk) Section B103, Modifications. Section B103 is amended by the addition of the following subsection:

B103.4 Alternative Methods. In areas which are mostly developed where not more than two buildable lots are created (at the same time) after the effective date hereof, and the existing water lines and fire flow are inadequate in the area, the Fire Chief may allow a residential structure to be built if sprinklered and if he determines that water upgrades would be impracticable. In such event, the Fire Chief shall

record a memorandum indicating the fire protection measure used and the facts concerning the inadequate water lines.

(q) Section C102, Location. Section C102 is amended by the addition of the following:

C102.2 Water supply lines. Hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least six inches (6") in diameter.

Exceptions:

1. One or two-family residential developments may have hydrants supplied by a dead-end water line where there are 30 or fewer dwelling units. Up to 60 dwelling units may have hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In any case, the Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
2. Multiple-family residential developments having up to 100 dwelling units may be protected by fire hydrants supplied by a dead-end water line. Up to 200 dwelling units may be protected by fire hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
3. For commercial and industrial developments, any building not exceeding three stories or 30 feet in height may be protected by fire hydrants supplied by a dead-end water line.
4. For commercial and industrial developments, buildings or facilities having a gross building area up to 62,000 square feet may be protected by fire hydrants supplied by a dead-end water line. The gross building area may be increased to 124,000 square feet without a looped water line when all buildings are equipped with an approved automatic fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments to provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
5. The Fire Chief may allow a new development that would otherwise be required to provide a looped water line for required fire hydrants, to have a dead-end line as long as the development provides a means to connect to a looped system as future development occurs. The time period and conditions under which this exception is allowed shall be as determined by the Chief.
6. The Fire Chief may allow fire hydrants to be supplied by other than a looped water line when the permittee can demonstrate, to the satisfaction of the Fire Chief, that a looped system is not practicable. In such event, the Fire Chief shall make his findings in writing and shall copy such findings to the Public Works [and Planning](#) Director ~~and the Director of Community Development~~. In such cases, additional fire protection may be required as determined by the Chief.

C102.3 Fire Hydrant Installation. The distance from the center of the fire hydrant pumper connection to the finished grade shall not be less than 22 inches. Pumper connections shall face the access road or as directed by the Fire Chief.

(~~rm~~) Section D107.1; One- or Two-Family Residential Developments. [Section D107.1](#), exception 1: Delete the language of exception 1 and replace with:

1. Where there are 60 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

15.44.070 Zones in which storage of flammable or combustible liquids in outside aboveground tanks is permitted.

(a) Section [3457](#)04 of the International Fire Code limits the storage of flammable or combustible liquids in outside aboveground tanks. Storage of flammable or combustible liquids is permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit storage of flammable or combustible liquids in aboveground tanks on lands within the jurisdiction which are zoned C-1 (light commercial) when it can be demonstrated to the Fire Chief or his designee that such use may be safely undertaken in the particular location.

(b) Section [3457](#)06.4 of the International Fire Code limits the siting of bulk plants for flammable or combustible liquids. New bulk plants or terminals for flammable or combustible liquids are permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.080 Zones in which storage of liquefied petroleum gases is restricted.

Section [3861](#)04 of the International Fire Code restricts the storage of liquefied petroleum gas. Liquefied petroleum gas may be stored as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION; AMENDING CERTAIN PROVISIONS IN THE ADOPTED CODE; AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE AND AMENDING ALL ORDINANCES IN CONFLICT OR INCONSISTENT HEREWITH

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health safety and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The International Fire Code, which is hereby adopted, is state of the art. The Code is mutually adopted by the City and Mesa County, which provides for efficient and consistent enforcement practices. As well, the International Codes are increasingly common in many communities, which further increase the benefits of standardization.

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

Adoption of the International Fire Code, 2012 Edition is hereby adopted with the amendments of the same included below with the amendments to Chapter 15.44 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

SECTION 1

15.44.010 Adoption of International Fire Code.

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, and chemical release, the International Fire Code (hereinafter "International Code" or "International Fire Code"), promulgated by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, including Appendices Chapters B, C, D, E, F, G, H, I, and J, 2012 Edition, except such portions as are hereinafter deleted, modified or amended by GJMC [15.44.040](#) are hereby adopted. Not less than one copy of the International Fire Code is filed in the office of the City Clerk. From the date on which this chapter shall take effect, the provisions of the International Code shall be controlling within the limits of the City of Grand Junction, Colorado.

15.44.040 Amendments to the International Fire Code.

The International Fire Code is amended and changed in the following respects:

(a) Add a section to read:

105.1.4 Permit Fees. Permit rates and fees shall be as adopted by City Council by resolution.

(b) Section 105.6, Required Operational Permits. Section 105.6 is amended by adding an additional paragraph to read:

An operational permit is not required for the following activities as set forth in the following titles under Section 105.6:

105.6.3 Aviation facilities

105.6.4 Carnivals and fairs

105.6.5 Cellulose nitrate film

105.6.6 Combustible dust-producing operations

105.6.7 Combustible fibers

105.6.9 Covered mall buildings

105.6.11 Cutting and welding

105.6.12 Dry cleaning plants

105.6.13 Exhibits and trade shows

105.6.15 Fire hydrants and valves

105.6.17 Floor finishing

105.6.18 Fruit and crop ripening

105.6.19 Fumigation and insecticidal fogging

105.6.21 HPM facilities

105.6.23 Hot work operations

105.6.24 Industrial ovens

105.6.25 Lumber yards and woodworking plants

105.6.26 Liquid- or gas-fueled vehicles or equipment in assembly buildings

- 105.6.29 Miscellaneous combustible storage
- 105.6.32 Open flames and candles
- 105.6.34 Places of assembly
- 105.6.35 Private fire hydrants
- 105.6.38 Refrigeration equipment
- 105.6.39 Repair garages and motor fuel dispensing facilities
- 105.6.40 Rooftop heliports
- 105.6.42 Storage of scrap tires and tire byproducts
- 105.6.43 Temporary membrane structures and tents
- 105.6.44 Tire-rebuilding plants
- 105.6.45 Waste handling
- 105.6.46 Wood products

(c) Section 202 General Definitions. Section 202 Residential Group R-3 Care facilities within a dwelling shall be amended to read as follows:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

(d) Section 202 General Definitions. Section 202 Residential Group R-4 the last paragraph shall be amended to read as follows:

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code or shall comply with the International Residential Code.

(e) Section 307.1 General. Section 307.1 is deleted and replaced with:

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning, bonfire, recreational fire, or portable outdoor fireplace unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

307.1.1 Prohibited burning. Open burning, bonfires, recreational fires and portable outdoor fire places shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Burning is not permitted when sustained

winds exist or when a red flag warning has been issued by the National Weather Service.

Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

307.1.2 Location of burning. No person shall burn upon the land of another without permission of the owner thereof.

307.1.3 Burn restrictions and burn bans. The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

(f) Section 307.3 Extinguishment authority. Section 307.3 is deleted and replaced with:

307.3 Extinguishment authority. When open burning, bonfires, recreational fires, or use of portable outdoor fireplaces creates or adds to a hazardous situation; or when parameters set forth in this code have not been followed, or a required permit for open burning or bonfire has not been obtained, the fire code official is authorized to order the extinguishment of the open burning, bonfire, recreational fire or portable outdoor fireplace operation. Extinguishment may be by the permit holder, another competent person, or the fire department.

(g) Section 307.4.1 Bonfires. Section 307.4.1 is deleted and replaced with:

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition. The total fuel area of a bonfire shall not be greater than 8 feet (2440 mm) in diameter and 4 feet (1220 mm) in height unless approved by the fire code official.

(h) Section 311.1.1 Abandoned Premises. Section 311.1.1 is deleted and replaced with:

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in

accordance with the International Property Maintenance Code and the International Building Code.

(i) Section 311.3 Removal of Combustibles. Section 311.3 shall be amended by addition of the following subsections:

311.3.1 In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials, abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail addressed to the last known address of the owner of such building, which shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the City Manager may then proceed to have the work done as soon as practicable. The costs of such work shall be collected by the City Manager in accordance with the provisions of the International Property Maintenance Code. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense.

311.3.2 The City Manager, as soon as may be practicable after such charge is made, shall send by mail, addressed to the last known address of the owner of such property, a notice of such assessment. The notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.

311.3.3 It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice, and in case of his failure to do so, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this article, then it shall be the duty of the City Manager to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year, to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection. All of the laws of the State of Colorado for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

311.3.4 The fact that assessments have been made against property as provided in this article for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of GJMC [1.04.090](#), but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

(j) Section 503.1 Where Required. Section 503.1 is amended by addition of the following:

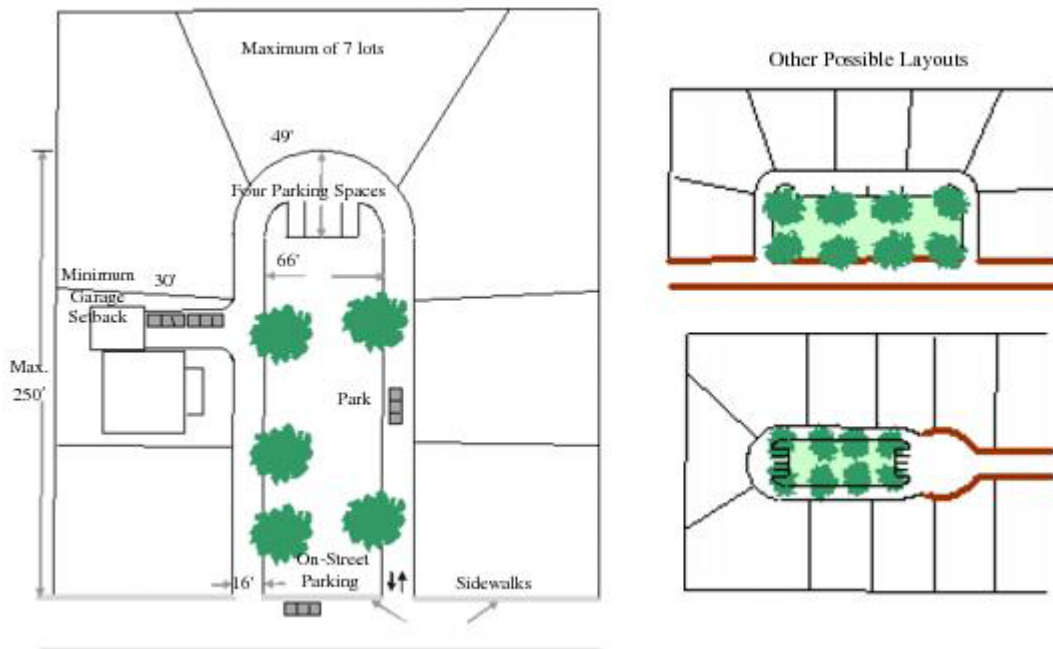
The Fire Chief may be guided by the City of Grand Junction *Traffic Engineering Design Standards* and by Appendix D of this code for more detailed design requirements and alternative designs.

(k) Section 503.2.1 Dimensions. Section 503.2 is amended by the addition of two additional subsections, numbered 503.2.1.1 and 503.2.1.2, at the end thereof to read:

503.2.1.1 Fire apparatus access roads may, notwithstanding the foregoing paragraphs, have an unobstructed width of not less than sixteen feet (16') if constructed as a loop ("fire loop lane"), as indicated in the diagram shown below and if all of the following conditions are met:

1. Not more than seven single family residences obtain access from the fire loop lane;
2. The sixteen foot wide fire loop lane shall consist of an all-weather clear surface;
3. No curve on any portion of the flow line of the fire loop lane shall have an inside radius of less than thirty-three feet (33') and an outside radius of less than forty-eight feet (48'). "Flow line" means the area between the curbs or equivalent if curbs are not present;
4. No portion of the fire loop lane shall extend more than two hundred and fifty feet (250') from the abutting street right-of-way;
5. A minimum of four parking spaces shall be constructed at the end of the fire loop lane, as indicated on the diagram;
6. The fire loop lane and parking stalls, as indicated on the diagram, are dedicated to and maintained by the City;
7. Two-way traffic is allowed;

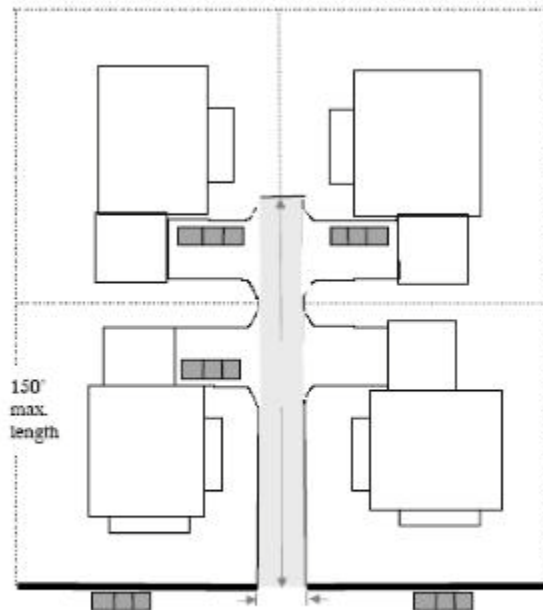
8. "No parking" signs and markings, as required by the City, are installed and maintained so that no parking is allowed between the curbs on any traveled portion of the fire loop lane;
9. Corner lots that front the fire loop lane and the abutting street shall be required to only obtain access from the fire loop lane;
10. No garage or carport built on a lot obtaining access from the fire loop lane shall be constructed, any portion of which is closer than thirty feet (30') from any portion of the fire loop lane;
11. Each residence obtaining access from the fire loop lane shall provide and maintain four parking spaces between the garage or carport and the fire loop lane; and
12. The fire loop lane shall only connect to a street where on-street parking exists now and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



503.2.1.2 Fire code standards for a shared driveway:

1. A shared driveway shall be owned and maintained by the owners of the parcels or lots which abut the shared driveway;
2. Not more than four single family lots shall abut or touch any portion of the shared driveway and no more than four single family units may access a shared driveway;

3. A shared driveway shall be least sixteen feet (16') wide and not longer than one hundred and fifty feet (150');
4. No parking is allowed on the shared driveway;
5. Each lot abutting a shared driveway must provide four (4) on-site parking spaces.
6. Each lot abutting a shared driveway must access off the shared driveway unless approved by Director of Public Works and Planning or Planning Commission, depending upon which entity is approving the plan; and
7. A shared driveway may be used only where it intersects a street where on-street parking exists and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



Example Layout for a Shared Driveway

(l) Section 903.3.1.3 NFPA 13D Sprinkler Systems. Section 903.3.1.3 is amended by the addition of the following:

Where domestic water is provided by a public water system, any required 13D system must be supplied by the public water system. The water tap must be adequate to supply the hydraulic demand of the fire sprinkler system.

(m) Section 903.3.7 Fire Department Connections. Section 903.3.7 is amended by the addition of the following:

Fire department connections must be located within 150 feet of the nearest fire hydrant.

(n) Section 907.6.5 Monitoring. Section 907.6.5 is amended by addition of the following subsections:

907.6.5.3 False alarms. Whenever the activation of any fire alarm is due to a malfunction of the alarm or alarm system and that alarm or alarm system has had a malfunction within the same calendar year quarter, or more than six (6) times during any calendar year, the owner and/or operator of the alarm or alarm system shall pay a false alarm fee to offset some of the costs involved in the dispatching and responding of fire equipment to the location of the alarm.

907.6.5.4. It is the responsibility of the owner or operator of an alarm system to prevent the improper use of the system, such as the intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three (3) such activations within the same quarter of a calendar year, or more than six (6) during any calendar year, from the same alarm system, the fee schedule for false alarms shall become effective.

907.6.5.5. Whenever the Fire Chief cannot determine how a false alarm was activated and three (3) such unexplained alarms occur within a calendar year quarter, or alarm(s) exceeding six (6) during any calendar year, the fee schedule for false alarms shall become effective with the fourth and seventh and subsequent alarm(s) respectively.

907.6.5.6. A fee, in accordance with the fee schedule established by resolution of the City Council and on file with the City Clerk, shall be charged for false alarms.

907.6.5.7. A new alarm system shall be allowed thirty (30) days to become stabilized before charges will accrue for false alarms.

(o) Section 3405 Outdoor Storage of Tires. Section 3405 is deleted in its entirety and replaced with the following:

3405.1. No person shall store more than 500 tires on any parcel, tract, or lot of land.

3405.2. Tires shall be arranged as required in sections 3405.3 through 3405.7.

3405.3. Maximum pile or stack height shall not exceed six (6) feet.

3405.4. Pile or stack width and length shall not exceed eight (8) feet.

3405.5. Twenty (20) feet of clearance shall be maintained between piles or stacks.

3405.6. Piles or stacks shall not be placed closer than twenty (20) feet to any structure; and

3405.7. Piles or stacks shall be stored so as to provide ready access by the Fire Department in the event of a fire.

(p) Section B103 Modifications. Section B103 is amended by the addition of the following subsection:

B103.4 Alternative Methods. In areas which are mostly developed where not more than two buildable lots are created (at the same time) after the effective date hereof, and the existing water lines and fire flow are inadequate in the area, the Fire Chief may allow a residential structure to be built if sprinklered and if he determines that water upgrades would be impracticable. In such event, the Fire Chief shall record a memorandum indicating the fire protection measure used and the facts concerning the inadequate water lines.

(q) Section C102 Location. Section C102 is amended by the addition of the following:

C102.2 Water supply lines. Hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least six inches (6") in diameter.

Exceptions:

1. One or two-family residential developments may have hydrants supplied by a dead-end water line where there are 30 or fewer dwelling units. Up to 60 dwelling units may have hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In any case, the Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
2. Multiple-family residential developments having up to 100 dwelling units may be protected by fire hydrants supplied by a dead-end water line. Up to 200 dwelling units may be protected by fire hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
3. For commercial and industrial developments, any building not exceeding three stories or 30 feet in height may be protected by fire hydrants supplied by a dead-end water line.
4. For commercial and industrial developments, buildings or facilities having a gross building area up to 62,000 square feet may be protected by fire hydrants supplied by a dead-end water line. The gross building area may be increased to 124,000 square feet without a looped water line when all buildings are equipped with an approved automatic

fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments to provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

5. The Fire Chief may allow a new development that would otherwise be required to provide a looped water line for required fire hydrants, to have a dead-end line as long as the development provides a means to connect to a looped system as future development occurs. The time period and conditions under which this exception is allowed shall be as determined by the Chief.

6. The Fire Chief may allow fire hydrants to be supplied by other than a looped water line when the permittee can demonstrate, to the satisfaction of the Fire Chief, that a looped system is not practicable. In such event, the Fire Chief shall make his findings in writing and shall copy such findings to the Public Works and Planning Director. In such cases, additional fire protection may be required as determined by the Chief.

C102.3 Fire Hydrant Installation. The distance from the center of the fire hydrant pumper connection to the finished grade shall not be less than 22 inches. Pumper connections shall face the access road or as directed by the Fire Chief.

(r) Section D107.1 One- or Two-Family Residential Developments. Section D107.1, exception 1: Delete the language of exception 1 and replace with:

1. Where there are 60 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

15.44.070 Zones in which storage of flammable or combustible liquids in outside aboveground tanks is permitted.

(a) Section 5704 of the International Fire Code limits the storage of flammable or combustible liquids in outside aboveground tanks. Storage of flammable or combustible liquids is permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit storage of flammable or combustible liquids in aboveground tanks on lands within the jurisdiction which are zoned C-1 (light commercial) when it can be demonstrated to the Fire Chief or his designee that such use may be safely undertaken in the particular location.

(b) Section 5706.4 of the International Fire Code limits the siting of bulk plants for flammable or combustible liquids. New bulk plants or terminals for flammable or combustible liquids are permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.080 Zones in which storage of liquefied petroleum gases is restricted.

Section 6104 of the International Fire Code restricts the storage of liquefied petroleum gas. Liquefied petroleum gas may be stored as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

The remaining sections in Chapter 15.44 not specifically set forth herein shall remain in full force and effect.

SECTION 2 Public Hearing

A public hearing on the adoption by reference of the International Fire Code, 2012 Edition, including the appendices thereto, together with certain amendments, is scheduled in the City Auditorium at City Hall in Grand Junction, Colorado, at: 7:00 p.m. on the 13th day of February 2012. The City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in sections 31-16-201, *et seq.*, C.R.S.

SECTION 3 Public Inspection

At least one copy of the International Fire Code, 2012 Edition, including the appendices thereto, together with certain amendments, all certified to be true and correct, shall be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, holidays excepted.

SECTION 4 Validity

Any and all sections or parts of sections of the Municipal Code of Ordinances of the City of Grand Junction, Colorado, as amended, in conflict herewith, are hereby repealed.

Introduced this 16th day of January, 2012.

Passed on second reading this _____ day of _____, 2012.

Attest:

President of the Council

City Clerk



**Attach 16
CITY COUNCIL AGENDA ITEM**

Date: February 1, 2012
Author: Jamie B. Beard & Mike Mossburg
Title/ Phone Ext: Assistant City Attorney, x 4032 & Mesa County Chief Building Official
Proposed Schedule: February 13 2012
2nd Reading
(if applicable): NA
File # (if applicable): NA

Subject: Adoption of Fee Schedules for Permits and Other Actions under the International Codes
Action Requested/Recommendation: Adoption of Resolution Establishing the Fee Schedules for the International Codes
Presenter(s) Name & Title: John Shaver, City Attorney Tim Moore, Public Works and Planning Director Ken Watkins, Fire Chief

Executive Summary:

Adoption of a Resolution which will set fees for the 2012 Editions of the International Code set, including the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Fire, the 2009 Edition of the Energy Conservation Code, and the National Electric Code as adopted by the State of Colorado.

Background, Analysis and Options:

The City of Grand Junction contracts with Mesa County to administer the building codes including licensing, permitting and inspection. In exchange for the service, Mesa County retains all revenues.

When City Council adopted the 2006 Editions of the International Codes for building construction a fee schedule was also adopted by resolution. Mesa County has reviewed and updated the fee schedule. With consideration of the adoption of updated editions of the International Codes, staff has reviewed the schedule and found the fees to be reasonable and appropriate and recommend that City Council adopt the fee schedule prepared by Mesa County as set forth in Table 108-B to be consistent with the County.

When City Council adopted the 2006 Edition of the International Fire Code (“IFC”), City Council also adopted a fee schedule for construction and operational permits. Staff has reviewed and updated the fee schedule for those permits.

The fees remain the same, except that only one burn permit will be offered for \$15.00.

This permit will cover the entirety of the burn permit season.

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

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

As the City and County have worked together to approve the same codes, services may be provided more efficiently and development is not favored in one area versus another. The codes are applied evenly across the valley.

Board or Committee Recommendation:

None

Financial Impact/Budget:

Nominal costs for printed materials.

Legal issues:

The City Attorney has prepared and approved the resolution and fee schedules.

Other issues:

NA

Previously presented or discussed:

NA

Attachments:

Illustrated Changes to fee schedules
Proposed Ordinance

As concerns the International Fire Code the following fees are hereby adopted:

Operational Permits. Permit fees for each new use: (code reference)

- Explosives or Blasting Agents (105.6.14): \$200 per permit
- Fireworks sales (105.6.14): \$75 per permit per calendar year (includes a required on-site visit)
- Fireworks public displays (105.6.143, 105.6.36): \$75 per permit (includes a required on-site visit)
- Open Burning (105.6.30): ~~Spring or Fall Burning \$10 per permit; Combined season \$15 per permit~~
- Bonfire (105.6.30): No charge
- High-piled Storage (105.6.22): \$50 per permit
- Spray finishing (105.6.41): \$50 per permit
- Tents/Air – Supported Structures (circus, etc.) (105.6.43): \$75 per permit

Construction Permits. Plan review fees: (code reference)

- Clearance form for building permit (International Building Code 106.1): \$50 per hour with a minimum charge for one-half hour. If the project includes a sprinkler system an additional fee of \$150 will be charged for the underground fire line and for site visits for rough-in, hydro, and flush.
- Special/Extra Inspections (International Building Code 106.1): \$50 per trip
- Sprinkler system plan review (1050.7.1) \$50 per hour for review plus \$50 for each floor over a one story plus \$150 for rough-in, hydro, and final.
- Fire flow: \$50 to witness test by sprinkler contractor
- Fire alarm and detection systems (105.7.64): \$50 per hour plus \$25 for each floor over a one story plus \$50 for final inspection
- Hood extinguishing systems (105.7.1): \$50 per hour plus \$50 per trip test inspection
- Spray booth (105.7.14): \$50 per hour plus \$50 per trip test inspection
- Installation of above ground storage tanks (105.7.86): \$50 per tank plus \$50 for inspection
- Installation of underground tanks (105.7.86): \$50 per tank plus \$50 for inspection
- Removal of underground tanks: \$50 per tank plus \$50 for inspection
- LP-gas installation (105.7.119): \$5 per tank plus \$50 for inspection

Fee schedule for false alarms pursuant to Section 907.6.45.34 through 907.6.5.5 is as follows:

- First false alarm over the allowed number: \$75
- Second false alarm over the allowed number: \$150
- Third false alarm over the allowed number: \$250
- Fourth false alarm and any subsequent false alarm over the allowed number:

\$300 for each

As concerns the other International Codes and the National Electrical Code, Table 108-A Fee Schedule with the following changes to Other Inspections and Fees. The remainder of the Table shall remain the same.

OTHER INSPECTIONS AND FEES

1.	Inspection outside of normal hours (<u>two hour minimum</u>)	\$45.00 per hour
2.	Re-Inspections	\$35.00
3.	Inspections <u>or plan reviews</u> for which no fee is specifically indicated. <u>Not to exceed 50% of actual permit fee for nonresidential permits exceeding \$500,000.00</u>	\$70.00 <u>\$45.00</u> per hour
4.	Demolition Permit	\$35.00
5.	House Moving	\$35.00
6.	Fences	\$35.00
7.	Illuminated Signs	\$35.00
8.	Non-Illuminated Signs	\$35.00
9.	Mechanical, Electrical, Plumbing, Hot Tub, Pool and Spa Permits – Installations under \$2000 Installations over \$2000	\$35.00 per Table 108-A Fee Schedule
10.	Manufactured Homes	\$100.00
11.	Manufactured Home on Permanent Foundation	\$150.00
12.	IRC Certified Homes	\$150.00
13.	Change in Use Permits, Valuation Under \$2000 Valuation \$2000 and over	\$35.00 Use Table 108-A
14.	Plan Reviews Performed by Third Party	Fee shall be that amount charged by the service provider
15.	Decks, Patio Covers, Storage Sheds, and Open Carports not exceeding 400 square feet in area and accessory to residences, shall be computed using following method In all cases the minimum building permit fee charged shall not be less that \$35.00 plus an additional \$35.00 for each of the following added to the building permit: Plumbing, Mechanical and/or Electrical installations.	Square foot Construction cost (from Building Valuation Data Sheet) x gross area x .0024 = permit fee

RESOLUTION NO. _____

A RESOLUTION SETTING BUILDING CODE FEES UNDER THE INTERNATIONAL BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, FUEL GAS, PROPERTY MAINTENANCE, AND ENERGY CONSERVATION CODES AS WELL AS THE NATIONAL ELECTRIC CODE AND SETTING FEES FOR OPERATIONAL AND CONSTRUCTION PERMITS AND FALSE ALARM FEES FOR THE INTERNATIONAL FIRE CODE IN THE CITY OF GRAND JUNCTION, COLORADO

Recitals:

On the 13th day of February 2012, City Council adopted the 2012 Edition of the International Code set, including the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Fire Code, plus the 2009 Edition of the Energy Conservation Code, and the National Electric Code as adopted by the State of Colorado. Each of the codes provide for certain fees and charges being imposed for inspection, permitting, services and other expenses of the administration of the codes. In accordance with the City of Grand Junction's Code of Ordinances, fees are set by resolution of the City Council.

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

As concerns the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, International Energy Conservation Code, and the National Electrical Code, Table 108-A Fee Schedule, which is attached hereto and incorporated herein, for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping, pool, hot tub and spa permits is adopted. In addition, the Table captioned *Other Inspections and Fees* is adopted. The fees shall constitute the fees and charges applicable in the City of Grand Junction under these codes unless otherwise established by ordinance.

As concerns the International Fire Code the following fees are hereby adopted:

Operational Permits. Permit fees for each new use: (code reference)

- Explosives or Blasting Agents (105.6.14): \$200 per permit
- Fireworks sales (105.6.14): \$75 per permit per calendar year (includes a required on-site visit)
- Fireworks public displays (105.6.14, 105.6.36): \$75 per permit (includes a required on-site visit)
- Open Burning (105.6.30): \$15 per permit
- Bonfire (105.6.30): No charge
- High-piled Storage (105.6.22): \$50 per permit

- Spray finishing (105.6.41): \$50 per permit
- Tents/Air – Supported Structures (circus, etc.) (105.6.43): \$75 per permit

Construction Permits. Plan review fees: (code reference)

- Clearance form for building permit (International Building Code 106.1): \$50 per hour with a minimum charge for one-half hour. If the project includes a sprinkler system an additional fee of \$150 will be charged for the underground fire line and for site visits for rough-in, hydro, and flush.
- Special/Extra Inspections (International Building Code 106.1): \$50 per trip
- Sprinkler system plan review (105.7.1) \$50 per hour for review plus \$50 for each floor over a one story plus \$150 for rough-in, hydro, and final.
- Fire flow: \$50 to witness test by sprinkler contractor
- Fire alarm and detection systems (105.7.6): \$50 per hour plus \$25 for each floor over a one story plus \$50 for final inspection
- Hood extinguishing systems (105.7.1): \$50 per hour plus \$50 per trip test inspection
- Spray booth (105.7.14): \$50 per hour plus \$50 per trip test inspection
- Installation of above ground storage tanks (105.7.8): \$50 per tank plus \$50 for inspection
- Installation of underground tanks (105.7.8): \$50 per tank plus \$50 for inspection
- Removal of underground tanks: \$50 per tank plus \$50 for inspection
- LP-gas installation (105.7.11): \$5 per tank plus \$50 for inspection

Fee schedule for false alarms pursuant to Section 907.6.5.3 through 907.6.5.5 is as follows:

- First false alarm over the allowed number: \$75
- Second false alarm over the allowed number: \$150
- Third false alarm over the allowed number: \$250
- Fourth false alarm and any subsequent false alarm over the allowed number: \$300 for each

Any fees set by prior resolution in conflict with those adopted herein are hereby repealed and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

PASSED AND ADOPTED this ____ day of _____, 2012.

President of the Council

ATTEST:

City Clerk

TABLE 108-A FEE SCHEDULE

SCHEDULE OF FEES FOR BUILDING PERMITS AND/OR COMBINATIONS OF BUILDING PERMITS, AND ELECTRICAL, PLUMBING, FUEL GAS PIPING, MECHANICAL, POOL, HOT TUB AND SPA PERMITS WHEN THE INSTALLATION VALUE IS OVER \$2000.

<u>VALUATION</u>	<u>FEE</u>
800 or less	35.00
900	38.00
1,000	40.00
1,100	42.00
1,200	43.00
1,300	44.00
1,500	45.00
1,600	46.00
1,700	48.00
1,900	49.00
2,000	50.00
3,000	69.00
4,000	84.00
5,000	95.00
6,000	102.00
7,000	105.00
8,000	108.00
9,000	117.00
10,000	125.00
11,000	135.00
12,000	144.00
13,000	153.00
14,000	164.00
15,000	165.00
16,000	172.00
17,000	179.00
18,000	185.00
19,000	190.00
20,000	196.00
21,000	202.00
22,000	207.00
23,000	212.00
24,000	216.00
25,000	220.00
26,000	224.00
27,000	227.00
28,000	230.00
29,000	232.00

VALUATION

FEE

30,000	234.00
31,000	239.00
32,000	243.00
33,000	248.00
34,000	252.00
35,000	256.00
36,000	259.00
37,000	263.00
38,000	266.00
39,000	269.00
40,000	272.00
41,000	277.00
42,000	282.00
43,000	287.00
44,000	292.00
45,000	297.00
46,000	302.00
47,000	306.00
48,000	311.00
49,000	316.00
50,000	320.00
51,000	323.00
52,000	327.00
53,000	330.00
54,000	333.00
55,000	336.00
56,000	338.00
57,000	341.00
58,000	343.00
59,000	346.00
60,000	348.00
61,000	350.00
62,000	352.00
63,000	354.00
65,000	361.00
66,000	363.00
67,000	364.00
68,000	366.00
69,000	367.00
70,000	368.00
71,000	369.00
72,000	370.00
74,000	371.00
75,000	372.00

VALUATION**FEE**

76,000	375.00
77,000	378.00
78,000	381.00
79,000	384.00
80,000	387.00
81,000	390.00
82,000	393.00
83,000	396.00
84,000	399.00
85,000	401.00
86,000	404.00
87,000	406.00
88,000	409.00
89,000	412.00
90,000	414.00
91,000	416.00
92,000	419.00
93,000	421.00
94,000	423.00
95,000	426.00
96,000	428.00
97,000	430.00
98,000	432.00
99,000	434.00
100,000	436.00
101,000	439.00
102,000	441.00
103,000	444.00
104,000	446.00
105,000	449.00
106,000	451.00
107,000	454.00
108,000	456.00
109,000	459.00
110,000	461.00
111,000	464.00
112,000	466.00
113,000	469.00
114,000	471.00
115,000	474.00
116,000	476.00
117,000	479.00
118,000	481.00
119,000	484.00

<u>VALUATION</u>	<u>FEE</u>
120,000	486.00
121,000	489.00
122,000	491.00
123,000	494.00
124,000	497.00
125,000	499.00
126,000	502.00
127,000	505.00
128,000	507.00
129,000	510.00
130,000	512.00
131,000	515.00
132,000	518.00
133,000	521.00
134,000	523.00
135,000	526.00
136,000	529.00
137,000	531.00
138,000	534.00
139,000	536.00
140,000	539.00
142,000	545.00
143,000	548.00
144,000	551.00
145,000	553.00
146,000	556.00
147,000	558.00
148,000	560.00
149,000	563.00
150,000	565.00
160,000	589.00
170,000	610.00
180,000	630.00
190,000	648.00
200,000	664.00
210,000	678.00
220,000	691.00
230,000	701.00
240,000	710.00
250,000	717.00
260,000	723.00
270,000	726.00
280,000	728.00
290,000	731.00
300,000	732.00

<u>VALUATION</u>	<u>FEE</u>
310,000	746.00
320,000	759.00
330,000	772.00
340,000	784.00
350,000	796.00
360,000	807.00
370,000	817.00
380,000	827.00
390,000	835.00
400,000	844.00
410,000	851.00
420,000	858.00
430,000	864.00
440,000	870.00
450,000	875.00
460,000	880.00
470,000	883.00
480,000	886.00
490,000	888.00
500,000	890.00
510,000	894.00
520,000	899.00
530,000	904.00
540,000	908.00
550,000	913.00
560,000	918.00
570,000	922.00
580,000	927.00
590,000	932.00
600,000	936.00
610,000	941.00
620,000	946.00
630,000	950.00
640,000	955.00
650,000	960.00
660,000	964.00
670,000	969.00
680,000	974.00
690,000	978.00
700,000	983.00
710,000	988.00
720,000	992.00
740,000	997.00
750,000	1002.00
760,000	1007.00

<u>VALUATION</u>	<u>FEE</u>
770,000	1011.00
780,000	1015.00
790,000	1021.00
800,000	1025.00
810,000	1030.00
820,000	1035.00
830,000	1039.00
840,000	1044.00
850,000	1049.00
860,000	1053.00
870,000	1058.00
880,000	1063.00
890,000	1067.00
900,000	1072.00
910,000	1077.00
920,000	1081.00
930,000	1086.00
940,000	1091.00
950,000	1095.00
960,000	1100.00
970,000	1105.00
980,000	1109.00
990,000	1114.00
1,000,000	1119.00
1,200,000	1311.00
1,400,000	1506.00
1,600,000	1694.00
1,800,000	1875.00
2,000,000	2049.00
2,200,000	2217.00
2,400,000	2377.00
2,600,000	2531.00
2,800,000	2678.00
3,000,000	2819.00
3,200,000	2952.00
3,400,000	3079.00
3,800,000	3312.00
4,000,000	3418.00
4,200,000	3518.00
4,400,000	3610.00
4,600,000	3696.00
4,800,000	3775.00
5,000,000	3848.00

The value column shall be figured by taking the outside square foot dimension of the proposed construction project and multiplying that by the average cost per square foot figure provided by

the most current Building Valuation Chart found in the "Building Safety Journal," publication.

Fees for projects over five million shall be determined by dividing the project value by 5,000,000 and multiplying the resultant by \$3848.00.

OTHER INSPECTIONS AND FEES

1.	Inspection outside of normal hours (two hour minimum)	\$45.00 per hour
2.	Re-Inspections	\$35.00
3.	Inspections or plan reviews for which no fee is specifically indicated. Not to exceed 50% of actual permit fee for nonresidential permits exceeding \$500,000.00	\$45.00 per hour
4.	Demolition Permit	\$35.00
5.	House Moving	\$35.00
6.	Fences	\$35.00
7.	Illuminated Signs	\$35.00
8.	Non-Illuminated Signs	\$35.00
9.	Mechanical, Electrical, Plumbing, Hot Tub, Pool and Spa Permits – Installations under \$2000 Installations over \$2000	\$35.00 per Table 108-A Fee Schedule
10.	Manufactured Homes	\$100.00
11.	Manufactured Home on Permanent Foundation	\$150.00
12.	IRC Certified Homes	\$150.00
13.	Change in Use Permits, Valuation Under \$2000 Valuation \$2000 and over	\$35.00 Use Table 108-A
14.	Plan Reviews Performed by Third Party	Fee shall be that amount charged by the service provider
15.	Decks, Patio Covers, Storage Sheds, and Open Carports not exceeding 400 square feet in area and accessory to residences, shall be computed using following method In all cases the minimum building permit fee charged shall not be less that \$35.00 plus an additional \$35.00 for each of the following added to the building permit: Plumbing, Mechanical and/or Electrical installations.	Square foot Construction cost (from Building Valuation Data Sheet) x gross area x .0024 = permit fee



Date: February 3, 2012
 Author: Traci Wieland
 Title/ Phone Ext: 254-3846
 Proposed Schedule: Monday,
February 13, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 17
CITY COUNCIL AGENDA ITEM

Subject: Great Outdoors Colorado Grant for Lincoln Park Redevelopment
Action Requested/Recommendation: Adopt Resolution Supporting the Application for GOCO Grant Funds for Lincoln Park.
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director

Executive Summary:

Parks and Recreation is seeking approval to apply for a Great Outdoors Colorado (GOCO) local government grant to assist with funding the Lincoln Park Redevelopment Project. A resolution from the governing body with primary jurisdiction must be attached to all grant applications. The spring cycle of grants is due on March 2 with an award decision on June 19.

Background, Analysis and Options:

City Council directed Parks and Recreation to correct the poor and unsafe amenities throughout the parks system, as identified in the 2011 Parks Inventory Master Plan. Funds were allocated to construct two new public restrooms, repair the existing shelters, and renovate the playground in Lincoln Park. In order to fully meet the demands of general park users and increase safety and accessibility throughout the park, additional funding is being sought via a GOCO grant. The additional recommended improvements include:

- An arboretum trail
- Additional trails linking existing paths to parking and amenities
- Removal of the Loop Road and replacement with turf
- A fully accessible and ADA compliant playground (similar to that of Rocket Park)

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

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

Lincoln Park serves as a neighborhood, athletic, and regional park making it one of the park system's most utilized parks. The suggested improvements would enhance the existing visual appeal of the park and the surrounding neighborhood.

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

The additional improvements to Lincoln Park will correct several poor and unsafe conditions as well as upgrade much of Lincoln Park's general park area to meet accessibility standards.

Board or Committee Recommendation:

Parks and Recreation Advisory Board has reviewed this project and is recommending application for a GOCO grant.

Financial Impact/Budget:

Total projected project cost will be \$357,500. City of Grand Junction match will be \$85,000 which is budgeted in the 2012 Capital Improvement Plan and meets the 10% cash match and 30% overall project cost match requirements. Based on project estimates, \$250,000 will be requested from GOCO to accomplish this phase of recommended improvements.

Legal issues:

NA

Other issues:

NA

Previously presented or discussed:

NA

Attachments:

Resolution

RESOLUTION NO. __-11

A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A LOCAL PARKS AND OUTDOOR RECREATION GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE LINCOLN PARK REDEVELOPMENT PROJECT

WHEREAS, the City of Grand Junction supports the Great Outdoors Colorado to grant application for the Lincoln Park Redevelopment Project. And if the grant is awarded, the City of Grand Junction supports the completion of the project.

WHEREAS, the City of Grand Junction has requested \$250,000 from Great Outdoors Colorado to fund the trail and playground improvements at Lincoln Park.

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

- Section 1: The City Council of the City of Grand Junction strongly supports the application and has appropriated matching funds for a grant with Great Outdoors Colorado.
- Section 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the project.
- Section 3: The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: The project site is owned by the City of Grand Junction and will be owned by the City of Grand Junction for the next 25 years.
- Section 5: The City Council of the City of Grand Junction will continue to maintain Lincoln Park in a high quality condition and will appropriate funds for maintenance in its annual budget.
- Section 6: If the grant is awarded, the City Council of the City of Grand Junction authorizes the Grand Junction City Manager to sign the grant agreement with Great Outdoors Colorado.
- Section 7: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED this ____ day of _____, 2012.

President of the Council

Date

ATTEST:

City Clerk

Date



Date: 02-02-2012
 Author: Troy Smith
 Title/ Phone Ext: Deputy
Chief/3563
 Proposed Schedule: February 13,
2012
 2nd Reading (if applicable):
 File # (if applicable):

Attach 18
CITY COUNCIL AGENDA ITEM

Subject: Alpha Numeric Paging System for Grand Junction Regional Communication Center and Its Public Safety Responder Agencies
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Sole Source Contract with QDS Communications to Provide Equipment and Services in the Amount of \$244,590
Presenter(s) Name & Title: John Camper, Police Chief Troy Smith, Deputy Police Chief

Executive Summary:

Nearly all of the Grand Junction Regional Communication Center’s (GJRCC) user agencies have transitioned to the 800 MHz radio system for primary communications. Although the migration to 800 MHz has greatly enhanced communication capabilities with most agencies, the rural and volunteer fire departments have requested greater coverage with alpha numeric paging, as either a primary or secondary means of emergency call notification. A new paging solution is necessary in order to provide more effective communication, improve coverage in the rural areas, and meet Fire ISO standards for secondary means of notification. The GJRCC board has evaluated and unanimously recommends this expenditure to best serve its user agencies. Therefore, the GJRCC would like to contract with QDS Communications to provide a turnkey solution for an Alpha Numeric Paging System, which will include the purchase and installation of equipment, staff training, and maintenance of this system for one year.

Background, Analysis and Options:

QDS was retained by the GJRCC board during 2011 to complete an analysis and coverage study for this proposed paging system. They are the only qualified local company to handle this highly complex project and because of the established relationship with other related projects. QDS Communications was chosen because their management team and technicians are well versed and experienced with public safety systems and have worked closely with the GJRCC on other projects. They are manufacturer representatives for Motorola and will be working closely with Motorola on the installation of the new dispatch radio consoles that will be installed in the new public safety building. QDS Communications is also a consultant to the GJRCC for the

transition of key communications equipment into the new building, which includes, the tower on the new building, microwave connectivity, and the 911 recording system. Their local technicians work closely with our radio analyst troubleshooting problems and traveling to the radio sites to perform maintenance on equipment. QDS communications is familiar with our current radio and paging systems and consequently we are requesting authorization for GJRCC to enter into a contract with them for this procurement of equipment and services.

Specifically, QDS Communications will complete the following items as part of this contract:

- Replace the existing Zetron 2000 paging terminal in the communications center
- Expand coverage by adding three transmitter sites in the Lower Valley, DeBeque, and Colbran areas
- Install simulcasting equipment at all eight transmitter sites
- Narrowband the paging system to be compliant with FCC regulations
- Update licenses
- Work with and provide training to GJRCC staff
- Provide spare parts
- Conduct coverage tests and system adjustments as necessary and once the sites are on line

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

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

The new Alpha Paging system will provide a more reliable method of emergency notification to volunteer Fire departments, and improve coverage into rural areas. This will allow for greater public safety and timely emergency response.

Board or Committee Recommendation:

The GJRCC board has reviewed and unanimously recommends this expenditure with QDS communications. The system will benefit all the rural fire agencies by providing emergency call information to the pager so are more prepared for their response to the scene.

Financial Impact/Budget:

This expenditure of \$244,590 was planned for and included in the 2012 GJRCC capital budget.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A