

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
WEDNESDAY, MARCH 7, 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 – Girl Scout Troops 194 and 1108
to Post the Colors and Lead in the Pledge of Allegiance

Invocation – Pastor Randy Mills, Seventh-Day Adventist
Church

[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.]

Proclamations

Proclaiming March 12, 2012 as “Girl Scout Day” in the City of Grand Junction

Proclaiming March 4 through March 12, 2012 as “Women in Construction Week” in the City of Grand Junction

Proclaiming March, 2012 as “Intellectual and Developmental Disabilities Awareness Month” in the City of Grand Junction

Council Comments

Citizen Comments

***** CONSENT CALENDAR ***®**

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

Action: Approve the Minutes of the February 13, 2012 Regular Meeting and the Minutes of the February 27, 2012 Special Session

2. **Setting a Hearing on North Seventh Street Historic Residential District Guidelines and Standards and Historic Preservation Board Responsibilities and Authority** [File #PLD-2012-80 and ZCA-2012-107] [Attach 2](#)

A request by the North Seventh Street Historic Residential District neighborhood to establish a new Plan for the North Seventh Street Historic Residential District Planned Development, including the North Seventh Street Historic Residential District Guidelines and Standards, to maintain and enhance the historic character of those properties, and to amend the Zoning and Development Code (“Code”) to authorize the Grand Junction Historic Preservation Board (“Board”) to review and approve applications for construction/alteration to sites and/or structures located on North 7th Street between Hill Avenue and White Avenue.

Proposed Ordinance Amending Ordinance No. 4403 for the Planned Residential Development – North 7th Street Consisting of Guidelines, Standards and Review Process by which New Construction or Alterations within the Zone are Determined

Proposed Ordinance Amending Section 21.07.040 (Historic Preservation) of the Grand Junction Municipal Code Granting Authority to the Historic Preservation Board to Review and Decide Applications for Alteration or Construction within the North Seventh Street Historic Residential District According to the Guidelines and Standards of that District

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

Staff presentation: Tim Moore, Public Works and Planning Director
Kristen Ashbeck, Senior Planner

3. **Setting a Hearing on Rezoning Eight Parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road, from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) Zone District** [File #RZN-2012-1219] [Attach 3](#)

A City initiated request to rezone eight parcels totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

Proposed Ordinance Rezoning 8 Parcels from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre) Located at 2608 and 2612 G Road; 719, 720, 721, 725, 726 26 Road; and an Unaddressed Parcel, Number 2701-344-00-022 (Directly North of 725 26 Road)

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

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

4. **Setting a Hearing on Rezoning One Parcel Located at 3015 D Road** [File # RZN-2011-1151] [Attach 4](#)

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

Proposed Ordinance Rezoning Property Located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

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

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

5. **Setting a Hearing on Rezoning 201 Properties Located Generally East of N. 22nd Street and West of 28 Road, Between Grand and Hill Avenues** [File # RZN-2011-1212] [Attach 5](#)

A City initiated request to rezone 201 properties located generally east of N. 22nd Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

Proposed Ordinance Rezoning 201 Properties from R-8, (Residential – 8 Du/Ac) to R-12, (Residential – 12 Du/Ac) Generally Located East of N. 22nd Street and West of 28 Road, Between Grand and Hill Avenues

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

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

6. **Setting a Hearing on Rezoning Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection** [File #RZN-2011-1216] [Attach 6](#)

A City initiated request to rezone approximately 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

Proposed Ordinance Rezoning 14 Properties from R-12 (Residential 12 Dwellings/Acre) to R-24 (Residential 24 Dwellings/Acre) Located South and West of the G Road and 24 ½ Road Intersection

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

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

7. **Setting a Hearing on Amending the Red Rocks Valley Planned Development, Outline Development Plan Phasing Schedule** [File #PP-2006-217] [Attach 7](#)

The 139 acre Red Rocks Valley Planned Development consists of five phases located off of South Camp Road. The applicants received Preliminary Plan approval for a Planned Development on August 1, 2007. They request a ten year extension for the remaining Phases, all to be platted by March 1, 2022.

Proposed Ordinance Amending Ordinance No. 4109 which Zoned the Fletcher Annexation (Red Rocks Valley PD) to Planned Development Located Approximately ½ Mile West of Monument Road on the North Side of South Camp Road

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

8. **Purchase of Traffic Striping Paint for 2012** [Attach 8](#)

The City's Transportation Engineering Division is responsible for applying 6600 gallons of white and yellow paint to the City's streets each year, striping centerlines on 400+ miles of streets and state highways. Utilizing the CDOT contract prices saves the City more than \$6,000 over the Multiple Assembly of Procurement Officials (MAPO) contract prices.

Action: Authorize the City Purchasing Division to Enter into a Purchase Order with Ennis Paint, Dallas, TX for the 2012 Traffic Striping Paint in the Amount of \$57,651

Staff presentation: Jay Valentine, Financial Operations Manager

9. **Amending 2012 City Council Meeting Schedule** [Attach 9](#)

The City Council has determined that changing the regular meeting dates of the City Council is necessary and appropriate. The City Council will meet generally on the first and third Wednesday of each month.

Resolution No. 11-12—A Resolution of the City of Grand Junction Amending the 2012 City Council Meeting Schedule

®Action: Adopt Resolution No. 11-12

Staff presentation: Stephanie Tuin, City Clerk

10. **Contract for the 2012 Asphalt Overlays Project** [Attach 10](#)

This request is to award a construction contract for the asphalt resurfacing project at various locations throughout the City of Grand Junction with the most notable locations being; Patterson Road from 24 Road to 24 ½ Road, 25 Road to 26 Road

and 7th Street to 27 ½ Road, G Road from 26 Road to 27 Road and Grand Avenue from 7th Street to 12th Street. In all, a total of 10 locations were selected.

Action: Authorize the City Purchasing Division to Enter into a Contract with Elam Construction, Inc. of Grand Junction, CO for the 2012 Asphalt Overlay Project in the Amount of \$1,857,609

Staff presentation: Tim Moore, Public Works and Planning Director
Jay Valentine, Financial Operations Manager

11. **Contract for Canyon View Park Parking Lot Expansions** [Attach 11](#)

Canyon View Park is the largest developed park within the park system, in City limits, in the Grand Valley, Mesa County, and on the Western Slope. The Park provides a multitude of different sports, drawing participants throughout the State as well as surrounding states. Parking has become a significant issue with multiple events occurring at the Park at the same time.

Action: Authorize the Purchasing Division to Enter into a Contract with Vista Paving Corporation of Grand Junction, Colorado for the Construction of the Canyon View Park Parking Lot Expansion Project in the Amount of \$173,862

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

12. **Contract for Canyon View Park Pump and Filtration Replacement Project** [Attach 12](#)

Canyon View is a 110 acre regional park made up of mostly natural turf fields, accommodating soccer, baseball, softball, football, rugby, lacrosse, open space practice fields as well as thousands of square feet of planting beds and trees. Irrigation water is a key factor in the success of the playing fields, as well as all the plant materials that are essential in the makeup of a park.

Action: Authorize the Purchasing Division to Enter into a Contract with Skyline Contracting of Grand Junction, Colorado for the Construction and Installation of the Canyon View Park Pump and Filtration System in the Amount of \$251,758

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

13. **Purchase of a Front Load Refuse Truck** [Attach 13](#)

This purchase request is a Mack Compressed Natural Gas (CNG) Refuse Truck to replace a diesel unit currently in the City's fleet. This truck chassis will be fitted with a 2012 Heil Body and purchased from Western Colorado Truck. The price reflected is net of a \$44,000 trade in allowance offered for the current truck. The Mack truck with Heil body was determined to be the best value when applying life cycle cost analysis.

Action: Authorize the City Purchasing Division to Award a Contract to Purchase a 2013 Mack CNG Refuse Truck from Western Colorado Truck of Grand Junction, CO in the Amount of \$228,236

Staff presentation: Jay Valentine, Financial Operations Manager

14. **Purchase of Two Side Load Refuse Trucks** [Attach 14](#)

This purchase request is for **two (2)** Mack Compressed Natural Gas (CNG) Refuse Trucks to replace two (2) diesel units currently in the City's fleet. These truck chassis will be fitted with a Labrie body and purchased from Faris Machinery. The price reflected is net of a \$35,500 trade in offered for the current truck. The remaining replacement truck will be retained by Fleet for use as a reserve vehicle. The Mack truck with Labrie body was determined to be the best value when applying life cycle cost analysis.

Action: Authorize the City Purchasing Division to Award a Contract to Purchase Two 2012 Mack CNG Refuse Trucks from Faris Machinery of Grand Junction, CO in the Amount of \$559,606

Staff presentation: Jay Valentine, Financial Operations Manager

15. **Contract for City Hall Auditorium Remodel Project** [Attach 15](#)

This request is to award a construction contract for the remodel of the City Hall Auditorium. The project encompasses a reconfiguration of the room to allow for presenters to be seen by both the City Council and the audience (there will be a public presentation podium and a staff presentation podium) and a shifting of the fixed seating for better accessibility. The project includes installation of upgraded technology for improved audio and video presentation to the public in the audience and viewing the broadcast via television or web. While the auditorium is under construction, City Council and Planning Commission meetings will be held at the

Mesa County Hearing Room in the Old Courthouse. If the contract is awarded, the time frame for construction will be March 19 through May 15, 2012.

Action: Authorize the City Purchasing Division to Enter into a Contract with Asset Engineering Limited of Grand Junction, CO for the City Hall Auditorium Remodel Project in the Amount of \$325,000

Staff presentation: Rich Englehart, Acting City Manager

16. **Purchase Crime Scene Response/Evidence Collection Vehicle** [Attach 16](#)

The 21st Judicial District Law Enforcement Forfeiture Board has awarded funding in the amount of \$136,334 to the Grand Junction Police Department for the purchase of a new Crime Scene Response and Evidence Collection Vehicle. The vehicle currently being used is a repurposed 1990 Chevy Van. The current vehicle does not provide the necessary platform to properly respond or process a crime scene and lacks basic safety equipment.

Action: Authorize the City Purchasing Division to Purchase and Equip a Crime Scene Response and Processing Vehicle for the Grand Junction Police Department in an Amount not to exceed \$136,334

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

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

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

17. **Ratify a Contract for Food and Beverage Services at City-owned Golf Courses** [Attach 17](#)

This approval would support the contract for PAT Services, LLC to operate the grill at Lincoln Park Golf Course and the restaurant at Tiara Rado Golf Course. The previous contract was terminated in December 2011 at the request of the previous vendor. Following a formal RFP process PAT, LLC, was interviewed by a panel of City staff and community members who unanimously supported their proposal.

Action: Ratify the Contract between City of Grand Junction and PAT Services, LLC to Provide Food and Beverages Services for Lincoln Park and Tiara Rado Golf Courses

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

18. **Contract for Architectural Services for the Avalon Theatre Addition and Renovation** [*Attach 18*](#)

This request is to award an architectural services contract for the Avalon Theatre Addition and Renovation. The services will reorder the proposed phases from the 2010 Avalon Theatre Master Plan and prepare bid documents for a large addition on the east side of the theatre that will help transform the 91 year old theatre into a full service performing arts center. The DDA requests that the City fund \$110,476 of the contract to cover a portion of the schematic design as its share of the project.

Action: Authorize the City Purchasing Division to Enter into a Contract with Westlake, Reed, Leskosky of Cleveland, OH for Architectural Services in the Amount of \$481,029

Staff presentation: Harry Weiss, Downtown Development Authority Director
Debbie Kovalik, Economic, Convention, and Visitor Services Director
Jay Valentine, Financial Operations Manager

19. **Public Hearing—Suncor Annexation and Zoning, Located at 2200 Railroad Avenue** [File #ANX-2011-1328] [*Attach 19*](#)

A request to annex 45.43 acres of property, known as the Suncor Annexation, located at 2200 Railroad Avenue and to zone the annexation, consisting of one (1) parcel of approximately 27.56 acres, along with 6.53 acres of railroad property, less 11.34 acres of public right-of-way, to an I-1 (Light Industrial) zone district.

a. Accepting Petition

Resolution No. 12-12—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Suncor Annexation, Located at 2200 Railroad Avenue, and Including a Portion of the Railroad Avenue and US Highway 6 & 50 Right-of-Way, is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4501—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Suncor Annexation, Approximately 45.43 Acres, Located at 2200 Railroad Avenue and Including a Portion of the Railroad Avenue, River Road, and Highway 6 & 50 Right-of-Way

c. Zoning Ordinance

Ordinance No. 4502—An Ordinance Zoning the Suncor Annexation to I-1 (Light Industrial) Located at 2200 Railroad Avenue

®Action: Adopt Resolution No. 12-12 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4501 and 4502 in Pamphlet Form

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

20. **Public Hearing—Grand Junction Comprehensive Plan Future Land Use Map Amendments** [File #CPA-2011-1324] **Attach 20**

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.

Ordinance No. 4503—An Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4503 in Pamphlet Form

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

21. **Public Hearing—Rezone of Two Parcels, Located at 355 29 Road and 2892 River Street** [File #RZN-2011-1148] [Attach 21](#)

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.

Ordinance No. 4504—An 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: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4504 in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

22. **Public Hearing—Request to Rezone Approximately 4.753 Acres, Located at 3032 N. 15th Street** [File #RZN-2011-1157] [Attach 22](#)

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.

Ordinance No. 4505—An 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: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4505 in Pamphlet Form

Staff presentation: Lori V. Bowers, Senior Planner

23. **Public Hearing—Rezone Three Properties Located at 708 25 ½ Road, 2543 G Road, and 2522 F ½ Road** [File #RZN-2011-1188] [Attach 23](#)

A City initiated 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).

Ordinance No. 4506—An 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: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4506 in Pamphlet Form

Staff presentation: Scott Peterson, Senior Planner

24. **Public Hearing—Rezone 281 Properties, Located South and East of North 12th Street and Orchard Avenue** [File# RZN-2011-1156] [Attach 24](#)

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).

Ordinance No. 4507—An 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: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4507 in Pamphlet Form

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

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

26. **Other Business**

27. **Adjournment**

**Attach 1
Minutes of Previous Meetings**

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

February 13, 2012

The City Council of the City of Grand Junction convened into regular session on the 13th day of February, 2012 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. 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 Luke led the Pledge of Allegiance, followed by an invocation by Minister Doug Clayton, Church of Christ of Grand Junction.

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 Downtown Development Authority (DDA) and the City during the Downtown Uplift project

Council President Kenyon introduced Steve Glammeyer, Utilities Director for the City of Delta, who was representing the Colorado Chapter of the Association, or APWA. Mr. Glammeyer presented an award that the Downtown Development Authority and the City recently received from the APWA.

Mr. Glammeyer highlighted the project noting that Grand Junction's Main Street is the rival of the State. He recognized the difficulty in communicating with those affected. He lauded Grand Junction's use of Facebook and Twitter to keep the communication flowing. He presented the DDA with the plaque. Kathy Dirks and Harry Weiss of the DDA were in attendance to receive the plaque.

Council President Kenyon noted that the communication was key to keeping the businesses going and the vision was recognized. He thanked Mr. Glammeyer.

Presentation of the State of the Arts of the Grand Junction Commission on Arts and Culture

Council President Kenyon introduced Rob Schoeber, Parks and Recreation Director, for the presentation of the State of the Arts. Mr. Schoeber introduced Vice Chair of the Commission on Arts and Culture Lance Livermont.

Mr. Livermont recognized Coordinator Lorie Gregor for her work with the Commission. He described six categories in which the Arts Commission participated in 2011: public exhibits, 1% for the arts program, Champion of the Arts awards, National Arts and Humanities Month, social networking and virtual media, and the Arts Commission grant program. He provided a copy of the annual report to the City Council. Council President Kenyon thanked Mr. Livermont for the report.

Financial Report – Jodi Romero, Financial Operations Director

Jodi Romero, Financial Operations Director, provided City Council with an update on the financial status of the City. She mainly highlighted the January sales tax. Sales tax makes up 63% of the general and capital revenue for the City. December sales come in as revenue to the City in January. Consumer activity was up 18%. There was a 3.6% increase over last year. Sales tax has been increasing since the big drop in 2010. Both downtown and the northwest areas of town showed the largest increases.

Ms. Romero summarized other financial news. The Finance Division is in the process of closing the 2011 books. Departments were very cautious in their spending in 2011 which will result in a little larger fund balance going into 2012.

The Finance Division is looking forward to capital discussions starting with the Fire Department on March 5th at the City Council Readiness meeting.

Councilmember Pitts inquired if building materials sales are down and why were they not included in the report. Ms. Romero clarified that the building materials sales did decrease and they were included in the report.

Councilmember Luke asked how many other categories there are and what percentage of sales are building materials. Ms. Romero responded that building materials are not a large percentage of each category but the Finance Division is in the process of revamping how that is detailed to provide that information in a better format to the Council.

Council Comments

Councilmember Luke stated she went on the stadium tour last week and had an opportunity to see how far they had come in construction. She was pleased to see the great view from the hospitality tower. The project is coming along very well.

Council President Kenyon thanked her for her leadership on the Grand Valley Transit Committee.

Councilmember Boeschstein advised that he attended the Saving Places Conference in Denver which deals with Historic Preservation. Historic Preservation is funded by gaming in the State. The City has received some of that funding. Governor Hickenlooper spoke at the conference. He noted that the State is working on the capitol dome

restoration. The City's Art on the Corner project was mentioned at the conference and identified as a magnet to an old downtown. Councilmember Boeschstein said it was a good conference.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Coons read the Consent Calendar and then moved to approve the Consent Calendar items #1-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

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]

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

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

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

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]

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

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]

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

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]

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

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

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

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

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

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

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

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

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

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

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Contract for Food and Beverage Services for Lincoln Park Golf Course

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.

Rob Schoeber, Parks and Recreation Director, introduced this item. He advised a recent Request for Proposal (RFP) process was completed for Lincoln Park and asked for authority to move forward with PAT Services, LLC for Lincoln Park.

Council President Kenyon asked if Tiara Rado was also advertised. Mr. Schoeber said it was and if it is the Council's pleasure they could broaden the motion to allow for continued negotiations for both golf courses.

Councilmember Doody inquired if those negotiations would be with PAT Services, LLC. Mr. Schoeber answered affirmatively.

Council President Kenyon asked for a motion.

Councilmember Pitts moved to authorize the City Purchasing Division to negotiate a contract with PAT Services, LLC to provide food and beverage services for Lincoln Park Golf Course and with Tiara Rado Golf Course. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

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

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.

The public hearing was opened at 7:33 p.m.

John Shaver, City Attorney, introduced this item. He described the fundamental concept of how all the Codes listed come together. There is an International Code Council (ICC) that is dedicated to building safety and efficiency. The ICC develops the Code based on experience through collaborative efforts with government agencies. He introduced Tim Moore, Public Works and Planning Director, and Mike Mossburg from Mesa County who administers the Code on behalf of the City. Mr. Moore is the City's Chief Building Official and confers with Mr. Mossburg when needed.

Council President Kenyon invited Mesa County's Chief Building Official Mike Mossburg to address the Council.

Mr. Mossburg said they are moving to the newest generation of Codes and it is to the best interest of the citizens that the City and County work together on this.

Tim Moore, Public Works and Planning Director, added that Mr. Mossburg actually does the building inspection for the whole area including other municipalities so it really is a beneficial relationship.

Councilmember Susuras asked if open houses were held with stakeholders and did they have any objections to the new Codes? Mr. Moore said the only concern was that single family homes would require sprinkling systems. The adoption of these Codes has deleted that provision through amendment.

Councilmember Coons asked what the changes were to the Codes. Mr. Moore said Mr. Mossburg could answer more thoroughly, but for the most part it speaks to using newly developed materials and new ways of doing things. The new Energy Conservation Code

for 2012 did make significant changes so that is why the 2009 Energy Conservation Code is being adopted instead.

Mr. Mossburg noted that the 2012 Residential Code now requires the carbon monoxide detection which is a State law but there was no enforcement provision. Now that it is in the Code, it can be enforced. Also there was some changes for better designs on housing to prevent damage due to wind, etc.

Councilmember Boeschstein asked about the status of White Hall. Council President Kenyon asked him to hold that question and direct it to City Attorney Shaver.

Councilmember Susuras asked if the ICC meets every three years. Mr. Mossburg said they meet every year and generally they develop new codes every three years. However, here locally, adoption takes place every six years. The 2009 codes were skipped.

Councilmember Susuras inquired about the statement in the ordinance about repealing any ordinances in conflict therewith. City Attorney Shaver said the previous ordinance will be repealed which adopted the previous building codes.

Councilmember Luke inquired about Mesa County adopting the same code set and asked if it was part of the standardized code set. City Attorney Shaver replied affirmatively and advised that the objective is to have standardization throughout the valley. There is just a little bit of sequencing differences between the other entities and by the end of the March everyone will have adopted these Codes.

There were no public comments.

The public hearing was closed at 7:45 p.m.

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

Councilmember Susuras moved to adopt Ordinance No. 4499 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Briefing on White Hall

City Attorney Shaver said that, at the end of last year, the City issued a red tag to the building known as White Hall which sustained fire damage. Discussions have continued with the property owner and the property owner's agent. They know the expectations and in the next few days or weeks there may be an executive session to discuss it further. City Attorney Shaver met with a contractor that will be coming to evaluate the property.

Councilmember Boeschstein asked if there is a time limit for the building to be demolished. City Attorney Shaver replied there is a time limit but that time frame has been extended. Staff is trying to figure out a way for the City to take an interest in the property, rather than just placing a lien on the property, or for the other parties to work something out.

Public Hearing—An Ordinance Adopting the International Fire Code 2012 Edition with Amendments

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.

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

John Shaver, City Attorney, introduced this item. This too is an International Code Council code. He noted that Fire Chief Ken Watkins and Fire Inspector Chuck Mathis are present to answer any technical questions.

There were no public comments.

The public hearing was closed at 7:51 p.m.

Councilmember Doody asked about the changes regarding open burning. City Attorney Shaver said they were issuing two burn permits, one for spring and one for fall, but for efficiency purposes, the change will mean they will issue only one burn permit per customer per year.

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

Councilmember Pitts moved to adopt Ordinance No. 4500 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Adoption of Fee Schedules for Permits and Other Actions under the International Codes

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.

John Shaver, City Attorney, introduced this item. These are the fees for the Codes that were just adopted. He deferred to the experts for details.

Mr. Mossburg, Mesa County Chief Building Official, said the fees were not changed at all. One part that was changed was that other unspecified inspections were \$75 per hour. That was removed and changed to \$45 for inspections and plan reviews. A Plan Review Fee per hour for large commercial projects was put in place.

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

Councilmember Coons moved to adopt Resolution No. 09-12. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Great Outdoors Colorado Grant for Lincoln Park Redevelopment

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.

Rob Schoeber, Parks and Recreation Director, presented this item. He noted that during the Master Planning Process, the City Council directed Staff to seek other funding options for redevelopment of Lincoln Park. A number of community meetings were held to determine what improvements should occur at Lincoln Park. He described the proposed Master Plan including restrooms, tennis court improvements, and shelter repairs. Some of the other ideas that came out of the meetings are a new playground structure similar to the one in Rocket Park and secondly, a change to the loop road (removal) with a reconfiguration of the 12th Street entrance. These items will be included in the grant

request. Also an arboretum will be included in the grant request. There will be a walking educational tour of the trees in the park.

Councilmember Susuras asked about the 30% match. Mr. Schoeber said that 30% will come out of the budget amount for parks. Other funding sources have been identified for continued improvements.

Councilmember Coons asked if the items mentioned will go forward even without the grant. Mr. Schoeber said the restrooms, the shelter repairs, the tennis court repairs, and the repairs to the playground equipment would.

Councilmember Luke asked about the additional play feature to the east. Mr. Schoeber said that will be a small play area; perhaps only a sand box.

Councilmember Boeschstein commended Mr. Schoeber on the work and the open houses. He is excited about the improvements. He noted a grand entrance with columns would be great and that the Rockies might be willing to help out. He suggested an Art in the Park program. He noted that the other parks (Las Colonias, Matchett, and Burkey) are still on the radar screen and some things will happen in those areas.

Mr. Schoeber advised that there are fourteen capital projects through 2014 that will be going on throughout the parks system.

Councilmember Luke asked about the horseshoe pits and them being relocated. Mr. Schoeber advised the removal would allow more parking and the horseshoe players feel crowded there. One thought is to move it to the Fairgrounds (Lions Park) but the thought is maybe a more central park would be more accessible.

Councilmember Doody asked how much of this park is actually used as a traditional park. Mr. Schoeber said one third is traditional use, one third is golf course, and one third is the stadium use.

Councilmember Doody inquired about another entrance off of North Avenue. It was noted it is very tight considering the traffic.

Councilmember Luke asked about widening the egress onto Gunnison. Mr. Schoeber said that is being looked at.

Council President Kenyon noted that Council discussed a traffic analysis at the workshop. At present the police resources are used extensively for large events so if better access could be designed, that might reduce the use of those resources. He continued that Lincoln Park has been neglected and he is pleased to see these improvements coming forward.

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

Councilmember Pitts moved to adopt Resolution No. 10-12. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Alpha Numeric Paging System for Grand Junction Regional Communication Center and Its Public Safety Responder Agencies

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.

John Camper, Police Chief, introduced this item noting its importance to the City's partners in the Communication Center. The 800 MHz system uses a toning system but only works for agencies that have Staff in house. For those with volunteers, the paging system is needed. He deferred additional details to Deputy Chief Troy Smith.

Troy Smith, Deputy Police Chief, presented this item. He described the study undertaken by the consultant and how the paging system can be improved. The City is working with QDS Communications for the Public Safety Building and therefore the Department thinks it is prudent to enter into a contract with them for the paging system. The system will require ongoing maintenance work. The item was expected and budgeted for.

Councilmember Coons asked how many volunteer Fire Departments are served by the Communication Center. With Fire Chief Watkins assistance, he answered there are ten volunteer fire agencies.

Council President Kenyon asked if the system has a warranty. Deputy Chief Smith said it does.

Councilmember Susuras asked how the Sole Source can be justified. Deputy Chief Smith said that QDS Communications is the only qualified vendor in the Western Slope and has a local office in Grand Junction. They are the designated provider for Motorola. The Police Department has an ongoing relationship with QDS Communications and there

will be ongoing maintenance needed. QDS Communications are best suited to install this type of equipment based on their knowledge, not only for Staff, but for operating procedures and for the kind of infrastructure that the Public Safety building has.

Councilmember Luke asked if this is paid out of 911 funds. Deputy Chief Smith said yes, it was in the Communication Center budget that was approved by Council.

Councilmember Susuras moved to 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. Councilmember Pitts seconded. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:24 p.m.

Stephanie Tuin, MMC

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

FEBRUARY 27, 2012

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, February 27, 2012 at 11:33 a.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and President of the Council Tom Kenyon.

Council President Kenyon called the meeting to order.

Councilmember Susuras moved to go into Executive Session for discussion of personnel matters under Section 402 (4)(f)(I) of the Open Meetings Law Relative to City Council Employees and City Council will not return to open session. Councilmember Boeschstein seconded the motion. Motion carried.

The City Council convened into executive session at 11:34 a.m. Councilmember Laura Luke entered the meeting at 11:34 a.m.

Stephanie Tuin, MMC
City Clerk



**Attach 2
CITY COUNCIL AGENDA ITEM**

Date: February 22, 2012
Author: Kristen Ashbeck
Title/ Phone Ext: Senior Planner / 1491
Proposed Schedule: 1st Reading March 7, 2012
2nd Reading: Public Hearing March 21, 2012.
File # s: PLD-2012-80 and ZCA-2012-107

Subject: North Seventh Street Historic Residential District Guidelines and Standards and Historic Preservation Board Responsibilities and Authority
Action Requested/Recommendation: Introduction of Proposed Ordinances and Set a Public Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Kristen Ashbeck, Senior Planner

Executive Summary:

A request by the North Seventh Street Historic Residential District neighborhood to establish a new Plan for the North Seventh Street Historic Residential District Planned Development, including the North Seventh Street Historic Residential District Guidelines and Standards, to maintain and enhance the historic character of those properties, and to amend the Zoning and Development Code (“Code”) to authorize the Grand Junction Historic Preservation Board (“Board”) to review and approve applications for construction/alteration to sites and/or structures located on North 7th Street between Hill Avenue and White Avenue, as shown on the Site Location Map, attached.

Background, Analysis and Options:

The North Seventh Street Historic Residential District (“District”) includes the properties along North 7th Street from Hill Street to White Avenue on the east side of North 7th and from Hill Street to the alley between White and Grand avenues on the west side of North 7th Street. (See Site Location Map, attached.) The District is a nationally recognized historic neighborhood. It has been placed on the National Register of Historic Places, and is the only neighborhood in the City with this recognition. The neighborhood is proud of the designation and has been seeking, in various ways over time, to establish a process and standards through which to maintain and enhance its historic character.

Over the past two years, an organized group within the District has been working together, with broad input from the people in the neighborhood, to develop design guidelines and standards intended to preserve its historic nature and quality. The result of this long and sustained effort is the attached “North Seventh Street Historic Residential District Guidelines and Standards” (“Guidelines and Standards”) which City Staff and the neighborhood now request that the City adopt for the District. The Guidelines and Standards include a streetscape and property inventory showing the

defining characteristics of the District and each structure within it, and establish criteria for development intended to ensure the maintenance and enhancement of the major exterior elements that characterize the historic nature of the District.

Prior to this effort, the City adopted Ordinance No. 2211 in 1984 establishing a planned residential zone for the part of this North 7th Street neighborhood consisting of the properties on North 7th from Hill Street to Grand Avenue. On February 17, 2010, at the urging of an organized neighborhood group, City Council adopted Ordinance No. 4403 and repealed Ordinance No. 2211. Ordinance No. 4403 established a Development Plan for that Planned Development (PD) zone and outlined a process by which building and site alterations would be reviewed and decided by City Council. That process, however, did not include detailed guidance for decision-making regarding historic preservation or design.

At the February 17, 2010 City Council meeting, the City Council requested that Planning staff work with the neighborhood on specific guidelines and standards for historic preservation and design. To that end, the neighborhood conducted a series of meetings and a property owner poll to discuss and determine the direction for the guidelines and standards. Several drafts of the document were prepared and reviewed. The poll and notices of the meetings were provided to the neighborhood and to the owners of the three properties south of Grand Avenue. The last neighborhood meeting was held in July 2011 to review the final draft that was then proposed to the City.

Since that time, the document has been reviewed by the Historic Preservation Board, which has indicated its approval of the guidelines and standards generally and of its proposed expanded role of reviewing and deciding development applications in public hearings. City staff has also worked with neighborhood representatives to refine the document so that it better implements the desires of the residents and to provide a review process. This work included development of an ordinance to expand the role and responsibility of the Board to include review and decision-making for changes to sites and structures within the District and a process for appealing decisions of the Board to the City Council.

The Guidelines and Standards are proposed as a new plan ("Plan" or "the Plan") for the Planned Development zone within the historic district and as an advisory document for those properties that are within the District boundaries but not within the PD zone district. The properties that are outside the PD zone district are located at 327 N. 7th (the Doc Shores House), 337 N. 7th (the White House), and 310 N. 7th (the R-5 School or Lowell School). Inclusion of these properties in the District is considered important to the neighborhood because of their contributing structures and because they are part of the National Registry. The owners of the properties outside the PD zone district have been notified of all neighborhood meetings and polled along with the PD property owners. At this time, however, the City has not taken the legislative action(s) necessary to designate a historic district including those properties or to designate these structures as historic in accordance with Section 21.07.040 of the Zoning and Development Code. Until such time, the application of the Guidelines and Standards to these properties will be advisory, such that compliance is voluntary on the part of the owners of those properties.

Generally, approval of the proposed ordinances will:

- Establish a new Plan for the North 7th Street properties that are zoned PD (properties north of Grand Avenue and south of Hill Street)
- Apply the Guidelines and Standards to the three properties south of Grand Avenue that are zoned B-2 in an advisory manner
- Retain the underlying zone district of R-8 for uses allowed in the PD zone district
- Establish bulk standards for all properties within the District (mandatory for the PD zone district properties; advisory for the three non-PD properties)
- Establish a review process for all changes to structures and sites in the District, including an application for a Certificate of Appropriateness, review by Public Works and Planning staff and decision-making by the Grand Junction Historic Preservation Board (advisory only with respect to the non-PD properties)
- Provide guidelines and standards by which changes to structures and sites in the District are reviewed that primarily address maintenance and enhancement of the major exterior elements that characterize the District and the structures within it such as streetscape, site development features, mass and proportion of buildings, rooflines, siding, windows, doors and porches and similar features

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

The requested amendment of the Planned Development Plan incorporating the Guidelines and Standards (the Plan) and the proposed Code amendment authorizing the Board to review and decide certain development applications within the District are each consistent with the Comprehensive Plan designation of Residential Medium for that portion of the District north of Grand Avenue and Downtown Mixed Use for the properties south of Grand Avenue. They are also consistent with the following Comprehensive Plan goals and policies:

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

These ordinances will encourage preservation of the historic structures and characteristics of this unique nationally designated historic area.

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

Policies:

A. Design streets and walkways as attractive public spaces;

C. Enhance and accentuate the City 'gateways' including interstate interchanges, and other major arterial streets leading into the City;

Preservation of this historic neighborhood will help to ensure that the North 7th Street corridor, including the street, median, detached sidewalks and landscaping features, retains its historic character and beauty, providing an enduring historic gateway into the downtown.

Board or Committee Recommendation:

The Grand Junction Planning Commission recommended approval of the request at its February 14, 2012 meeting.

Financial Impact/Budget:

NA

Legal issues:

NA

Other issues:

NA

Previously presented or discussed:

City Council discussed this item at its January 11, 2012 workshop.

Attachments:

Site Location Map / Aerial Photo Map

Existing Future Land Use Map

Existing Zoning Map

Results of Neighborhood Survey

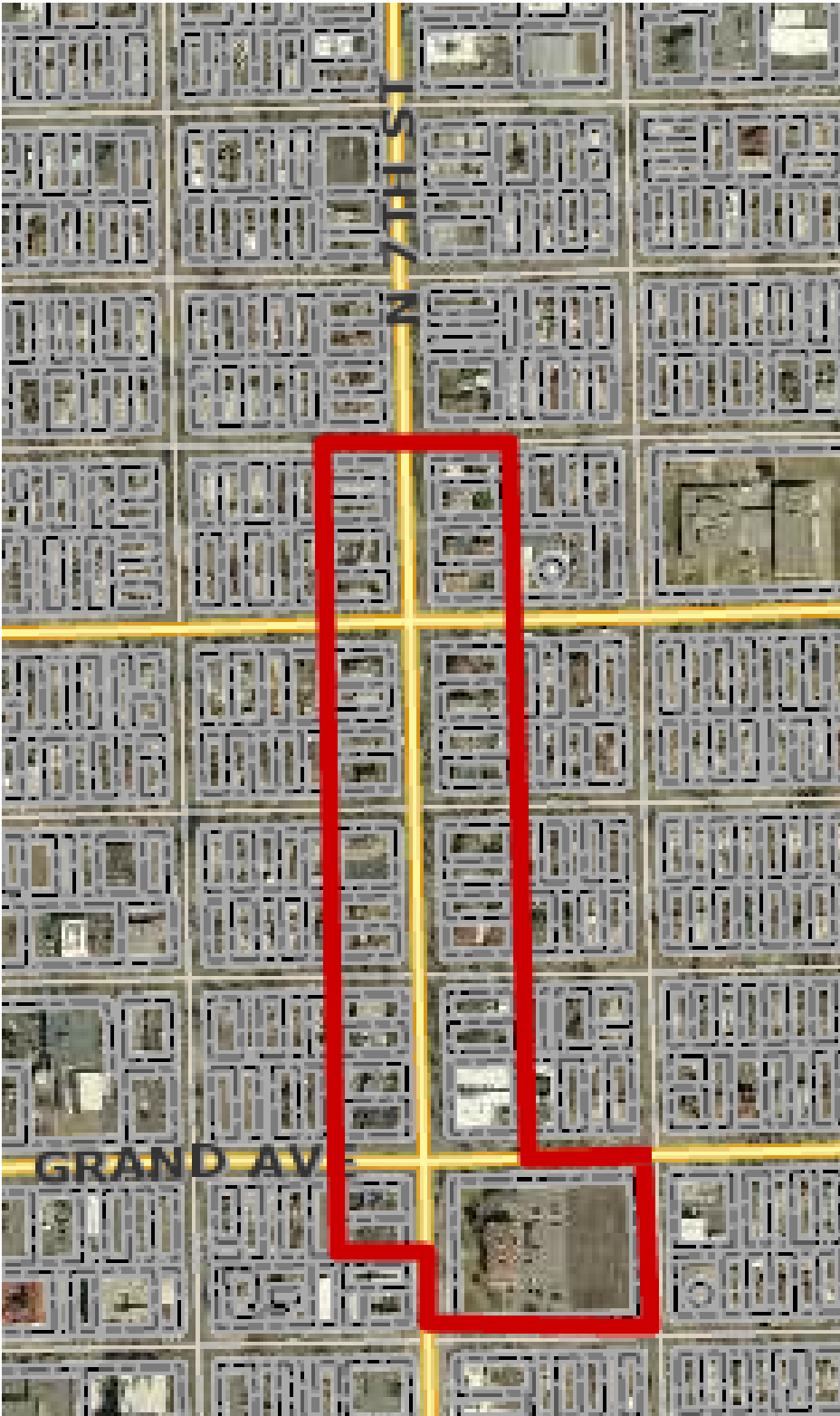
Letter from Historic Preservation Board

Proposed Ordinance Amending Ordinance No. 4403

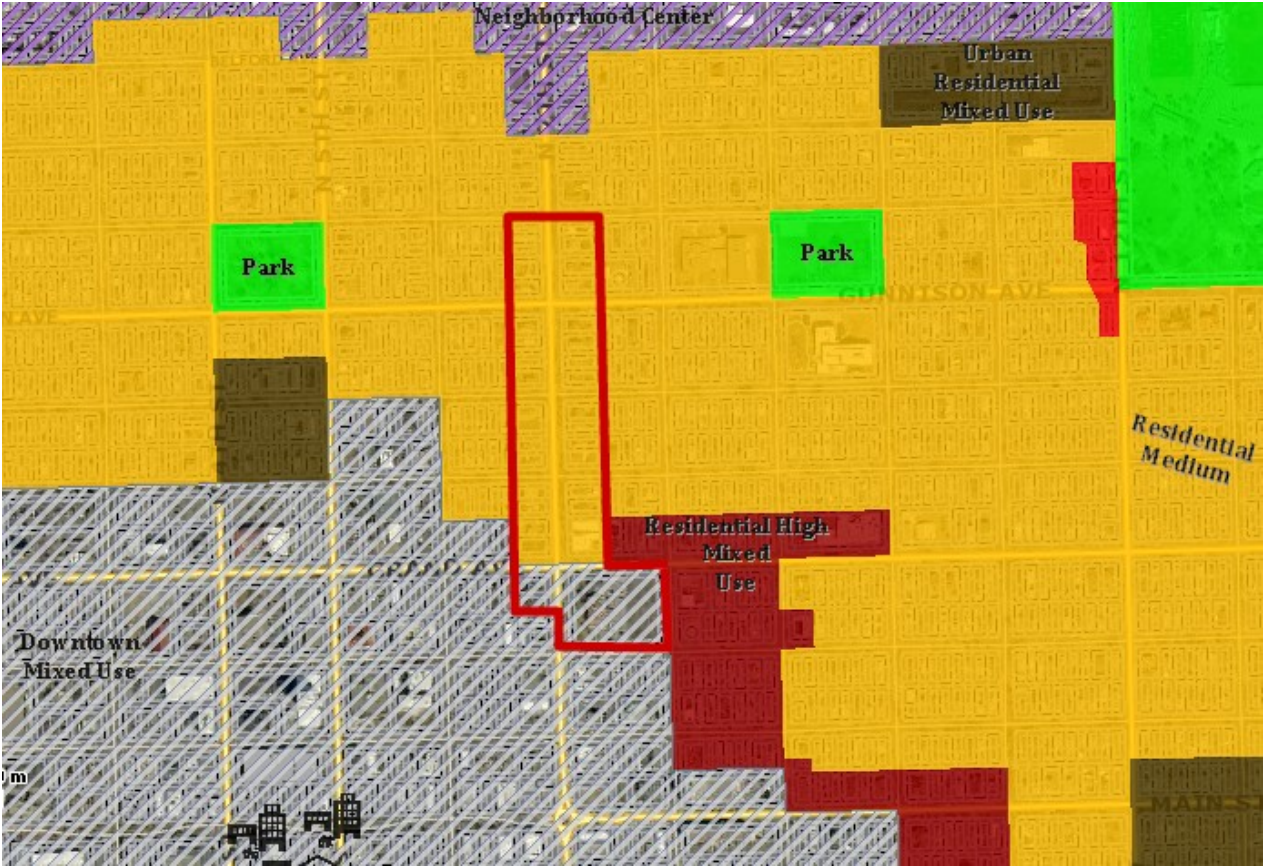
North Seventh Street Historic Residential District Guidelines and Standards (also serves as Exhibit A to the proposed ordinance amending Ordinance No. 4403)

Proposed Ordinance Amending the Zoning and Development Code

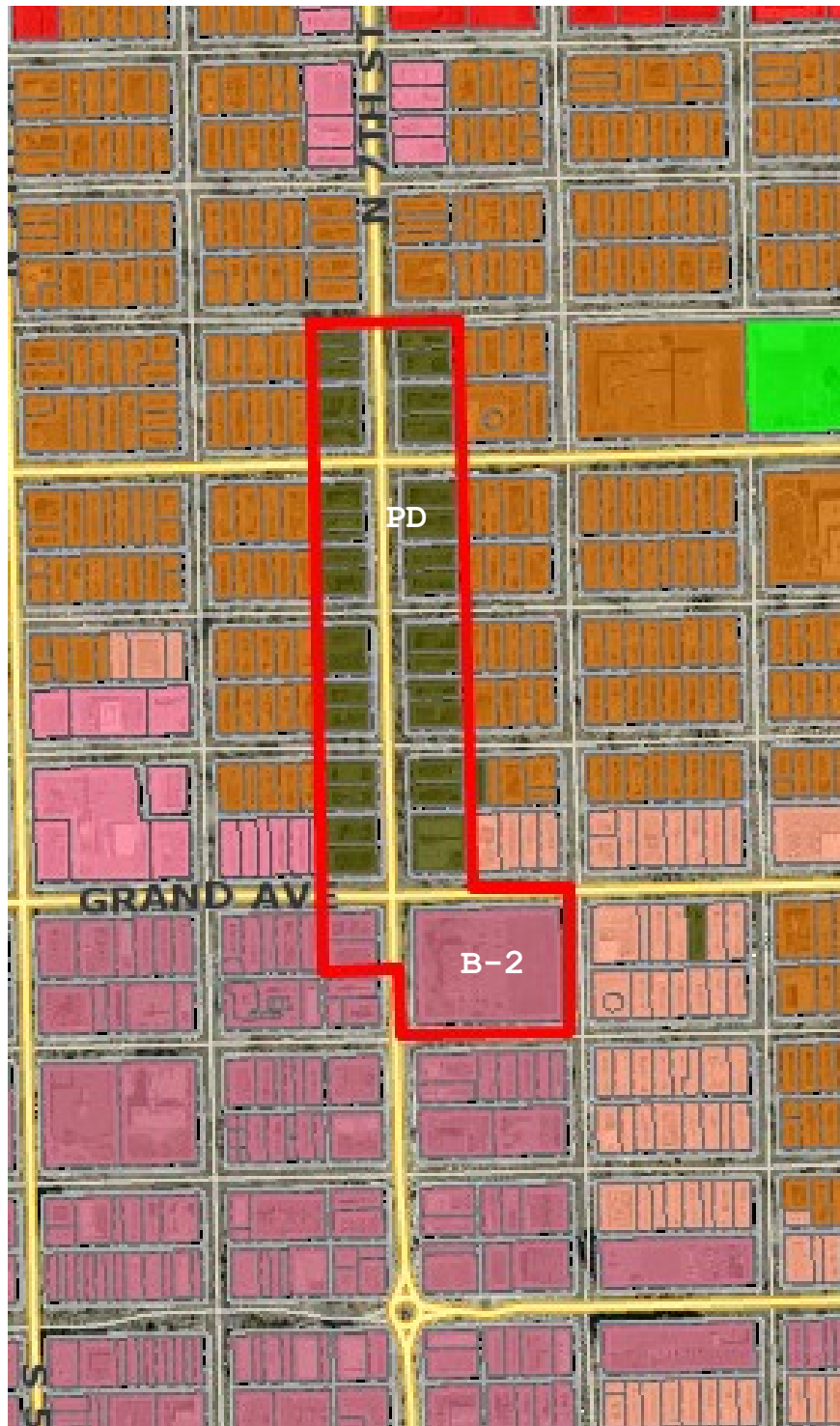
SITE LOCATION/AERIAL PHOTO LOCATION MAP



COMPREHENSIVE PLAN – FUTURE LAND USE MAP



EXISTING ZONING MAP



Results from the North Seventh Street Standards and Guidelines Survey

A survey was taken of the property owners in the North Seventh Street Historic District in February-March 2011 using a printed survey form which was distributed to each property owner by mail and a follow-up phone call.

The following were the survey questions:

North Seventh Street Standards and Guidelines

Right now, any application for a building permit in the neighborhood goes to City Council for a public hearing, and there are no protections, guidelines, or standards specific to the historic district for the Council to use in this evaluation. Assuming the Council were to eliminate or revise this process, what would you like to see put in its place?

1- Nothing. Make it just like any other residential area in the city

2- Nothing mandatory- but lets have a purely advisory document that gives guidance on how to preserve historic structures

3- Advisory guidelines only for existing historic structures, but some requirements for any new construction to make sure it fits in.

4- Guidelines and standards that would include mostly recommendations and suggestions, but would also have some requirements for new construction and also for the existing historic structures to make sure the most important elements are preserved (i.e., forms but not necessarily materials).

5- Guidelines and standards with recommendations but also strong requirements for new construction and historic structures (i.e., retaining historic forms and materials)

NORTH SEVENTH STREET PROPERTY OWNERS' SURVEY RESULTS (March 2011)

Property	1	2	3	4	5	No Response
310 N. 7 th St. – R-5 High School				X		
327 N. 7 th St.				X		
337 N. 7 th St.				X		
720 Grand Ave.	X					
407 N. 7 th St.			X			
417 N 7 th St.		X				
428 N. 7 th St.			X			
433 N. 7 th St.					X	
440 N. 7 th St.					X	
445 N. 7 th St.					X	
710 Ouray Ave.			X			
505 N. 7 th St.				X		
515 N. 7 th St.			X			
520 N. 7 th St.						X
522 N. 7 th St.						X
535 N. 7 th St.				X		
536 N. 7 th St.	X					
604 N. 7 th St.			X			
605 N. 7 th St.						X

Property	1	2	3	4	5	No Response
611 N. 7 th St.			X			
620 N. 7 th St.		X				
621 N. 7 th St.					X	
625 N. 7 th St.			X			
626 N. 7 th St.				X		
639 N. 7 th St.					X	
640 N. 7 th St.					X	
706 N. 7 th St.					X	
707 N. 7 th St.						X
712 N. 7 th St.						X
715 N. 7 th St.				X		
726 N. 7 th St.		X				
727 N. 7 th St.				X		
731 N. 7 th St.				X		
739 N. 7 th St.			X			
750 N. 7 th St.				X		
TOTALS	2	3	9	10	7	5

A majority of the property owners favored option #4 which stated:

Guidelines and standards that would include mostly recommendations and suggestions, but would also have some requirements for new construction and also for the existing historic structures to make sure the most important elements are preserved (i.e., forms but not necessarily materials).

More than 60% of the homeowners favored some change. The enclosed draft guidelines and standards have been modified to reflect the views of the majority of the homeowners.



250 North 5th Street Grand Junction CO 81501

Grand Junction City Council
February 8, 2012
250 North 5th Street
Grand Junction CO 81501

RE: Historic Preservation Board Review of Proposed North Seventh Street Historic Residential District Guidelines and Standards

Dear Mayor Kenyon and Members of the City Council:

The Historic Preservation Board reviewed the proposed *North Seventh Street Historic Residential Guidelines and Standards* at its August 2, 2011 meeting. Upon discussion, the Board came to consensus on the ideas outlined below and would like to forward its thoughts to the Planning Commission as the document moves forward for adoption.

Generally, the Board supports approval of the *Guidelines and Standards* and agreed that the document was needed to maintain the character of the District and avoid continued degradation of the properties in the future. The Board agreed that the appendix with the property inventory information represented a good "time stamp" of what the district looks like today for future reference as it evolves and changes are proposed/made to the structures. Application of the *Guidelines and Standards* will lead to improved consistency in decision-making about what happens in the District and to the individual buildings.

The Historic Preservation Board has the ability and will review items prescribed by the document and has the tools to carry out the review as necessary. The Board confirmed that it was comfortable with the role and responsibility that the proposed *Guidelines and Standards* create for the Historic Preservation Board.

Please do not hesitate to contact the Historic Preservation Board if you have questions concerning this information.

Sincerely,

A handwritten signature in black ink that reads "David P. Bailey". The signature is written in a cursive, slightly slanted style.

David P. Bailey
Grand Junction Historic Preservation Board

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4403 FOR THE PLANNED RESIDENTIAL DEVELOPMENT – NORTH 7TH STREET CONSISTING OF GUIDELINES, STANDARDS AND REVIEW PROCESS BY WHICH NEW CONSTRUCTION OR ALTERATIONS WITHIN THE ZONE ARE DETERMINED

Recitals:

After thorough review, deliberation and consideration the City Council of the City of Grand Junction has determined that the existing Planned Development zone created by Ordinance No. 4403 should be amended.

The approximately 6.63 +/- acres currently zoned *Planned Residential Development – North 7th Street* by Ordinance No. 4403 remain zoned PD – Planned Development with a default zone of R-8, all in accordance with the Zoning and Development Code (Code); however, by and with this ordinance a new Development Plan (“Plan”) for the PD zone district, governing construction or alteration of sites and/or structures within the zone district, is adopted.

In the public hearing on February 17, 2010, the City Council identified the need for standards and a review process for alterations to and construction of structures and sites within the unique, historic 7th Street neighborhood. The City Council charged the neighborhood residents and City staff to develop such standards and review process.

In response to that charge, the neighborhood residents, in a series of meetings and through a poll indicating the residents’ desires with respect to enhancing and maintaining the historic character of the neighborhood, developed the *North Seventh Street Historic Residential District Guidelines and Standards*. An organized neighborhood group presented the Guidelines and Standards to City staff. City staff and the neighborhood group then refined the *Guidelines and Standards* and included a process for review of applications for alteration/construction.

After thorough review, deliberation and consideration, the City Council of the City of Grand Junction finds that it is in the interest of the public to adopt the *North Seventh Street Historic Residential District Guidelines and Standards* as the new Plan for the *Planned Residential Development – North 7th Street* zone district.

The bulk, development, improvement, architectural and design standards shall be derived from the *North Seventh Street Historic Residential District Guidelines and Standards*. The R-8 default zone standards and the development standards of the Zoning and Development Code shall determine uses in the PD zone district and shall determine other development standards in the event that the *Guidelines and Standards* are silent on a development standard that is addressed by the Zoning and Development Code (as an example only and not by way of limitation, number of parking spaces required for a given use).

The Plan is intended to replace the prior development plan established by Ordinance No. 4403, including the review process established therein by which City Council was designated as the decision-maker. Under the Plan, the Director of the Department of Public Works and Planning shall initially determine whether the character of any proposed development application complies with the Zoning and Development Code and is consistent with the *Guidelines and Standards*, and make recommendations to the Historic Preservation Board. The Historic Preservation Board shall make decisions on applications for alteration/construction. That application/grant of approval is known as a Certificate of Appropriateness.

The Plan is also intended to replace the surveys, descriptions and depictions of properties within the zone district that were included in Ordinance No. 4403.

In addition, the City Council finds that the following three North 7th Street properties south of Grand Avenue are important to the North Seventh Street Historic Residential District because of their historic character, because of the contributing nature of their structures, and because of their inclusion on the National Register of Historic Places: the property located at 327 N. 7th Street (known as the Doc Shores House), the property located at 337 N. 7th Street (known as the White House), and the property located at 310 N. 7th Street (known as the Lowell School). Because these properties are not within the *Planned Residential Development – North 7th Street*, however, the application of the *Guidelines and Standards* to alterations/construction on these properties is, until such time as further legislative action is taken, advisory only.

The City Council finds that the content of the Plan established by this ordinance is consistent with and satisfies the criteria of the Code and is premised on the purposes and intent of the *Comprehensive Plan*.

Furthermore, the City Council has determined that the Plan achieves long-term community benefits by establishing a process, guidelines and standards for review of development in a unique, nationally recognized historic neighborhood in the City.

The City Council finds that the review process established in and by this ordinance will afford the highest quality development consistent with the needs and desires of the community.

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

That Ordinance No. 4403 is hereby amended as follows.

The properties within the *Planned Residential Development – North 7th Street* zone district as described and zoned in Ordinance No. 4403 shall be subject to the *North Seventh Street Historic Residential District Guidelines and Standards*.

In addition to the underlying zoning regulations described in Ordinance 4403, the design standards of the *North Seventh Street Historic Residential District Guidelines and Standards* (Exhibit A) shall apply.

Initial determination of compliance with the Guidelines and Standards shall be made by the Director, who shall then make a recommendation to the Historic Preservation Board. The Historic Preservation Board shall hear and decide applications for alteration/construction within the PD zone district. A decision of the Historic Preservation Board may be appealed to the City Council.

In addition, be it ordained that the design standards of the *North Seventh Street Historic Residential District Guidelines and Standards* (Exhibit A) shall apply to the property located at 327 N. 7th Street (known as the Doc Shores House), the property located at 337 N. 7th Street (known as the White House), and the property located at 310 N. 7th Street (known as the Lowell School) in an advisory manner. That is, the Historic Preservation Board and/or the Director may make advisory recommendations based on the Guidelines and Standards for development applications on these properties.

If this ordinance becomes invalid for any reason and/or the *Guidelines and Standards* are found to be inapplicable, incomplete or otherwise deficient to determine and application, then the *Planned Residential Development – North 7th Street* zone district properties shall be fully subject to the standards of the underlying zone district (R-8).

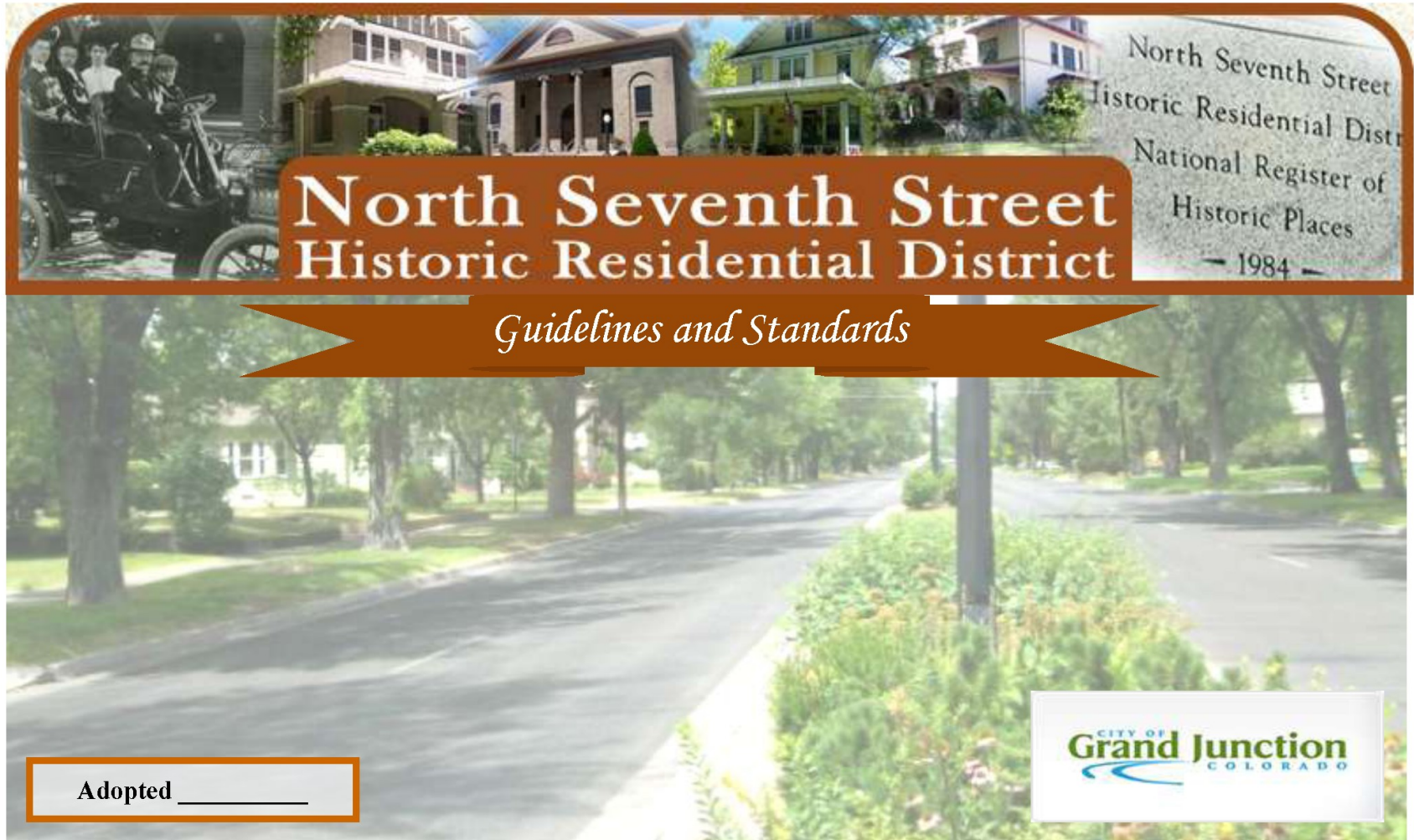
Introduced on first reading this ____ day of _____ 2012 and authorized the publication in pamphlet form.

Passed and adopted on second reading the ____ day of _____ 2012 and authorized the publication in pamphlet form.

President of the City Council

ATTEST:

City Clerk



Adopted _____

Acknowledgements

We would like to acknowledge the fine residents of the North Seventh Street Historic Residential District for all their input and dedication to a continued vision and belief in a prosperous and enduring Historic District. We would also like to thank all the residents who attended the neighborhood meetings and gave their input while this document was drafted.

These Guidelines and Standards were made possible because of the hard work, guidance, and vision of the residents and the support of City Staff.

First Edition: December 2011

Owner: City of Grand Junction, Colorado

SPECIAL APPRECIATION TO

Paul and Nicole Sizemore
Teddy and Kathy Jordan
Joe Hatfield
Bennett Boecheinstein
Peter Robinson

City of Grand Junction Historic Preservation Board
City of Grand Junction Public Works and Planning Department Staff

Special recognition to Teddy Jordan for his photography

Adopted

ACKNOWLEDGEMENTS

Page Number
i

TABLE OF CONTENTS

I. HISTORY (Page 1)

II. PROJECT BACKGROUND (Page 2)

III. HOW TO USE THIS DOCUMENT (Page 3)

IV. LAND USE AND ZONING (Page 6)

V. REVIEW PROCESS (Page 7)

VI. DISTRICT WIDE GUIDELINES AND STANDARDS (Page 8)

1. Minimum Bulk Requirements/Standard (Page 8)
2. Vistas (Page 9)
3. Landscaping in the Public Right-of-Way (Page 9)
4. Residential Landscaping (Page 10)
5. Landscaping for Nonresidential uses (Page 10)
6. District Identification (Page 11)
7. Building Identification (Page 11)
8. Utility Systems (Page 12)
9. Fencing (Page 13)
10. Parking for Multifamily and Non-Residential Uses (Page 14)
11. Individual Building Signage for Non-residential Uses (15)

VII. CONTRIBUTING STRUCTURES, NON-CONTRIBUTING STRUCTURES AND NEW CONSTRUCTION (Pg. 16)

1. General Guideline (Pg. 16)
2. Building Proportions Mass and Form (Pg. 17)
3. Orientation and Lot Coverage (Pg. 19)
4. Alignment, Rhythm, and Spacing (Pg. 20)

5. Exterior Materials (PG. 21)
6. Porches, Stairs, and Entries and Doors (Pg. 23)
7. Accessibility and Fire Escapes (Pg. 24)
8. Windows and Façade Treatment (Pg. 25)
9. Roofs forms and Materials (Pg. 27)
10. Trim and Details (Pg. 28)
11. Additions (Pg. 29)

VIII. CONTRIBUTING GUIDELINES AND STANDARDS

1. Overall Guiding Principles (Pg. 30)

IX. Demolition of all or part of all structures within the North Seventh Street Historic Residential District

1. Demolition of all or Part of all structures within the District (Pg. 31)

IX. APPENDICES

- A. PROPERTY INVENTORY (Pg. 34)
- B. TERMS AND DEFINITIONS (Pg. 70)
- C. INCENTIVES FOR HISTORIC PRESERVATION IN GRAND JUNCTION (Pg. 75)
- D. FREQUENTLY ASKED QUESTION (Pg. 76)
- E. EXAMPLE OF CERTIFICATE OF APPROPRIATENESS (Pg. 77)
- F. AUTHENTIC PLANTS FOR LATE 19th-EARLY 20th CENTURY PERIOD LANDSCAPING (Pg. 79)

Adopted

TABLE OF CONTENTS

**Page Number
ii**

I. HISTORY

The North Seventh Street Historic Residential District is the heart of the original square mile for the City of Grand Junction. Seventh Street was intended to be a park-like residential area where prosperous residents, who were instrumental in the development of a young city out west, built their homes.

North Seventh Street was a two-lane street with parking for vehicles in the front of their homes. Some of the homes still have a walk across the grass to access Seventh Street.

It has always been the showcase for all the city. Seventh Street was the route chosen for President George H.W. Bush and his wife, Barbara, to travel from the airport to the courthouse for the Education 2000 tour in 1991.

In spite of the traffic now impacting the area, it remains a close-knit neighborhood where neighbors visit neighbors on their front porches. Daughters or sons still get married in the family home or have their wedding receptions there.

Over the years, however, some homes on North Seventh Street have fallen victim to "progress", sacrificing historic preservation to modern expediencies.

The Grand Junction Town Company officers did more than develop lots and provide street names. They had great expectations for Grand Junction. They set aside parks in each quarter of the town, and developed certain areas with hallmarks of beauty, elegance and exceptional quality. Main Street and Grand and Gunnison Avenues were wider than other streets, and the lots facing those streets were deeper than most residential lots. Seventh Street was a fine boulevard, with landscaping in the center, and it was the only street with lots facing east-west rather than north-south. In harmony with the town officials' plan the homes on Main, Grand, Gunnison and especially Seventh Street were larger and more stately.



C.D. Smith

In 1923, C.F. Martin and C.D. Smith petitioned the Grand Junction City Council to have electric street lights installed on the parkway in the middle of Seventh Street. The city agreed. These lights were removed in 1965.

As a Bicentennial project Kathy Jordan, a North Seventh Street resident, petitioned the Grand Junction City Council for help in having lights of the period re-installed in the parkway. Neighbors on Seventh Street and many business people in Grand Junction donated time, money and materials. In December of 1975, Kathy, along with city council members, flipped the switch to turn the lights back on.

In 1984 Kathy Jordan was instrumental in getting the area placed on the National Register of Historic Places with the U.S. Department of Interior. The goal was to preserve the vision that the founding fathers had for this neighborhood.

A cluster of the first homes on Seventh Street were constructed by members of the same family, starting with Cyrus "Doc" Shores. Shores built his home at 427 North Seventh Street in 1893.

Franklin I. Lee built his home at 402 North Seventh Street in 1903. His wife, Laura, was the daughter of M.M. (Marcus Morton) Shores, the brother of "Doc" Shores. Franklin's father, W.H. Lee built the house at 406 North Seventh Street in 1906.

418 North Seventh Street was also built by Franklin, I. Lee in 1904. 428 North Seventh Street was built by Allison "Roe" Monroe in 1900. His wife's sister was married to Doc Shores.

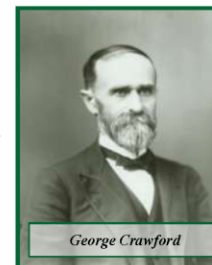
520 North Seventh was built by Mr. and Mrs. O.H. Ellison in 1924. Mrs. Ellison was the daughter of M.M. and Laura Shores.

The White House at 337 North Seventh Street, (the green house at the corner of Seventh and Grand) was built by W.F. White who owned the White Mercantile Co. at Fifth and Main. Claims have been made that this home was built for George Crawford; however, Mesa County records show that the house was built in 1893, two years after Crawford's death. Crawford's name is on record showing he owned the land, but his name is on most of the property deeds for the original square mile because he was the developer. George Crawford lived in the Hotel Brunswick, a hotel he built, or on his Rapid Creek Ranch when in Grand Junction. Crawford's niece, Josephine Rich, did build a home in the 500 block of North Seventh Street in 1892.

Eight homes were built from 1883 to 1899. Of those eight structures, only six remain.

The years 1900 to 1909 showed the largest growth on Seventh Street with eighteen homes constructed. Of those eighteen homes, sixteen remain. From 1910 to 1919 four homes and one church were built and they are all still standing.

From 1920 to 1970 six homes, one school, one duplex and one church were built. They are all still standing. Currently, there are 35 structures in the District.



George Crawford

Adopted

Section I
HISTORY

Page Number
1

II. PROJECT BACKGROUND

The City of Grand Junction's *Comprehensive Plan* (adopted February 17, 2010 - pp. 108 – 109) states:

Retaining our Heritage

Historic Buildings and Neighborhoods

Many communities have started to capitalize on their best assets such as historic buildings. Grand Junction has, like most cities, seen many of its' historic buildings replaced with new construction. Appropriate historic buildings should be preserved to the extent possible. Modifications and additions to historic buildings are acceptable if the alterations are constructed to compliment the original character. The neighborhood just north of the Downtown retains the original grid pattern of tree-lined streets and many older homes. To allow the Downtown to grow but not disturb the character of this neighborhood, the Plan recommends that increased density be allowed in this neighborhood through Accessory Dwelling Units.

Individual Neighborhood Character

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

On February 17, 2010, a public hearing was held for the adoption of Ordinance 4403 to replace Ordinance 2211 that was adopted in 1984. At that meeting, the City Council requested that the City of Grand Junction Planning staff work with the neighborhood on specific historic preservation guidelines and standards for the North Seventh Street Historic Residential District.

The Grand Junction Historic Preservation Board has agreed to be responsible for preserving the historical value and character of the District's structures by reviewing and deciding development applications through use of these design guidelines and standards. The City Council will hear appeals.

If properly adopted, administered and adhered to, the North Seventh Street Historic Residential District Guidelines and Standards will result in appropriate improvements that achieve a common level of quality in terms of allowed land uses, site design, architectural design, landscaping and other site improvements.

The general purposes of the North Seventh Street Historic Residential District Guidelines and Standards are:

- ◆ To preserve and protect the single-family residential character of the District
- ◆ To preserve the historical and/or architectural value of buildings
- ◆ To create an aesthetic appearance of the properties and the streetscape within the District that complements the historic buildings
- ◆ To stabilize property values

The North Seventh Street Historic Residential District Guidelines and Standards are based upon an analysis of the existing character of the North Seventh Street Historic Residential District. The Guidelines and Standards were developed through a collaborative neighborhood-based process. Property owner surveys, public meetings, and guideline development exercises were coordinated by Seventh Street residents and this document is the final result of these efforts.

Adopted

**Section II
PROJECT BACKGROUND**

**Page Number
2**

III. HOW TO USE THIS DOCUMENT

Getting Started

If you are thinking about developing or redeveloping property in the North Seventh Street Historic Residential District, you should contact the City Planning Division. They can provide an overview of the planning process and answer any questions you may have.

The North Seventh Street Historic Residential District Guidelines and Standards will provide the site and building design vision that are appropriate for all property in the District. The intent of this Guidebook is to provide a template for development and redevelopment within the District. Each standard is drafted to provide a maximum degree of flexibility and creativity in design, while conforming to a consistent and well-planned vision for the District. The architecture of your project must be of a valid recognized style as described in this document. Site design, streetscape, landscape and other elements will be consistent with the architectural style of each property.

How this Book Relates to Other City Regulations

The North Seventh Street Historic Residential District Guidelines and Standards provides the ultimate vision and patterning for development and redevelopment of the District. It is to be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. It includes specific materials, styles, orientation, and other design criteria which, when in conflict with another adopted standard, the more restrictive provision shall apply. Interpretation of the application of regulations, performance standards, criteria, definitions, procedures or any other provision of this guidebook shall be the responsibility of the City of Grand Junction Historic Preservation Board.

How to Determine the Guidelines and Standards that Apply to a Particular Property

Structures within the North Seventh Street Historic Residential District are divided into two categories: contributing and non-contributing structures. The following page (page 4) has a detailed definition of each term as well as a list of all the properties in the district and how they relate to these terms.

A contributing structure is a structure that already adheres to and/or complies with these Guidelines and Standards in their entirety at the time of adoption. The Guidelines and Standards that are applicable to contributing structures are found in Sections VI, VII and VIII and IX of this document.

A non-contributing structure is a structure that does not adhere to and/or comply with these Guidelines and Standards in their entirety at the time of adoption. The Guidelines and Standards that are applicable to non-contributing are found in Sections VI and VII and IX of this document.

Continued alteration of structures over time can lead to the District being re-evaluated for its designation status on the National Register of Historic Places by the National Trust of Historic Preservation and the Department of the Interior. If alterations to the exterior of a structure have degraded its historic integrity, a structure may be determined to no longer be a contributing structure. If too many structures are altered, the District may lose its designation status due to no longer having enough contributing structures. Similarly, alterations that enhance a non-contributing structure may result in the structure becoming contributing. The intent of these guidelines and standards is to maintain and enhance the existing structures in order to maintain the designation status on the National Register of Historic Places.

Adopted

Section III
HOW TO USE THIS DOCUMENT

Page Number
3

A. CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES

Properties within a historic district fall into one of two types of property: contributing and non-contributing.

A **contributing building, site, structure or object** adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it individually meets the National Register eligibility criteria. For inventory purposes, “primary” shall be used synonymously with “contributing”.

This classification has been designated through a survey and a formal hearing process. Contributing structures were identified on North Seventh Street when the National Register Historic District was formed 1984.

A **non-contributing building, site, structure or object** is located within the historic district but does not meet the requirements (a) or (b) listed above.

CONTRIBUTING STRUCTURES
327 North Seventh Street – Doc Shores House
337 North Seventh Street – White House
407 North Seventh Street – Bull House
433 North Seventh Street – Moore House
445 North Seventh Street – Martin House
505 North Seventh Street – Sampliner House
515 North Seventh Street – Sampliner House
535 North Seventh Street – First Church of Christ, Scientist
605 North Seventh Street – Brainerd House
611 North Seventh Street – Blackstone House
621 North Seventh Street – Honeymoon Cottage
625 North Seventh Street – Wilson House
639 North Seventh Street – Murr House
707 North Seventh Street – Wickersham House
727 North Seventh Street – Sinclair House
731 North Seventh Street – Lough House
739 North Seventh Street – Houskins House
750 North Seventh Street – Akers House
712 & 714 North Seventh Street – Home Loan Duplex
706 North Seventh Street – Pabor House / Pansy Cottage
640 North Seventh Street – Ferbrache House
620 North Seventh Street – Moyer House
604 North Seventh Street – Talbert House
536 North Seventh Street – Smith/Schmidt House
520 North Seventh Street – Ellison House
710 Ouray Avenue – Sickenberger House
440 North Seventh Street – Smith/Jordan House
428 North Seventh Street – Allison House
720 Grand Avenue – First Baptist Church
310 North Seventh Street – Lowell School

NON-CONTRIBUTING STRUCTURES
417 North Seventh Street – Waren House
522 North Seventh Street – Brunner House
626 North Seventh Street – Barkuloo
715 North Seventh Street – Day Care
726 North Seventh Street – Davis House

Adopted

**Section III
HOW TO USE THIS DOCUMENT**

**Page Number
4**

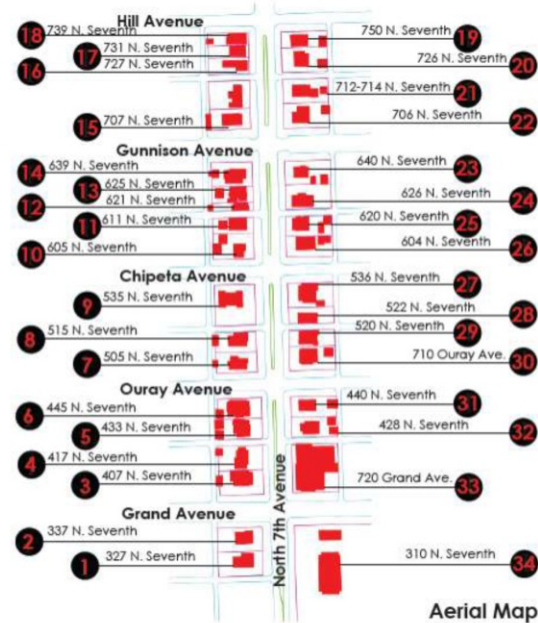
These guidelines and standards supplement other development regulations such as the City *Zoning and Development Code*, which includes detailed criteria by zone district, planned development regulations, design and improvement standards, supplemental use regulations, sign regulations, and the City Transportation and Engineering Design Standards (TEDS). The guidelines and standards identify design alternatives and specific design criteria for the visual character and physical treatment of restoration within the North Seventh Street Historic Residential District.

A complete inventory of all the properties and the site characteristics in the North Seventh Street Historic Residential District at the time this document was adopted (see bottom left-hand corner of this page) is included in Appendix A. This inventory is intended to serve as one resource to assist in the review of development applications. There may be additional historical information or archeological resources that should be taken into account when determining historical appropriateness.

North Seventh Street Historic Residential District



The North Seventh Street Historic Residential District is Grand Junction's only Nationally Registered historic neighborhood. On the next page is an aerial map of the district. A detailed inventory depicting the architectural styles of the thirty five (35) structures is included in Appendix A.



Adopted

Section III HOW TO USE THIS DOCUMENT

Page Number
5

IV. LAND USE AND ZONING

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue: two converted houses on the west side of Seventh Street and the R-5 High School on the east. The houses are zoned Downtown Business (B-2) and the school is zoned Community Services and Recreation (CSR). For more information refer to the City of Grand Junction Zoning and Development Code.



Adopted

**Section IV
LAND USE AND ZONING**

**Page Number
6**

V. REVIEW PROCESS

A. All applications for alterations, new construction or site improvements within the North Seventh Historic Residential District shall be reviewed through the following process.



B. PRE-EXISTING NON-COMFORMING STRUCTURES - GRANDFATHERING

Structures and uses which exist at the time of the adoption of these regulations and which do not meet the requirements of these regulations at the time of adoption are considered legal and may continue indefinitely as long as they maintain their current size and scope as legally non-conforming uses and structures. Such non-conforming uses and structures may not be expanded or enlarged without meeting the requirements of the guidelines and standards.

C. GUIDELINES AND STANDARDS DEFINED

Guidelines are permissive statements intended to be used as recommendations by homeowners and boards in making decisions.

Standards are mandatory statements that are required and must be met.

VI. DISTRICT WIDE DESIGN GUIDELINES AND STANDARDS

1. Minimum Bulk Requirements/Standards

Guideline

Consistent setbacks and placement of buildings on lots will maintain the cohesive character within each block and within the North Seventh Street Historic Residential District.

Standards

- a) Setbacks for primary structures within the District shall be as follows:

Front Setback Seventh Street: 25
Front Setback Side Street: 10 feet
Side Setback: 5 feet
Rear Setback: 10 feet
Maximum Height: 35 feet



- b) Setbacks for accessory structures within the District shall be as follows:

Front Setback Seventh Street: 30 feet
Front Setback Side Street: 10 feet
Side Setback: 3 feet
Rear Setback: 5 feet
Maximum Height: 35 feet



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

**Page Number
8**

2. Vistas

Guideline

The unique buildings of the District are bordered by a mature, tree-lined street, which creates an extended horizontal view. These open views give the buildings visibility and provide safety. Through application of the North Seventh Street Historic Residential District Guidelines and Standards the City and all new development and redevelopment will maintain these vistas. One important way to accomplish this goal is to minimize visual clutter and distractions at street corners.



Standards

- a) Maintain the direct visual line of sight up and down the corridor and at the cross street corners by adhering to front setbacks.

3. Landscaping in the Public Right-of-Way

The North Seventh Street Historic Residential District's unique streetscape has historical significance in its own right. Through application of the North Seventh Street Historic Residential District Guidelines and Standards the City and residents will adhere to the standards of this section. New nonresidential uses shall also implement the mandatory standards of this section as a part of the required site landscaping.

Standards

- a) Maintain, and restore where missing, the historic spacing of street trees along the North Seventh Street Historic Residential District corridor. Street trees along North Seventh Street Historic Residential District provide full canopy coverage shade for residents and pedestrians. Street trees should remain intact, with new trees planted to fill in where they may be missing or as aging trees are replaced. Trees in the park strip shall be spaced 25 to 35 feet apart, depending on the tree species.
- b) Maintain and enhance the historic character of landscaping in the median and the park strip between the curb and sidewalk along North Seventh Street Historic Residential District. Materials should be primarily grass, street trees, flowers and low ornamental plants. Landscaping these areas with non-living material is prohibited.
- c) Park strips shall not be planted with dense, tall materials as they detract from the overall character of the streetscape and impede visibility and safety for pedestrians and vehicles.



4. Residential Landscaping

Guidelines

- a) Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips.
- b) Materials should be primarily grass, flowers, trees and low ornamental plants. Refer to the overall district character inventory form in Appendix A and the historical plantings listed in Appendix F.
- c) A minimum of 40 percent of front yard areas (not counting planting beds) should be maintained as grass or other low, living green ground cover.
- d) Hedges and other landscaping materials should not impede the views of the primary buildings from North Seventh Street..

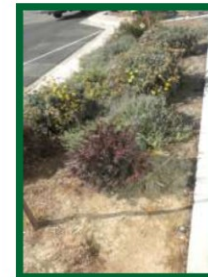


5. Landscaping for Non-Residential Uses

Guidelines

Applications for non-residential land uses within the District will comply with the City's landscape regulations. In addition, landscape choices should be sensitive to the unique context of the District's primarily residential character. All required landscape plans are to be signed with a seal by a registered landscape architect. Lots containing nonresidential uses should be landscaped, with appropriate foundation plants, shrubs, ground cover beds, hedges and fences to frame the architecture of buildings.

- a) Maintenance of all plantings, including watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and replacement of dead or damaged plan materials is encouraged for properties within the Historic District.
- b) The landscape should be covered by an automatic irrigation system.
- c) All lawn areas should be sodded. Planting drought tolerant turf varieties is encouraged.
- d) Ground cover beds should be mulched or graveled as necessary.



6. District Identification

Guideline

Identification of the boundaries of the District is an important means of enhancing its recognition as a historical and cultural resource to the community. The City should endeavor to replace historic street names in the sidewalk at all cross-street intersections within the District. Historic street name signs with a distinctive logo are encouraged to replace the standard street name signs. Signage indicating the northern and southern limits of the District should be maintained and enhanced as necessary.



7. Building Identification

Guideline

Through application of these Guidelines and Standards the City, in cooperation with the Seventh Street residents, should develop signage which is compatible with existing signage documenting the history of significant properties within the North Seventh Street Historic Residential District. This will provide downtown walking traffic the opportunity to learn about the unique historical background of significant residences within the North Seventh Street Historic Residential District.



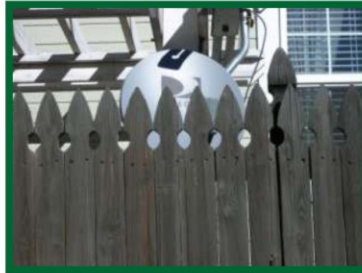
8. Utility Systems

Guidelines

1. Energy and water system improvements serving a greater efficiency are encouraged, provided that they do not adversely impact the historic integrity of a building or the District, by being generally placed out of view from the North Seventh Street public right-of-way.
2. The more common utilities serving properties in the District are telephone and electrical lines, gas meters, air conditioners, evaporative coolers, and telecommunication systems. However, other systems are becoming more economically viable and accepted for use such as solar panel devices and rain water harvesting systems. Visual impacts associated with utility systems should be minimized.

Standards

1. Systems shall be designed to be unobtrusive and not in view of the North Seventh Street public-right-of-way.
2. Alternative roofing materials such as photovoltaic panels shall be located on the side and back elevations of the building.
3. Utility systems shall not be constructed into the front elevation of roof line of the building.
4. Satellite dishes shall not be placed in view of the North Seventh Street public right-of-way.



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

**Page Number
12**

9. Fencing

Guideline

Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site. Modern or artificial materials, such as plastic and vinyl, are not appropriate fencing materials. In addition to the regulations for fences applicable to the R-8 zone, fences in the District shall adhere to the requirements of this section.

- a) Front yard fences should be a maximum height of 48 inches measured from the street side.
- b) Maximum opacity for front yard fences should be 60 percent.
- c) Side and rear yard fences should be a maximum of 6 feet high measured from the street side of the fence. They should be between 60 percent and 100 percent opaque. They may extend to and be placed on property lines
- d) The transition between front yard fences and side and rear yard fence should occur five feet behind the front building setback line or three feet behind the front façade line, whichever is greater.
- e) Chain link, split rail and wire mesh fencing should not be used within the District.



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

**Page Number
13**

10. Parking for Multifamily and Non-Residential Uses

Guideline

Parking for uses other than single family residences should be accommodated primarily on-site and to the rear of lots in order to maintain the residential character of the neighborhood. In addition to other parking standards of the Zoning and Development Code, the guidelines and standards of this section shall apply.

Standards

- a) Parking shall be placed to the rear of the lot in relation to Seventh Street.
- b) Parking adjacent to a side street shall be screened from view with a 42 inch tall fence and minimum 3 feet landscape buffer area with planting height no less than 42 inches tall.
- c) Parking adjacent to another lot shall be screened with a fence or a continuous hedge of at least 42 inches in height planted at a minimum 3 gal./30 inches on center or a six foot tall opaque fence.



Adopted

**Section VI
DESIGN GUIDELINES AND STANDARDS**

**Page Number
14**

11. Individual Building Signage for Non-Residential Uses

Guideline

The overall visual impression and ability for one to find his or her way can be significantly impacted by the collective image projected by local signs. It is the intent of this document to promote the concept that signage is subservient to architecture and should be understated. To prevent the confusion and clutter that can result from unrestricted signage, specific criteria has been developed. Signage in the District should be discreet and maintain the residential character of the neighborhood. Generally, signage should reflect styles and materials that are consistent with the restoration era.

Below are some examples of signage that would be consistent with architecture and style in an historic area.

Standards

Please refer to the City of Grand Junction Sign Code.



Adopted

Section VI
DESIGN GUIDELINES AND STANDARDS

Page Number
15

VII CONTRIBUTING STRUCTURES, NON-CONTRIBUTING STRUCTURES AND NEW CONSTRUCTION

1. General Guidelines

New construction in the North Seventh Street Historic Residential District is allowed, as long as the design, siting, and construction are congruous with the character of the District. It is preferable to design congruous contemporary structures rather than duplicate or mimic the design of historic buildings in the District. Siting is critical due to various lot configurations and in considering the overall appearance within the context of neighboring buildings set within the immediate block.

Important design considerations for new buildings include height, massing, scale, form, texture, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Congruousness of proposed foundations, porches, landscaping, utility systems, and other site features are also important.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
16**

2. Building Proportions, Mass and Form

Guideline

Maintaining a building's historical massing, scale and height gives the North Seventh Street Historic Residential District a unique appearance that helps preserve its historical character and reinforces the North Seventh Street Historic Residential District's architectural period and style.

The arrangement of building components or volumes into a whole structure constitutes its mass and scale. Typically, simple rectangular solid forms are appropriate. The building's overall massing and form shall honor its historical style. In the North Seventh Street Historic Residential District, the building forms have historically reflected a human scale.

Standards

- a) Buildings shall be similar in height and width to buildings on adjacent sites and block. Two alternatives to this standard are:
 - i) New buildings that are wider than the buildings on adjacent sites may be constructed by breaking the building mass or dividing the mass of the building width in appearance to conform to building widths on neighboring properties.
 - ii) A new building which is wider and higher than buildings on adjacent sites may be constructed if the new building is broken up into smaller segments that are more similar to adjacent buildings and if the height of the building at the street façade and at the sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings to either side.
- b) Foundation height shall be similar in proportion and appearance to neighboring buildings.
- c) Buildings shall not be constructed which do not maintain or blend with the heights of buildings on adjacent sites.
- d) Buildings shall not be constructed which do not maintain or suggest the widths of buildings on adjacent sites.



Adopted

Section VII
DESIGN GUIDELINES AND STANDARDS

Page Number
17

Standards Continued

- e) New buildings shall reinforce a pedestrian-friendly character from the front elevation by maintaining the similarity of building, roof form, and front porches traditionally found on the block when appropriate.
- f) New buildings shall use massing and form similar to neighboring buildings. Design shall convey a human scale through the use of traditional mass, sizes, materials, and window openings.
- g) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the district.
- h) New construction may have a building form which is unique in the district but relates to the neighboring buildings and to the neighborhood through its overall massing.
- i) New construction shall not use massing and building forms which are foreign to the historic district as determined by the Historic Preservation Board.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
18**

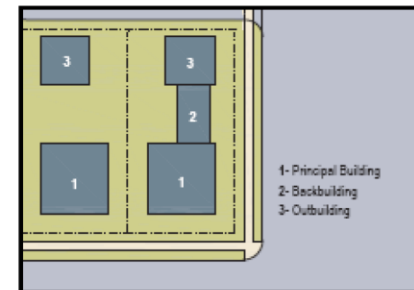
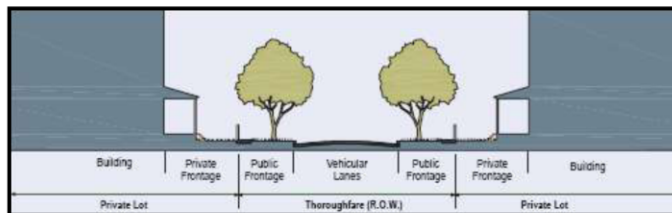
3. Orientation and Lot Coverage

Guidelines

New buildings should be oriented parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. The principal façades of new buildings within the district should be oriented to the street. Main entryways should be located along these principal façades. This is a consistent pattern throughout the District which should be preserved to maintain the prevailing visual continuity. When this pattern of primary façades and entryways is moved from the street side of the building, the activity along the street is lost and the character of the District changes. General proportions of buildings-to-lot areas should remain consistent with their historic appearance. Lot coverage should be similar in proportion to the lot coverage of neighboring lots. Side and rear setbacks will be governed by zoning and will limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block.

Standards

- a) Accessory dwelling units, accessory buildings, and garages shall be subordinate to the primary residential building on the site by placing the structure to the rear of the lot.
- b) Primary façades of a new building shall be oriented parallel to the street.
- c) Primary entrances shall be provided on the street façade.
- d) The primary entrance shall be enhanced through the use of steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building.
- e) New construction shall maintain proportional lot coverage as found on the neighboring properties of the same block.
- f) Garages shall not be constructed as part of the primary building. Garages shall be accessed from the alley.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
19**

4. Alignment, Rhythm, and Spacing

Guidelines

Proportions of the façades and the spacing of the buildings should be consistent along the street of the District. Along a block, the uniformity of the proportions of the façades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street in order to maintain the rhythm that is traditionally prevalent on the street in the District. Houses built up until the mid-1930s tend to have substantial front porches and often rear or side porches as well. Porches, projecting bays, balconies, and other façade elements are encouraged and should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions should visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building should be clearly of similar proportion to other buildings on the same block.

Standards

- a) New building façades shall align with the façades of existing buildings on adjacent sites.
- b) New buildings shall be constructed with similar spacing relative to other buildings along that street.
- c) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to inside.
- d) Primary entrances shall not be at-grade as virtually all existing homes with historic significance provide a “stepping up” to the front entrance.



5. Exterior Materials

Guidelines

Use similar building materials as those found within the District. Prevalent styles found within the District use a variety of common building materials. Clapboard or shiplap wood siding (two to six inches wide), brick, stucco and sandstone are dominant exterior materials. Sandstone blocks are generally relied upon for foundations. Stucco, rusticated concrete block and stone were sometimes used solely as wall materials or for ornamentations. In new construction, the use of the historic building materials is favored. Several common materials to choose from include wood siding, composite wood-resin and fiber cement siding among others. As historic homes age, exterior materials inevitably need replacement, repair or restoration. Whether scientific advancement has deemed a certain material unsafe or a material is simply worn, it is important to replace these materials in a manner that reflects the building's historical style in order to preserve the North Seventh Street Historic Residential District's overall character.

- a) Exterior surfaces should be replaced with historically accurate materials.
- b) If it is not possible to replace materials with like materials, exterior wall surfaces, foundation, roofing, trim, gutters, downspouts, exterior lighting and other unique detailing may be replaced with modern materials with an appearance similar to original materials.
- c) Hazardous materials that do not pose a threat may remain a part of the structure.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
21**

Exterior Materials Continued

Standards (Applies to contributing structures only)

- a) Exterior wall materials shall be those that are commonly present in the District.
- b) The predominant texture of the new building shall be consistent with the texture of historic materials in the District.
- c) Allowable siding materials for new construction include, but are not limited to, wood, painted composite wood-resin or fiber cement siding.
- d) Prefabricated or metal buildings are prohibited.
- e) New vinyl and aluminum exterior siding materials are prohibited, except as replacement material on non-contributing structures.
- f) Exterior Insulation and Finish System (E.I.F.S.) or similar are prohibited.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
22**

6. Porches, Stairs, Entries and Doors

Guidelines

1. Front porches are common in the District and are strongly encouraged on new principal structures.
2. A key characteristic of many of the buildings in the North Seventh Street Historic Residential District is the pattern and prominence of the raised, first floor front porches, regardless of the architectural style or period. This important element of the streetscape and its components of construction should be maintained.
3. The buildings in the North Seventh Street Historic Residential District were designed to face North Seventh Street. This is Grand Junction's only downtown residential example where entire blocks of houses face a north-south street. This detail is a defining characteristic for most of the North Seventh Street Historic Residential District and should be maintained. Modification of the size and/or location of the doorway change the overall style of a building's façade.

Standards (Applies to contributing structures only)

1. Front porches shall be maintained as integral parts of the overall building character and style.
2. The ground plane of any new entry platform or stairs shall stand no higher than one-half a story from the base of the structure.
3. An open porch shall be enclosed with screening providing the original lines of the porch roof, eaves and supports are preserved. Enclosure of any porch with a material other than screening is prohibited.
4. Buildings entrances shall be maintained in their historical location.
5. Doorway materials and design shall be consistent with the architectural style of the building.
6. Door cases shall be designed with depth and visual relief.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
23**

Standards Continued

- 7. Doors shall be of overall proportions similar to those used on buildings on adjacent sites.
- 8. Screen doors that are simple in design and blend with the design of the inner door and the house shall be used.
- 9. Aluminum doors with mill, brush or polished finish or metal louvered doors shall not be used.



7. Accessibility and Fire Escapes

Guidelines

- a) The materials and design of ADA accessible ramps should be compatible with the architectural style of the building. The ramp must provide a non-skid surface and have no greater than a 1 to 12 slope.
- b) The addition of a fire access should reflect design elements of the building.
- c) For uses that are subject to the Americans with Disabilities Act, all ADA requirements will be honored.



8. Windows and Façade Treatments

A. General Guidelines

1. Maintain similar solid-to-void ratios of a new building to those of buildings on adjacent sites within the block with overall proportions of windows, doors, and front façades. The front façades of buildings within the District vary in style and detail; however, certain proportional relationships exist among buildings in the immediate setting. The importance of the relationship between the width and height of the front elevation of buildings on the block has already been discussed. Beyond that, the proportion of openings on the street-side façade, or more specifically, the relationship of width to height of windows and doors and their placement along the façade should reflect the same relationships along the street.
2. Driving or walking down Seventh Street, a pattern of window and door openings becomes evident along the block. This rhythm of solids to voids, walls to windows, and juxtaposition of stronger and less dominant elements should be reflected in the façade of a new building. Windows give scale to buildings and visual attention to the composition of individual façades. Many historic building styles have distinctive window designs. Historic windows are generally inset into relatively deep openings or surrounded by casings and sash components that cast shadows and provides depth and relief. Windows in new construction should have similar characteristics.
3. Windows are an important design element as they are able to establish the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the neighborhood. For the majority of neighborhoods developed prior to the 1940s, the rule of thumb for windows is generally vertical, double-hung or casement and wood-framed. When placed in pairs or in groups of three, as many Craftsman houses, these create a horizontal impression. Historic architecture styles display a thoughtful use of natural lighting, often with numerous and well placed arrangement of windows. Doors are also important character-defining features of buildings throughout the District. Original doors on houses from historic styles are generally divided into wood panels and glass. Many doors also have glass side lights and transoms. New doors should reflect these patterns.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
25**

Guidelines Continued

4. New buildings should have double or single-hung sash windows and provide windows of overall proportions similar to those used on buildings on surrounding sites within the block.
5. New buildings should have a ratio of wall-to-window or solid-to-void that is similar to that found on other historic buildings within the block and found throughout the District. They should provide a pattern of windows and doors on the facade which recalls similar patterns on facades of other buildings in the District.
6. Window cases should be designed with depth and visual relief.
7. It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar to appearance to historic wood windows on the primary façade. Other window materials may be considered on the secondary elevations of the new building.
8. It is appropriate to use removable storm windows that blend the texturing and match sash styles so they do not appear obtrusive or out of place.
9. Multiple windows styles should not be used throughout a new buildings.



Standards (Applies to contributing properties only)

1. Window shape, alignment and style shall be protected to preserve the building's historic character.
2. Window materials shall be maintained in a historically accurate manner.
3. Any alteration of windows shall maintain the historic pattern of their vertical and horizontal rhythms.
4. Openings shall not be enlarged, closed off, or otherwise altered in form.
5. Shade structures such as awnings may be appropriate additions to windows provided the design and materials are consistent with the architectural style. Primary materials shall be cloth and wood. Plastic, vinyl and metal shade structures are not allowed



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
26**

9. Roof Forms and Materials

Guidelines

Use similar roof forms, slope ratios and materials drawn from historic structures in the District. Roofs are major features of most historic buildings and when repeated along a street contribute toward a visual continuity. The architectural character of older buildings is generally expressed in roof forms and materials. Roofs in the North Seventh Street Historic Residential District are simple in form with gabled, hipped or occasionally a combination of the two. Roofs purposely extend beyond the building walls to protect the window and door openings and provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) which are vented. Various materials are used for the roofs of buildings throughout the District, but shingles of varying materials predominate. Some of the more common materials are wood shingle, clay tile, composition material such as asphalt or asbestos shingles, tin and slate. The design of roofs for new buildings should be congruous to the size, shape, slope, color and texture of other roofs on the block.

- a) The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District. Special consideration shall be given to front-facing façades.
- b) Gable and hipped roofs should be used as primary roof forms that may protrude beyond the plane of the building walls.
- c) The majority of the roof should be of a pitch of 6:12 or greater. Shed roofs may be appropriate for some porch additions.
- d) Roofs should include eaves and decorative elements such as corner boards and brackets shall be used under the eaves to provide depth and relief.
- e) The visual impact of skylights and other rooftop devices visible to the public should be minimized; these should be located toward the rear of a house.

Standards (Applies to contributing properties only)

- a) Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.



Adopted

Section VII
DESIGN GUIDELINES AND STANDARDS

Page Number
27

10. Trim and Details

Guidelines

- a) Exterior trim details on new construction should provide a visual link between the old and new buildings. New construction should not necessarily copy every detail of a style or period of architecture found in the District; rather new construction should be congruous. Using similar forms such as those found in windows, doors, parapets, rooflines, and other façade elements without replicating them can help establish continuity and compatibility within the block and the District. The trim and details of new buildings offers a way to link to the past while still acknowledging a clear differentiation in the present. New details and trim should be well integrated into the design and used to accomplish functional as well as decorative purposes, such as: to express a change of plane; to finish what would otherwise be a ragged edge; to act as a transition between different materials; or even the simple function of shedding water. Detail should be functional with a high level of craftsmanship, rather than simply applied decoration.
- b) Whenever possible, windowsills, moldings, and eave lines should be aligned with similar elements on adjacent buildings within the block.
- c) It is not appropriate to use architectural details in ornamentation that confuse the history or style of a building. For example, do not use Victorian details on minimal traditional homes.



Adopted

**Section VII
DESIGN GUIDELINES AND STANDARDS**

**Page Number
28**

11. Additions

Guidelines

The landmark structures along North Seventh Street historically define the North Seventh Street Historic Residential District. Each landmark structure should be maintained and each building's historical form should not be altered in order to preserve the character of the North Seventh Street Historic Residential District.

- a) Additions should not exceed 35 percent of the gross square footage of the principal structure and not be visually prominent from North Seventh Street. The appearance of additions should be subordinate to the principal structure and should not alter the original proportions of the front façade.
- b) Additions should not alter the historical alignment of structures in relation to North Seventh Street.
- c) The setback of the addition should preserve the historic eave or roof line of the original structure.
- d) The height of the addition should not exceed the overall height (roof peak) of the original structure.
- e) The materials used for additions should be similar to materials used in the original construction.



VIII. CONTRIBUTING STRUCTURES GUIDELINES AND STANDARDS

1. Overall Guiding Principles

Building permits for alteration of contributing structures shall be reviewed according to the process described in Section V of this document. Exterior modifications that do not require a building permit shall obtain a certificate of appropriateness from the Public Works and Planning Department. All modifications that will affect the historical integrity of the structure shall consider the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The Secretary of the Interior's Standards should be applied to individual rehabilitation projects taking into consideration technological and economic feasibility, and should be considered as general guidance to supplement the specific guidelines and standards of this section. It should be noted that some of the specific guidelines and standards of this document are less restrictive than the general guidance of the Secretary of the Interior's Standards.

Secretary of the Interior's Standards for Rehabilitation of Historic Structures

- a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

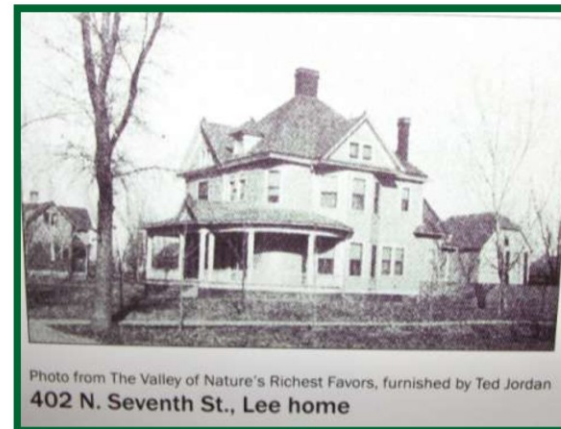


IX Demolition of all or part of all structures within the North Seventh Street Historic Residential District

a Review Criteria

Any applicant/owner requesting demolition of part or all of a structure within the North Seventh Street Historic Residential District shall demonstrate that the demolition is warranted. Approval of a Certificate of Appropriateness for the demolition may only be issued upon consideration by the City Council of the following:

1. Whether the applicant has made a good-faith effort to pursue reasonable, cost effective alternatives to demolition.
2. Whether the loss of part or all of the subject property would be detrimental to the quality and continuity of the site, District or surrounding neighborhood.
3. Whether denial of the application would result in an undue economic hardship for the owner/applicant. Based on a thorough analysis of the financial, economic, and engineering information described below, the City Council may determine that there is an undue economic hardship if the following criteria are met:
 - i) No economically viable use consistent with zoning of the property will exist unless the demolition is approved. (Note: inability to put the property to its most profitable use does not constitute an undue economic hardship)
 - ii) The hardship is peculiar to the building or property in question and must not be in common with other properties.
 - iii) The hardship is not self-imposed, caused by action or inaction of the owner, applicant or some other agent.
 - iv) The applicant/owner has attempted and exhausted all reasonable alternatives which would eliminate the hardship, such as offering the property for sale.



Adopted

**Section IX
DESIGN GUIDELINES AND STANDARDS**

**Page Number
31**

b. Submittal Requirements

The applicant/owner for demolition of part or all of a structure shall provide information including but not limited to the following items in order for the City Council to evaluate the application:

- a. An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the Historic Preservation Board.
- b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for economic rehabilitation
- c. Estimated current market value of the property by a licensed real estate appraiser of the property both in its current condition and after completion of the proposed demolition or removal and all appraisals obtained within the previous two years by the applicant or owner in connection with the purchase, financing or ownership of the property.
- d. An estimate of the cost of restoration costs prepared by an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation or reuse of like structures in the District.
- e. Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased and any terms of financing between the seller and buyer.
- f. If the property is income-producing, the annual gross income from the property for the previous two years; and the depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- g. Remaining balance on the mortgage or other financing secured by the property owner and annual debt service, if any, for the previous two years.
- h. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- i. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- i. Assessed value of the property according to the two most recent Mesa County assessments.
- j. Real estate taxes for the previous two years.
- k. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-profit corporation, limited partnership, joint venture, etc.
- l. Current photographs of the building and land from the front street showing as much of the land and building as possible.
- m. Current photographs of all exterior elevations from rooftop to ground.
- n. Current photographs of all interior rooms.
- o. A narrative summary of all special architectural features and details and materials used throughout the interior and exterior of the structure.

Adopted

**Section IX
DESIGN GUIDELINES AND STANDARDS**

**Page Number
32**

c. Procedure

- a) Upon submittal of the application for a Certificate of Appropriateness for demolition to the City, the Public Works and Planning Department shall review all the documentation submitted for completeness. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a recommendation to City Council.
- b) The application, with the findings and recommendations of the Department and the Historic Preservation Board, shall be presented to the City Council in accordance with the administrative procedures and notice requirements. The City Council will have ninety calendar days to consider and render its decision. If approved, the Public Works and Planning Department shall issue a Certificate of Appropriateness in order for the applicant/owner to obtain a Building Permit for the demolition.
- c) If the City Council finds that all reasonable possibilities for saving a part or all of the structure have been exhausted and approves the demolition, all salvageable building materials shall be collected and then the waste should be removed as provided by the permit and asbestos or other hazardous material disposal procedures. The site shall then be planted and maintained until a new use goes into effect.

d. Penalty

If the applicant/owner of a structure within the North Seventh Street Historic Residential District abates or demolishes part or all of a building without first obtaining the Certificate of Appropriateness by following the procedures detailed herein, the applicant/owner shall pay a fine of \$250.000 per square foot of the affected area.

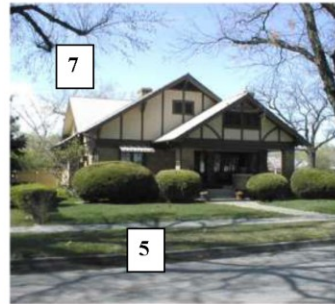


Adopted

**Section IX
DESIGN GUIDELINES AND STANDARDS**

**Page Number
33**

PROPERTY INVENTORY



District Character Inventory

- 1** The District is within a grid street pattern forming rectangular blocks, bisected by east-west and north-south alleys.
- 2** Visual cohesiveness is created by the natural setting which includes a strong pattern of evenly-spaced street trees, an abundance of mature vegetation and a center, landscaped median on North Seventh Street.
- 3** Within blocks, the lots are approximately the same size and structures are placed on lots in a similar manner. Uniform side and front yard setbacks give the street visual unity.
- 4** Buildings are of compatible size and scale, with the majority of buildings in the District having 1-1/2 to 2-1/2 stories.
- 5** Although varied in architectural style, almost every building has a porch. Altogether, the porches form a uniform horizontal line on the streetscape.
- 6** The buildings have prominent triangular roof forms that are primarily oriented with the ridgeline perpendicular to North Seventh Street.
- 7** Siding and trim materials create strong horizontal patterns.
- 8** Unique details highlight the District's character including some yards set off by wrought iron, picket or brick-pilaster fencing and a variety of architectural ornamentation.

Adopted

SECTION X
APPENDICES - APPENDIX A

Page Number
34

PROPERTY INVENTORY

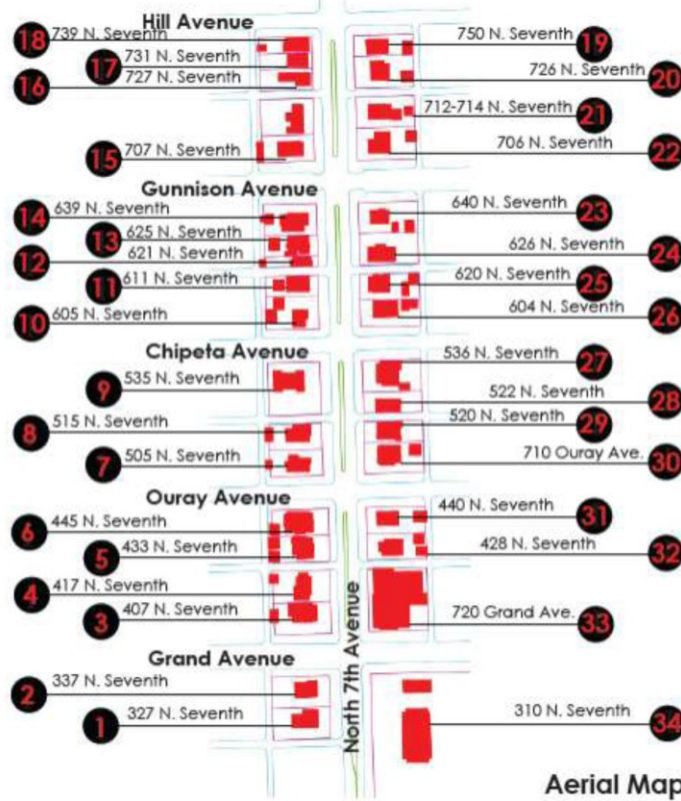
**North Seventh Street
Historic
Residential District**



The North Seventh Street Historic Residential District is Grand Junction's only Nationally Registered historic neighborhood. To the left is an aerial map of the district and following is a collection of profile cards depicting the unique architectural stylings of all thirty five (35) structures in the district.

KEY

-  median
-  bldg footprint
-  street/alley
-  property line



Aerial Map

North Seventh Street Historic Residential District
Guidelines and Standards

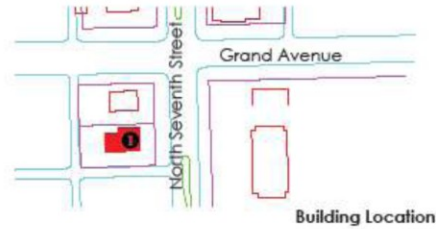
Adopted

**SECTION X
APPENDICES - APPENDIX A**

**Page Number
35**

PROPERTY INVENTORY

1. Doc Shores House



Address: 327 North Seventh Street
 Zone District: B-2, downtown business
 Principal Use: office space
 Original Owner: Cyrus "Doc" Shores
 Date of Construction: 1893

Style: Italiante
Platforms: side porch
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: minimal
Signage: stand alone
Unique/Distinguishing Elements: unique columns and trim
Is Property a Focal Point or Orientation Landmark? yes

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	<p>Wall</p>



Adopted

Section X
APPENDICES - APPENDIX A

Page Number
36

PROPERTY INVENTORY

2. White House



Address: 337 North Seventh Street
 Zone District: B-2, downtown business
 Principal Use: office space
 Original Owner: W. F. White
 Date of Construction: 1893

Form/Shape

Bulk

Height

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick siding shingle wood trim

Foundation
 brick stone cement

Entryway

Style: Colonial Revival, Tudor Revival, Queen Ann
Platforms: small covered entrance
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: minimal
Signage: stand alone
Unique/Distinguishing Elements: unique columns and windows
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

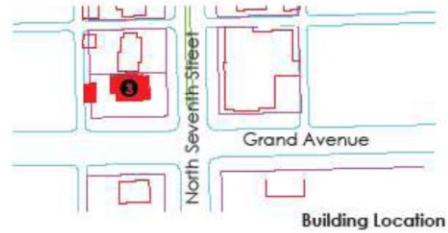
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 37

PROPERTY INVENTORY

3. Heman Bull House



Address: 407 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Dr. Heman Bull
 Date of Construction: 1906

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	
<p>Wall</p>	

Style: Spanish
Platforms: glassed front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: stone
Landscaping: Colorado
Signage: 1 stand alone
Unique/Distinguishing Elements: decorative arched parapets, arch motif
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



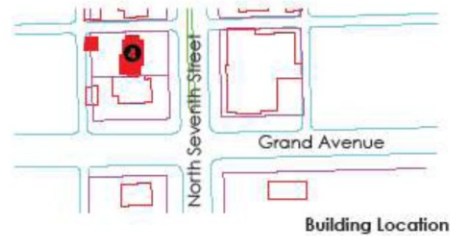
Adopted

Section X
APPENDICES - APPENDIX A

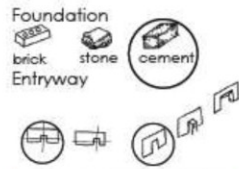
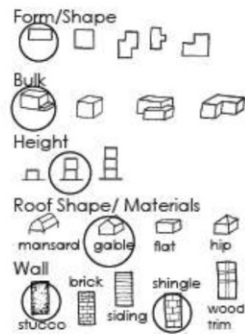
Page Number
38

PROPERTY INVENTORY

4. Waren House



Address: 417 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Dr. George and Nettie Warner
 Date of Construction: 1902



Style: Eclectic
Platforms: back balcony
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood and metal
Landscaping: flowering
Signage: none
Unique/Distinguishing Elements: double chimney, flowering landscape
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



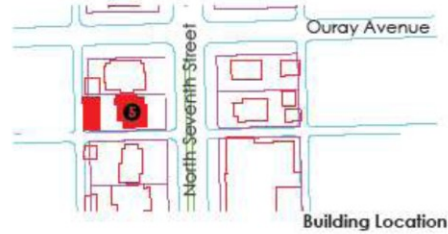
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 39

PROPERTY INVENTORY

5. Moore House



Address: 433 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: John F. "Pony" and Irene Moore
 Date of Construction: 1910

<p>Form/Shape</p>	<p>Foundation</p> <p>brick stone cement</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p> <p>mansard gable flat hip</p>	
<p>Wall</p> <p>brick shingle wood trim</p> <p>stucco siding</p>	

Style: Eclectic
Platforms: none
Additions/Alterations: no
Accessory Structures: two garages
Fencing/Walls: brick, wrought iron
Landscaping: Colorado
Signage: none
Unique/Distinguishing Elements: hipped roof dormers, palladian windows, bracketed gutters, ornamentation
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

North Seventh Street Historic Residential District
 Guidelines and Standards

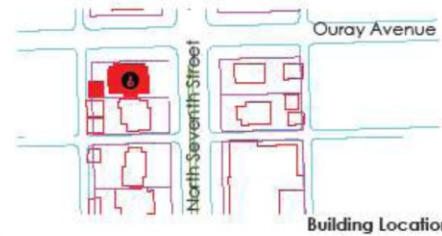
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 40

PROPERTY INVENTORY

6. Martin House



Address: 445 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: F.C. "Clyde" and Carrie Martin
 Date of Construction: 1923

Form/Shape

Bulk

Height

Roof Shape/ Materials
 mansard gable flat hip

Wall
 brick stucco siding shingle wood trim

Foundation
 brick stone cement

Entryway



Style: Craftsman
 Platforms: front and back porch
 Additions/Alterations: no
 Accessory Structures: garage
 Fencing/Walls: wood
 Landscaping: Colorado
 Signage: none
 Unique/Distinguishing Elements: Kellistone
 stucco, low pitched roofs
 Is Property a Focal Point or Orientation
 Landmark? yes



North Seventh Street Historic Residential District



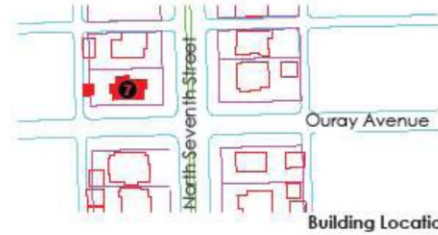
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 41

PROPERTY INVENTORY

7. Sampliner House



Address: 505 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Joseph M. Sampliner
 Date of Construction: 1895

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/Materials</p>	<p>Wall</p>

Style: Queen Anne, Tudor Revival
Platforms: none
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering
Signage: none
Unique/Distinguishing Elements: striped shingle siding
Is Property a Focal Point or Orientation Landmark? no



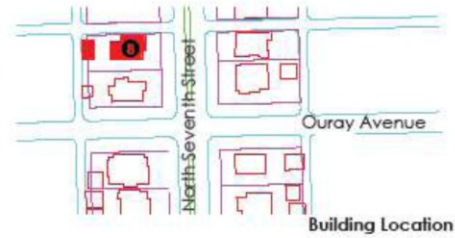
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 42

PROPERTY INVENTORY

8. Sampliner House



Address: 515 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residence
 Original Owner: Albert "Bert" Sampliner
 Date of Construction: 1895

Form/Shape
 [Icons: simple rectangles and squares]

Bulk
 [Icons: 3D blocks of varying sizes]

Height
 [Icons: vertical lines of varying heights]

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick shingle wood trim

Foundation
 brick stone cement

Entryway
 [Icons: various porch and entry designs]

Style: Queen Anne
Platforms: enclosed front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: stone, wood
Landscaping: screened, flowering
Signage: none
Unique/Distinguishing Elements: sunburst moulding, stained glass window
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



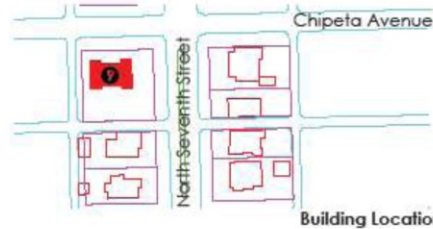
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 43

PROPERTY INVENTORY

9. First Church of Christ, Scientist



Address: 535 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: church
 Original Owner: First Church of Christ, Scientist
 Date of Construction: 1929

Form/Shape

Bulk

Height

Roof Shape/ Materials
 mansard gable flat hip

Wall
 brick stucco siding shingle wood trim

Foundation
 brick stone cement

Entryway

Style: Romanesque, Colonial Revival
Platforms: none
Additions/Alterations: no
Accessory Structures: none
Fencing/Walls: chain link
Landscaping: Colorado
Signage: stand alone
Unique/Distinguishing Elements: rounded arch, symmetry
Is Property a Focal Point or Orientation
Landmark? yes



North Seventh Street Historic Residential District

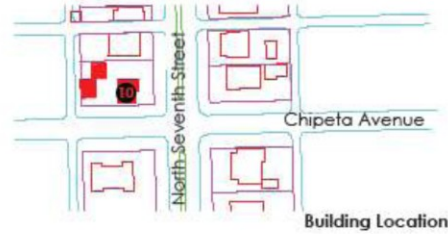
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 44

PROPERTY INVENTORY

10. Brainerd House



Address: 605 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: John and Maud Brainerd
 Date of Construction: 1900

Form/Shape
 [Icons: square, circle, L-shape, T-shape]

Bulk
 [Icons: cube, rounded cube, rectangular prism]

Height
 [Icons: single-story house, two-story house]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched entry, recessed entry, porch]

Style: Dutch Colonial
Platforms: none
Additions/Alterations: no
Accessory Structures: cottage
Fencing/Walls: wood, brick
Landscaping: flowering, pergola
Signage: none
Unique/Distinguishing Elements: gambrel roof, formal entrance, striped shingle siding
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 45

PROPERTY INVENTORY

11. Blackstone House



Address: 611 North Seventh Street
Zone District: Planned Residential Development
Principal Use: residential
Original Owner: Leamon E. Blackstone
Date of Construction: 1904

<p>Form/Shape</p> <p>Bulk</p> <p>Height</p> <p>Roof Shape/ Materials</p> <p>mansara gable flat hip</p> <p>Wall</p> <p>stucco brick siding shingle wood trim</p>	<p>Foundation</p> <p>brick stone cement</p> <p>Entryway</p>	
---	---	--

Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: minimal
Signage: none
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



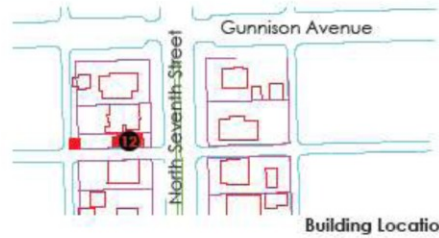
Adopted

Section X
APPENDICES - APPENDIX A

Page Number
46

PROPERTY INVENTORY

12. Honeymoon Cottage



Address: 621 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Albert A. Miller
 Date of Construction: 1904

- Form/Shape: [Icons of various house shapes]
- Bulk: [Icons of different bulk styles]
- Height: [Icons of different roof heights]
- Roof Shape/ Materials: mansard, gable, flat, hip
- Wall: brick, stucco, siding, shingle, wood trim

- Foundation: brick, stone, cement
 - Entryway: [Icons of different entryway styles]
- 

Style: Arts and Crafts Bungalow
Platforms: glassed front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: deciduous
Signage: none
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 47

PROPERTY INVENTORY

13. Wilson House



Building Location

Address: 625 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Julia Wilson
 Date of Construction: 1922

Form/Shape
 [Icons: square, circle, rectangle, trapezoid]

Bulk
 [Icons: cube, cylinder, rectangular prism]

Height
 [Icons: single-story, two-story, three-story]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, shingle, siding, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched, rectangular, recessed]

Style: Arts and Crafts Bungalow
Platforms: none
Additions/Alterations: no
Accessory Structures: two sheds
Fencing/Walls: none
Landscaping: Colorado
Signage: none
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District
 Guidelines and Standards

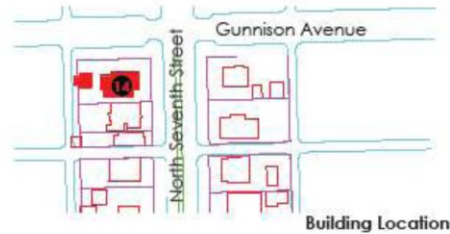
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 48

PROPERTY INVENTORY

14. Murr House



Address: 639 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William and Hatti G. Murr
 Date of Construction: 1926 by Winterburn and Lumsden

Style: Bungalow Arts and Crafts
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering, Colorado
Signage: none
Unique/Distinguishing Elements: wood and stucco gables, facade color palette
Is Property a Focal Point or Orientation Landmark? yes

Form/Shape
 [Icons of various house shapes]

Bulk
 [Icons of different bulk levels]

Height
 [Icons of different heights]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons of different entryway styles]



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

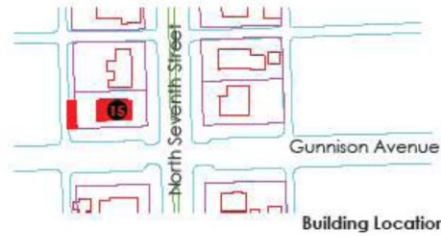
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 49

PROPERTY INVENTORY

15. Wickersham House



Address: 707 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Lincoln and Ruth Wickersham
 Date of Construction: 1910

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/Materials</p>	<p>Wall</p>

Style: Craftsman
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering
Signage: none
Unique/Distinguishing Elements: fenestration, simplicity
Is Property a Focal Point or Orientation Landmark? yes



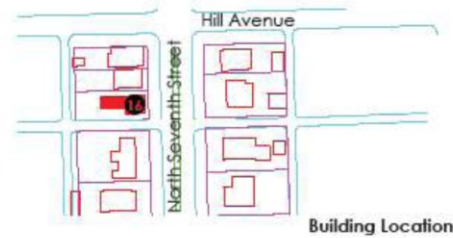
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 50

PROPERTY INVENTORY

16. Sinclair House



Address: 727 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: day care
 Original Owner: James W. Sinclair
 Date of Construction: 1895

Form/Shape
 [Icons: circle, square, L-shape, T-shape]

Bulk
 [Icons: circle, cube, rectangular prism, trapezoidal prism]

Height
 [Icons: short, medium, tall]

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick siding shingle wood trim

Foundation
 brick stone cement

Entryway
 [Icons: arched, flat, gabled]

Style: Eclectic
Platforms: none
Additions/Alterations: no
Accessory Structures: none
Fencing/Walls: chain link
Landscaping: sparse
Signage: none
Unique/Distinguishing Elements: mansard roof
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 51

PROPERTY INVENTORY

17. Lough House



Address: 731 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: day care
 Original Owner: Clarence Lough
 Date of Construction: 1909

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	<p>Roof Shape/Materials</p>
<p>Wall</p>	

Style: Queen Anne
Platforms: none
Additions/Alterations: no
Accessory Structures: shed
Fencing/Walls: chain link
Landscaping: minimal
Signage: attached
Unique/Distinguishing Elements: near mirror image layout to 739 North Seventh
Is Property a Focal Point or Orientation Landmark? no



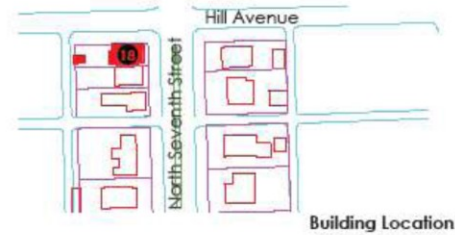
Adopted

Section X
APPENDICES - APPENDIX A

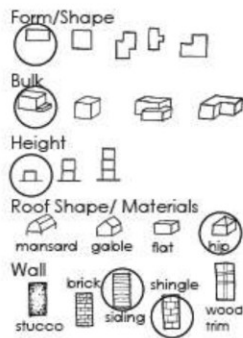
Page Number
52

PROPERTY INVENTORY

18. Houskins House



Address: 739 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Owen W. Hoskins
 Date of Construction: 1909



Style: Queen Anne
 Platforms: glassed front porch
 Additions/Alterations: no
 Accessory Structures: garage
 Fencing/Walls: brick, wood
 Landscaping: sparse
 Signage: none
 Unique/Distinguishing Elements: near mirror image layout to 731 North Seventh
 Is Property a Focal Point or Orientation
 Landmark? no



North Seventh Street Historic Residential District



Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 53

PROPERTY INVENTORY

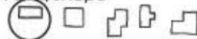
19. Akers House



Building Location

Address: 750 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Donald D. Akers
 Date of Construction: 1952

Form/Shape



Bulk



Height



Roof Shape/ Materials



Wall



Foundation



Entryway



Style: Spanish

Platforms: front porch

Additions/Alterations: no

Accessory Structures: garage

Fencing/Walls: stone

Landscaping: screened, Colorado

Signage: no

Is Property a Focal Point or Orientation

Landmark? yes



North Seventh Street Historic Residential District



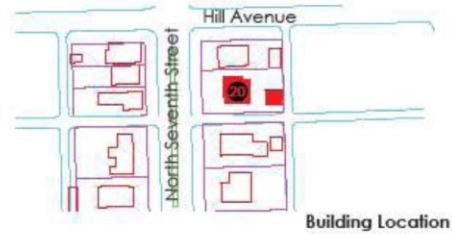
Adopted

Section X
APPENDICES - APPENDIX A

Page Number
54

PROPERTY INVENTORY

20. Davis House



Address: 726 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Alfred H. Davis
 Date of Construction: 1909

- Form/Shape
- Bulk
- Height
- Roof Shape/ Materials
- Wall

- Foundation
- Entryway

Style: Eclectic
Platforms: enclosed front porch
Additions/Alterations: yes
Accessory Structures: garage *
Fencing/Walls: stone *
Landscaping: minimal
Signage: no
Is Property a Focal Point or Orientation Landmark? no

* Stone work done by well known western slope mason Nunzio Grasso



North Seventh Street Historic Residential District



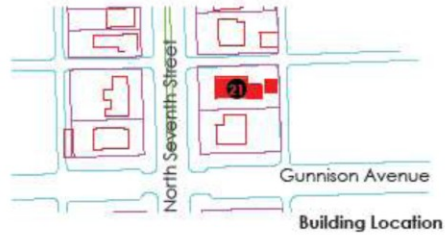
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 55

PROPERTY INVENTORY

21. Home Loan Duplex



Address: 712 and 714 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Home Loan and Investment Co.
 Date of Construction: 1931

Form/Shape
 [Icons: circle, square, L-shape, T-shape]

Bulk
 [Icons: box, cube, rectangular prism]

Height
 [Icons: single-story, two-story, three-story]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched, rectangular, recessed]

Style: Southwestern
Platforms: none
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: chain link
Landscaping: Colorado
Signage: no
Unique/Distinguishing Elements: first duplex
 built in Grand Junction
Is Property a Focal Point or Orientation
Landmark? no



North Seventh Street Historic Residential District

Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 56

PROPERTY INVENTORY

22. Pabor House/Pansy Cottage



Address: 706 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William and Emma Pabor
 Date of Construction: 1909

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/Materials</p>	<p>Wall</p>

Style: Queen Anne
Platforms: front porch
Additions/Alterations: yes, second story
Accessory Structures: two sheds
Fencing/Walls: wood
Landscaping: deciduous
Signage: no
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

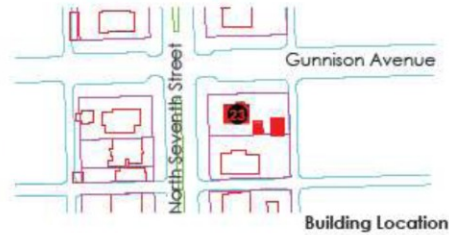
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 57

PROPERTY INVENTORY

23. Ferbrache House



Address: 640 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: C.F. Ferbrache
 Date of Construction: 1905

Form/Shape
 [Icons: square, circle, rectangle, trapezoid]

Bulk
 [Icons: cube, rectangular prism, trapezoidal prism]

Height
 [Icons: single-story house, two-story house, three-story house]

Roof Shape/Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched, recessed, porch]

Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage, shed
Fencing/Walls: wood, chain link
Landscaping: screened, Colorado
Signage: no
Unique/Distinguishing Elements: color palette, heavily shaded
Is Property a Focal Point or Orientation
Landmark? yes



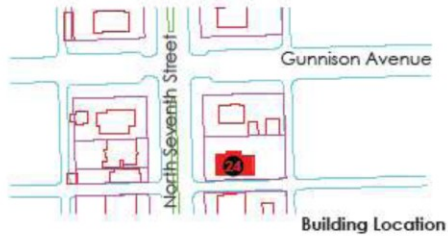
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 58

PROPERTY INVENTORY

24. Barkuloo House



Address: 626 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Henry S. Barkuloo
 Date of Construction: 1900

Form/Shape
 [Icons: square, rectangle, L-shape, T-shape]

Bulk
 [Icons: cube, rectangular prism, trapezoidal prism]

Height
 [Icons: single-story, two-story, three-story]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched, rectangular, recessed]

Style: Colonial Revival
Platforms: none
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: none
Signage: no
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



North Seventh Street Historic Residential District
 Guidelines and Standards

Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 59

PROPERTY INVENTORY

25. Moyer House



Address: 620 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William J. and Ida Moyer
 Date of Construction: 1905

<p>Form/Shape</p>	<p>Foundation</p> <p>brick stone cement</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p> <p>mansard gable flat hip</p>	
<p>Wall</p> <p>stucco brick siding shingle wood trim</p>	

Style: Tudor Revival, Craftsman
Platforms: front porch
Additions/Alterations: yes
Accessory Structures: cottage / garage and 2nd garage
Fencing/Walls: brick
Landscaping: Colorado
Signage: no
Unique/Distinguishing Elements: wall built down the middle to become a duplex
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

Adopted

Section X
APPENDICES - APPENDIX A

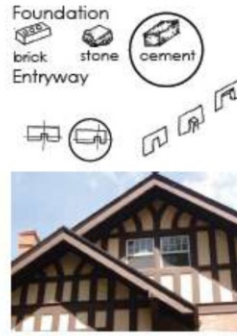
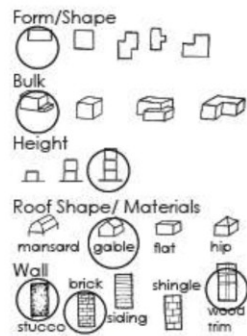
Page Number
60

PROPERTY INVENTORY

26. Talbert House



Address: 604 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Vernon C. Talbert
 Date of Construction: 1906



Style: Tudor Revival
Platforms: covered side porch
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: stucco and stained timber gables
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



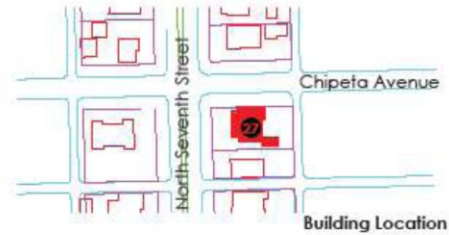
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 61

PROPERTY INVENTORY

27. Smith-Schmidt House



Address: 536 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Henry Barkuloo
 Date of Construction: 1912

Form/Shape
 [Icons of various house shapes]

Bulk
 [Icons of different bulk levels]

Height
 [Icons of different heights]

Roof Shape/ Materials
 mansard gable flat hip

Wall
 stucco brick siding shingle wood trim

Foundation
 brick stone cement

Entryway
 [Icons of different entryways]

Style: Tudor Revival, Craftsman
Platforms: glassed front porch
Additions/Alterations: no
Accessory Structures: none
Fencing/Walls: wood
Landscaping: Colorado
Signage: no
Unique/Distinguishing Elements: unique fenestration and bracketed gutters
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 62

PROPERTY INVENTORY

28. Brunner House



Address: 522 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Edward and Elizabeth Brunner
 Date of Construction: 1909

<p>Form/Shape</p>	<p>Foundation</p> <p>brick stone cement</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/Materials</p> <p>mansard gable flat hip</p>	
<p>Wall</p> <p>stucco brick siding shingle wood trim</p>	

Style: Queen Anne
Platforms: screened front porch
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: Colorado
Signage: no
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



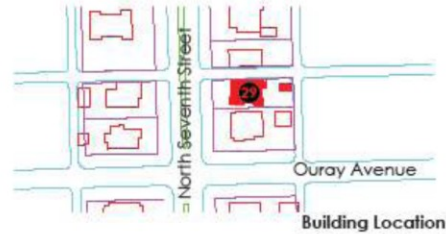
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 63

PROPERTY INVENTORY

29. Ellison House



Address: 520 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Orloff H. Ellison
 Date of Construction: 1924

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	
<p>Wall</p>	

Style: Arts and Crafts Bungalow
Platforms: front porch
Additions/Alterations: yes
Accessory Structures: garage
Fencing/Walls: wood
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: strong Bungalow elements
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 64

PROPERTY INVENTORY

30. Sickenberger House



Address: 710 Ouray Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Jesse Urban Sickenberger
 Date of Construction: 1923

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	<p>Roof Shape/ Materials</p>
<p>Wall</p>	

Style: Spanish, Craftsman
Platforms: covered entry
Additions/Alterations: no
Accessory Structures: garage
Fencing/Walls: chain link
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: strong horizontal lines
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District



Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 65

PROPERTY INVENTORY

31. Smith-Jordan House



Address: 440 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: William and Eva Smith
 Date of Construction: 1902

<p>Form/Shape</p>	<p>Foundation</p>
<p>Bulk</p>	<p>Entryway</p>
<p>Height</p>	
<p>Roof Shape/ Materials</p>	
<p>Wall</p>	

Style: Colonial Revival
Platforms: front porch
Additions/Alterations: no
Accessory Structures: garage, cottage
Fencing/Walls: wrought iron, brick
Landscaping: flowering, Colorado
Signage: no
Unique/Distinguishing Elements: color palette, front door detailing, yard sculptures
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

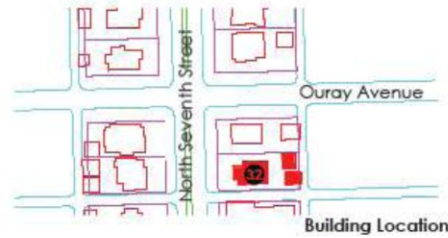
Adopted

Section X
APPENDICES - APPENDIX A

Page Number
66

PROPERTY INVENTORY

32. Allison House



Address: 428 North Seventh Street
 Zone District: Planned Residential Development
 Principal Use: residential
 Original Owner: Monroe "Roe" and Redie Allison
 Date of Construction: 1900

Form/Shape
 [Icons: square, rectangle, L-shape, T-shape]

Bulk
 [Icons: cube, rectangular prism, trapezoidal prism]

Height
 [Icons: single-story, two-story, three-story]

Roof Shape/ Materials
 mansard, gable, flat, hip

Wall
 stucco, brick, siding, shingle, wood trim

Foundation
 brick, stone, cement

Entryway
 [Icons: arched, recessed, porch]



Style: Eclectic
Platforms: front porch
Additions/Alterations: yes
Accessory Structures: garage and workshop
Fencing/Walls: wrought iron, brick, wood
Landscaping: Colorado
Signage: no
Is Property a Focal Point or Orientation Landmark? no



North Seventh Street Historic Residential District



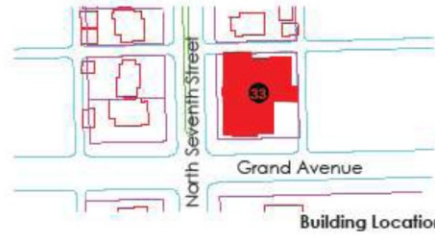
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 67

PROPERTY INVENTORY

33. First Baptist Church



Address: 720 Grand Avenue
 Zone District: Planned Residential Development
 Principal Use: church
 Original Owner:
 Date of Construction: 1912 - 1929

Form/Shape
 [Icons: rectangular, square, L-shaped, T-shaped]

Bulk
 [Icons: various 3D block shapes]

Height
 [Icons: single-story, two-story, three-story]

Roof Shape/ Materials
 mansard gable flat hip

Wall
 brick stucco siding shingle wood trim

Foundation
 brick stone cement

Entryway
 [Icons: various door and porch styles]

Style: Colonial Revival
Platforms: none
Additions/Alterations: yes
Accessory Structures: none
Fencing/Walls: none
Landscaping: Colorado
Signage: wall sign
Unique/Distinguishing Elements: Greek columns, stained glass windows
Is Property a Focal Point or Orientation Landmark? yes



North Seventh Street Historic Residential District

North Seventh Street Historic Residential District Guidelines and Standards

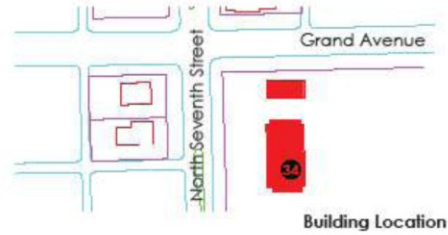
Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 68

PROPERTY INVENTORY

34. Lowell School



Address: 310 North Seventh Street
 Zone District: CSR, Community Services and Recreation
 Principal Use: high school
 Original Owner:
 Date of Construction: 1925
 Architect: Eugene Groves

Style: Spanish Colonial Revival
 Platforms: none
 Additions/Alterations: no
 Accessory Structures: secondary building
 Fencing/Walls: none
 Landscaping: Colorado
 Signage: stand alone
 Unique/Distinguishing Elements: tiled roof, arched windows
 Is Property a Focal Point or Orientation Landmark? yes

Form/Shape
 Bulk
 Height
 Roof Shape/ Materials
 mansard gable flat hip
 Wall
 brick stone cement
 stucco siding shingle wood trim
 Foundation
 Entryway



North Seventh Street Historic Residential District



Adopted

Section X
 APPENDICES - APPENDIX A

Page Number
 69

TERMS AND DEFINITIONS

Accessory Dwelling Unit: A dwelling unit which is secondary to a principal dwelling unit which may be attached to the principal structure or freestanding.

Accessory Structure: A detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of the land, and which is located on the same parcel of ground with the principal structure or use.

Addition: 1) A structure added to the original structure at some time after certificate of occupancy has been issued for the original structure; 2) An extension or increase in floor area or height of a building or structure.

Adjacent: Means property or use, any portion of which is within a 100-foot radius. Public right-of-way, easements, canals or waste ditches, and waterways are not counted when deciding if one property or use is adjacent to another.

Alignment: The arrangement of objects along a straight line.

Alley Setback: The minimum distance from the alley property line that any permanent construction can be built. See also Rear Yard setback in Zoning and Development Code.

Alter or Alteration: Any proposed modification to a designated historic site, structure or district which could have an effect on the character of the historic resource relative to the criteria by which it was designated. Examples of alterations for structures may include additions, any exterior modifications, including signage to be affixed to the façade.

At-grade: Level of a road, building, or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building, or other facility).

Banner: Any sign intended to be hung, either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind.



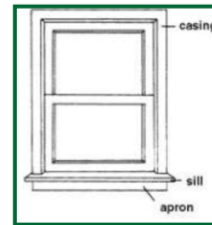
Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint: The portion of a lot covered by a building or structure at the surface level, measured on a horizontal plane.

Building Mass: The three-dimensional bulk of a building: height, width, and depth.

Building Placement: The location of the structure in relation to property lines.

Casings: The framework around a door or window.



Example of Casings

Cohesiveness: 1. The state of cohering or sticking together. 2. Causing symmetry and balance through design.

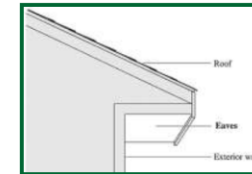
Congruous: Corresponding in character or kind; appropriate or harmonious.

Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof, that is coterminous.

Contributing structure: a structure that already adheres to and/or complies with these Guidelines and Standards in their entirety at the time of adoption.

Design: A visual arrangement or disposition that indicates a signature motif.

Eaves: The lowest, overhanging part of a sloping roof.



Example of Eaves

TERMS AND DEFINITIONS

Exterior Features: Include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and type and style of the windows, door, light fixtures, signs, other appurtenant fixtures and natural features such as trees and shrubbery.

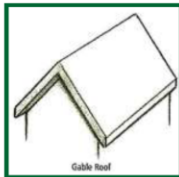
Façade: The exterior walls of a building exposed to public view or that wall viewed by persons not within the building.

Feeling, Integrity: *Historic Integrity* is the ability of a site to retain its identity and, therefore, convey its significance in the history of Grand Junction, Colorado.

Form: The overall shape of a structure

Gable: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gabled Roof: A roof having a gable at one or both ends.



Example of Gabled Roof

Grandfathering / Grandfathered: Describes the status accorded certain properties, uses, and activities that are legally existing prior to the date of adoption of the zoning ordinance or provisions of the zoning ordinance.

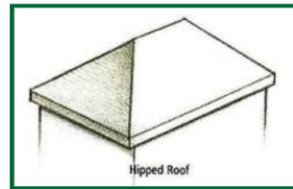
Ground Plane: The level of an entry platform into a building.

Guideline: Are permissive statements intended to be used as recommendations by homeowners and boards in making decisions.

Height of Structure: The vertical distance from the grade to the highest point of any portion of a structure.

Height-width Ratio: The ratio of the height of the structure to the width of the structure.

Hipped Roof: A roof that slopes upward from all four sides of a building, requiring a hip rafter at each end.



Example of Hipped Roof

Historic Property: The research, protection, restoration and rehabilitation of buildings, structures, landmarks, signs, appurtenances, objects, districts, areas and sites significant in the history, archeology, education or culture of the City, State or Nation.

Horizontal Rhythm: The pattern of shapes, spaces and textures of a structure across a horizontal plane.

Integrity: A property retains its integrity if a sufficient percentage of the structure dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.

Inset: 1. Something inserted; insert. 2. A small picture, map, etc., inserted within the border of a larger one. 3. To set in or insert.

Lot Coverage: That area of the lot or parcel which may be occupied by principal and accessory structures, and other impervious surfaces.

Mass: The physical size and bulk of a structure.

Materials: As related to the determination of "integrity" of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form an historic property.

Massing: The bulk or size of a structure.

Median: An area in the approximate center of a city street or state highway that is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and guttering, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway used for through traffic.

Metal Louvered Door: A metal door with fitted or fixed horizontal slats for admitting air and light and shedding rain.



Example of Metal Louvered Door

TERMS AND DEFINITIONS

Mill: A mill finish is the natural appearance of the aluminum as it comes from the rolling mill or the extrusion mill. Often this finish is dull, grainy and without luster.

New Construction: Any construction of an entirely new structure, construction of an addition to an existing structure or an exterior alteration to an existing structure.

Nonconforming: A legal use, structure, and/or development which existed prior to the adoption of this code or any amendment thereto, which does not presently conform to this code or its amendments.

Nonconforming Structure or Building: A structure or building, the size, dimension, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Nonconforming Use: A use of activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Non contributing Structure: 1. A structure that has undergone significant alterations. 2. A non contributing building, site, structure or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was not present during the period of significance and does not possess historic integrity reflecting its character at that time or is not capable of yielding important information about the period, or (b) it does not individually meet the National Register eligibility criteria.

Opacity: 1. The screening effectiveness of a buffer yard or fence expressed as the percentage of vision that the screen blocks. 2. The degree to which a material blocks light.

Ordinance: An authoritative rule or law. A public injunction or regulation.

Orientation: Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Overhang: A projection of the roof or upper story of a building beyond the wall of the lower part.

Parapet: A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, balcony, etc.



Example of a Parapet

Park Strip: The space in the public right-of-way between the back of the curb and the sidewalk.

Photovoltaic Panel: A solar panel or solar collectors designed to absorb solar radiation and convert it into electricity.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.



Example of a Portico

Principal Structure: The structure in which the principal use of a property is conducted. This shall include any buildings which are attached to the principal structure by a covered structure.

Adopted

Section X
APPENDICES - APPENDIX B

Page Number
72

TERMS AND DEFINITIONS

Projecting Bays: A bay window is a window space projecting outward from the main walls of a building and forming a bay in a room, either square or polygonal in plan.



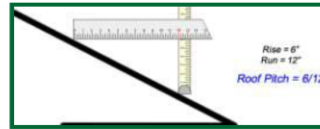
Example of Projecting Bay

Public Hearing: A public meeting of a board, Planning Commission, City Council or their representatives where the public may attend.

Public Right-of-Way: Any street, road, highway, alley, pedestrian/bicycle way or other special purpose way or utility installation owned by, or reserved to, the public for present or future public use.

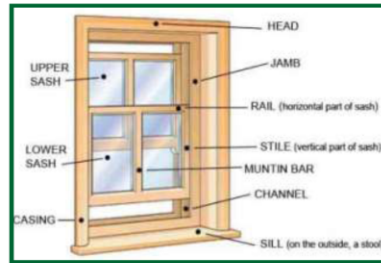
Rhythm: Orderly reoccurrence of elements of design with possible variety and variation.

Roof Pitch: The amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as "1 in 3".



Example of Roof Pitch

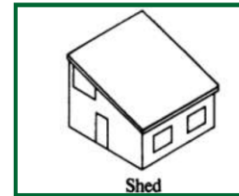
Sash: The movable part of a window holding the glass.



Example of Sash

Setback: The minimum distance between a structure and a property line of a parcel of land or other established reference point.

Shed Roof: A flat roof that slopes in one direction and may lean against another wall or building. Also known as lean-to roof.



Example of Shed Roof

Siting: The position or location of a town, building, etc., especially as to its environment.

Slope Ratio: Same as roof pitch. The amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as "1 in 3".

Soffit: The underside of an architectural feature, as a beam, arch, ceiling, vault, or cornice.



Example of Soffit

Solid-to-Void Ratio: On a building façade, the ratio of solid space to voids, such as windows, door and other openings.

Standard: A mandatory provision of a development regulation.

Adopted

**Section X
APPENDICES - APPENDIX B**

**Page Number
73**

TERMS AND DEFINITIONS

Streetscape: The landscaping and other manmade objects located within the public right-of-way which add variety and are placed for aesthetic purposes as well as functional, pedestrian guidance and traffic control.

Subservient: Serving or acting in a subordinate capacity; subordinate.

Transoms: 1. A small, hinged window above another window or a door; the horizontal crosspiece to which such a window is hinged. 2. A window or group of windows located above a door or larger window.



Vertical Rhythm: The pattern of shapes, spaces and textures of a structure across a vertical plane.

Vista: A view or prospect, especially one seen through a long, narrow avenue or passage, as between rows of trees or houses.

Xeriscape: Environmental design of residential and park land using various methods for minimizing the need for water use.



Example of Xeriscape

Zoning: A mapped area with a particular set of rules and regulations which limits the types of uses.

INCENTIVES FOR HISTORIC PRESERVATION IN GRAND JUNCTION

A. THE STATE HISTORICAL FUND

The State Historical Fund is a statewide grants program that was created by the 1990 constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. Competitive Grants (aka General Grants) are made for any of the three projects types: Acquisition & Development, Education and Survey & Inventory.

There are three essential elements to applying for a competitive State Historical Fund Grant:

1. You need to be or work with an eligible grant applicant.
2. If you are planning to do physical work on a structure, building, site or object, the resource must be historically designated. If this is a survey and planning, archaeological survey or education project, the focus of your project must be directly related to historic preservation.
3. You need to apply for projects, activities and costs that qualify for assistance from the State Historical Fund.

Additional information concerning the selection process is available in the '[Grant Program Guidelines](#)' section of the Colorado State Historic Society web site:

(<http://www.historycolorado.org/grants/grants>)

B. TAX INCENTIVES FOR HISTORIC PRESERVATION

Federal and state tax laws provide tax incentives for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. The federal government offers a 20% investment tax credit for the approved rehabilitation of certified historic buildings used for income-producing purposes as well as a 10% credit for certain other older buildings. The state offers a similar 20% state income tax credit based on \$5,000 or more of approved preservation work on designated properties. Applicants are urged to contact Office of Archaeology and Historic Preservation (OAHP) at the State Historic Society as early as possible when considering an application for either federal or state tax credits. OAHP provides advice to property owners, developers and architects concerning appropriate preservation and rehabilitation measures. OAHP staff review applications for tax incentives and make recommendations for approval.

In 2008 the Colorado Legislature extended the State tax credit through 2019.

C. HOUSING REHABILITATION AND WEATHERIZATION THROUGH HOUSING RESOURCES OF WESTERN COLORADO

Housing rehabilitation and weatherization projects in Grand Junction which meet low income guidelines are eligible for assistance through Housing Resources of Western Colorado:

(<http://www.housingresourceswc.org/>)

Adopted

**Section X
APPENDICES - APPENDIX C**

**Page Number
75**

FREQUENTLY ASKED QUESTIONS

Does the North Seventh Street Historic Residential District Guidelines and Standards force me to make changes in my house?

No, there will not be a requirement to change anything in your house, exterior or interior, unless you are doing a remodel or new construction.

Does the North Seventh Street Historic Residential District Guidelines and Standards affect new construction or remodels?

The North Seventh Street Historic Residential District Guidelines and Standards will give guidance to homeowners and land owners who wish to remodel or do new construction on the exterior of their houses and structures. It does not affect changes you make in the interior of your house.

What land uses will be allowed in the historic district?

All of the land uses allowed in the R-8 residential zone will be allowed.

What incentives are there to homeowners to comply with these regulations?

There are several incentives to homeowners including:

- ◆ grants under the State of Colorado Historic Fund
- ◆ tax incentives under Federal and state tax laws for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation
- ◆ housing rehabilitation and weatherization projects in Grand Junction which meet low income guidelines are eligible for assistance through Housing Resources of Western Colorado

(Contact the City of Grand Junction's Neighborhood Services Division or Housing Resources of Western Colorado)

Will the North Seventh Street Historic Residential District Guidelines and Standards tell me what I can plant in my yard?

No, there are no requirements for what you can plant in your yard; however, there are suggestions and recommendations for landscaping that are compatible with the district. The proposed Seventh Street Historic District regulations suggest contacting Colorado State University Tri River Extension Service in Grand Junction for landscaping recommendations. (<http://www.coopext.colostate.edu/TRA/PLANTS/index.shtml>)

Will the North Seventh Street Historic Residential District Guidelines and Standards mean that it will take longer to get approval of my project?

Probably not. With the new North Seventh Street Historic Residential District Guidelines and Standards in place, most minor projects, which meet the requirements, can be approved at staff level or by the Grand Junction Historic Preservation Board and will not require a full public hearing with the City Council (as is now the case).

What will be the effect of the proposed North Seventh Street Historic Residential District Guidelines and Standards on my property value?

National studies have shown that property values increase in historic districts faster than in non historic districts and that rehabilitation of historic districts adds a positive stimulus to economic development. ("The Economics of Rehabilitation," by Donovan Rypkema; The National Trust for Historic Preservation)

Adopted

**Section X
APPENDICES - APPENDIX D**

**Page Number
76**

SAMPLE CERTIFICATE OF APPROPRIATENESS



Certificate of Appropriateness
North Seventh Street Historic Residential District

This box for office use only

File Number: _____ Review Fee: _____

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

APPLICANT INFORMATION

Applicant Name: _____

Are You? Owner Buyer Lessee

Applicant's Mailing Address: _____

Applicant's Phone: _____ Email Address: _____

Representative/Contact Person: _____

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _____ Email Address: _____

Address of Subject Property: _____ Tax Parcel Number: _____

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?
Yes No

PROPOSAL AND PROPERTY INFORMATION

This application is a request to construct, add or change the following (check all that apply):

- | | | | | |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof/Chimney | Add | Change | Demolish | N/A |
| Walls/Siding | | | | |
| Fascia/Other Trim | | | | |
| Windows/Doors | | | | |
| Porch | | | | |
| Other (describe below) | | | | |
- Fully explain the nature of your request:
- _____
- _____
- _____

Number of Structures on Property: _____ Residential _____ Outbuildings

Total Gross Square Footage of Existing Structures (all floors): _____

Total Gross Square Footage of Proposed Structures or Additions (all floors): _____

Total Gross Square Footage of Existing Structures to be removed (all floors): _____

Existing Height to Building Eave: _____ Existing Height to Building Peak: _____

Proposed Height to Building Eave: _____ Proposed Height to Building Peak: _____

The existing building is a: Single Family Dwelling Duplex

Other Multi-Unit Other (specify): _____

Adopted

**Section X
APPENDICES - APPENDIX E**

**Page Number
77**

*North Seventh Street Historic Residential District
Guidelines and Standards*

SAMPLE CERTIFICATE OF APPROPRIATENESS

Exterior Building Materials:

	Existing	Proposed
Roof	_____	_____
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: _____
 Existing Sill Depth: _____
 Existing Window Type: Casement _____ Slider _____ Double Hung _____ Single Hung _____
 Fixed _____ Divided Light _____ How many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material: _____
 Proposed Sill Depth: _____
 Proposed Window Type: Casement _____ Slider _____ Double Hung _____ Single Hung _____
 Fixed _____ Divided Light _____ How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:
 Will the exterior trim remain on the replacement windows? ____ Yes ____ No

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	_____	_____
Size/Height	_____	_____
Location	_____	_____

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? _____

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

ADDITIONAL INFORMATION:

Are there other proposed not yet covered in the application? ____ Yes ____ No
 If yes, please explain: _____

Signatures:

Property Owner _____	Date _____
Representative _____	Date _____

City Approval:

Printed Name and Title _____	Date _____
Signature _____	Date _____

Adopted

Section X
APPENDICES - APPENDIX E

Page Number
78

AUTHENTIC PLANTS FOR LATE 19th-EARLY 20th CENTURY PERIOD LANDSCAPING

Shrubs, trees and vine

American Hornbeam
 Asiatic Bittersweet Vine
 Bittersweet
 Flowering Quince
 American Yellow-wood



Clematis

Red-twigged Dogwood
 Rock-Spray
 Cock-spur Thorn
 Sweet Gum
 Tulip Tree



Slender Deutzia

Euonymus
 American or European Beech
 Ginkgo
 Honey Locust
 Kentucky Coffee Tree
 European Ash

Amur Privet



Rock Spirea

Golden Rain Tree
 Honeysuckle



Japanese Spurge

Virginia Creeper
 Boston Ivy, Japan Ivy
 Mockorange
 Ninebark
 Golden Rain Tree
 Oregon Grape Holly



Hydrangea



Common Laburnum

Weeping Willow
 Blue Spruce
 Mugho Pine
 Dwarf Scotch Pine
 Sycamore
 Double Flowering Plums
 Sargent Cherry
 Crabapple



Scarlet Firethorn

Leatherleaf Mahonia
 Fragrant Sumac
 Cut-leaved Sumac
 Rose

Mountain Ash
 Spirea
 Snowberry Waxberry
 Indian Currant, Coral-berry
 Lilac
 Linden
 Rosy Weigela



Wisteria

Tree of Heaven
 Maple, except sugar or silver
 Horse Chestnut
 Barberry



Trumpet Creeper

Adopted

**Section X
 APPENDICES - APPENDIX F**

**Page Number
 79**

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.07.040 (HISTORIC PRESERVATION) OF THE GRAND JUNCTION MUNICIPAL CODE GRANTING AUTHORITY TO THE HISTORIC PRESERVATION BOARD TO REVIEW AND DECIDE APPLICATIONS FOR ALTERATION OR CONSTRUCTION WITHIN THE NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT ACCORDING TO THE GUIDELINES AND STANDARDS OF THAT DISTRICT

Recitals.

In 1984, the 6.63+/- acre North 7th Street neighborhood was zoned Planned Development by Ordinance No. 2211. On February 17, 2010, Ordinance No. 2211 was repealed and Ordinance No. 4403 was enacted rezoning the neighborhood *Planned Residential Development – 7th Street*. In March 2012, the Plan for the *Planned Residential Development – 7th Street* was amended, and the North Seventh Street Historic Residential District Guidelines and Standards were adopted as the new Development Plan for that neighborhood.

The guidelines and standards that comprise the 2012 amendments were developed by the North 7th Street residents after a neighborhood poll, a series of meetings and with collaboration of the residents. The City planning staff and the Grand Junction Historic Preservation Board were consulted as well.

The neighborhood and City staff desire and recommend that the Historic Preservation Board be charged with the interpretation, implementation and application of the *Guidelines and Standards* to the covered properties in the North Seventh Street Historic Residential District, as defined by the Guidelines and Standards document.

After thorough review, deliberation and consideration, the City Council of the City of Grand Junction has determined that the Historic Preservation Board, with its interest and expertise in matters of historic preservation, is the appropriate body to review and decide *Certificate of Appropriateness* applications in the North Seventh Street Historic Residential District and to apply the *Guidelines and Standards* to those applications, subject to review on appeal by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT SECTION 21.07.040(b) AND 21.07.040(g) ARE AMENDED TO GRANT AUTHORITY TO THE HISTORIC PRESERVATION BOARD TO REVIEW AND DECIDE APPLICATIONS FOR ALTERATION OR CONSTRUCTION WITHIN THE NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT AS FOLLOWS:

A subsection (ix) to Section 21.07.040(b)(6) (Powers and duties of Board) shall be added as follows:

(ix) Review and conduct hearings to decide applications for a Certificate of Appropriateness for alteration to a site and/or structure in the North Seventh Street Historic Residential District.

All other provisions of Section 21.07.040(b) shall remain in full force and effect.

Section 21.07.040(g) shall be amended as follows (additions are shown underlined, deletions are struck-out):

(g) Review of Alterations.

(1) City Registry. The owner of any historic structure or site on the City Registry designated pursuant to subsection (e) of this Section is requested to consult with the Historic Board before making any alteration. The Historic Board shall determine if the alteration is compatible with the designation. In reviewing a proposed alteration, the Historic Board shall consider design, finish, material, scale, mass and height. When the subject site is in an historic district, the Historic Board must also find that the proposed development is visually compatible with development on adjacent properties, as well as any guidelines adopted as part of the given historic district designation. For the purposes of this section, the term “compatible” shall mean consistent with, harmonious with and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures. The Historic Board shall use the following criteria to determine compatibility of a proposed alteration:

- ~~(1)~~ (i) The effect upon the general historical and architectural character of the structure and property;
- ~~(2)~~ (ii) The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
- ~~(3)~~ (iii) The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structure and the site;
- ~~(4)~~ (iv) The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
- ~~(5)~~ (v) The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;

~~(6)~~ (vi) The condition of existing improvements and whether they are a hazard to public health and safety; or

~~(7)~~ (vii) The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.

(2) North Seventh Street Historic Residential District. The owner of any property within the North Seventh Street Historic Residential District shall comply with the *North Seventh Street Historic Residential District Guidelines and Standards*.

(i) Before making any construction or alteration to a site or structure, such owner shall make application to the City for a *Certificate of Appropriateness*. The Director shall make review such application for compliance with the *Guidelines and Standards* and make an initial determination and recommendation to the Board. The Director may include in that recommendation any conditions deemed appropriate to comply with the *Guidelines and Standards* and with the Zoning and Development Code.

(ii) The Board shall have jurisdiction to review City staff recommendations and to decide applications for *Certificates of Appropriateness* at a public hearing. The Board may include any conditions of approval deemed appropriate for compliance with the *Guidelines and Standards*. No owner shall construct or alter a structure or site in the District without first obtaining a *Certificate of Appropriateness* from the Board.

(iii) A decision of the Board may be appealed to City Council within 30 days of the issuance of the decision. Appeals to City Council shall be *de novo*.

(iv) All reviews pursuant to this subsection (2) shall determine if the new construction or alteration is compatible with the historic designation as provided in the *North Seventh Street Historic Residential District Guidelines and Standards*. In reviewing an application, consideration shall be given to design, siting, form, texture, setbacks, orientation, alignment, finish, material, scale, mass, height and overall visual compatibility, according to and with reference to the applicable *Guidelines and Standards of the North Seventh Street Historic Residential District*. For purposes of this section, the term "compatible" shall mean consistent with, harmonious with and/or enhancing the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

Introduced on first reading this ____ day of _____ 2012 and authorized the publication in pamphlet form.

Passed and adopted on second reading the ____ day of _____ 2012 and authorized the publication in pamphlet form.

President of the City Council

ATTEST:

City Clerk



Date: February 16, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule:
Wednesday, March 7, 2012
 2nd Reading: Wednesday, April 4, 2012
 File #: RZN-2012-1219

**Attach 3
 CITY COUNCIL AGENDA ITEM**

Subject: Rezone Eight parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road; from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) Zone District
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for April 4, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

A City initiated request to rezone eight parcels, totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

Background, Analysis and Options:

The Comprehensive Plan adopted in 2010 took into account the need for additional dwelling units based on historic and projected population growth. The adopted Comprehensive Plan – Future Land Use Map changed the designation for these properties to Residential Medium (4-8 du/ac.). Please refer to the Comprehensive Plan map 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. This is especially true in Area 4. The subject eight (8) parcels were part of the G Road North Annexation; annexed in 2000. This annexation area was an enclave annexation consisting of 383 acres of land. At the time the City annexed the land with the existing County zoning in place, realizing when these properties redeveloped they would need to be rezoned to be consistent with the existing Growth Plan at that time. Now there is a new Comprehensive Plan and the subject parcels still remain under-zoned.

Since the 2000 annexation, one by one larger parcels surrounding the subject site have been rezoned and subdivided, such as Fox Run, The Estates and Blue Heron Subdivisions, located to the North and West. To the East, the 2620 G Road Subdivision was platted in 2002. Some subdivisions to the North were approved but never platted, such as Jacobson’s Pond and Ruby Ranch subdivisions.

The remaining eight (8) parcels known as Area 4, total 41.27 acres. The parcels range in size 0.84 acres to 24.43 acres. Four of the parcels are located on the West side of 26 Road and two parcels are located on the East side of 26 Road. The other two parcels abut G Road. The Grand Valley Canal abuts the Western side of six of the properties. Of the eight parcels, two remain vacant. The property owners were notified by mail. Staff received three phone calls, two were in favor of the proposed rezone, one was just wanted more information as to what the proposal was all about.

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-4 zone district will provide the opportunity for additional development and/or density in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure that currently exists. These services may be extended through the vacant parcels for future development or further subdivision of the existing large lots that currently have homes on them.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval of the proposed rezone from their meeting of February 14, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously discussed.

Attachments:

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

BACKGROUND INFORMATION				
Location:		2608 and 2612 G Road; 719, 720, 721, 725, and 726 26 Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Large Lot Residential		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-2 (Residential – 2 units per acre)		
Proposed Zoning:		R-4 (Residential – 4 units per acre)		
Surrounding Zoning:	North	R-4 (Residential – 4 units per acre)		
	South	R-1 (Residential – 1 unit per acre)		
	East	R-2 (Residential – 2 units per acre)		
		R-4 (Residential – 4 units per acre) R-5 (Residential – 5 units per acre)		
West	R-2 (Residential – 2 units per acre)			
Future Land Use Designation:		Residential Medium (4 – 8 units per acre)		
Zoning within density range?			Yes	X 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.

(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. The rezone will be consistent with the other properties that have been rezoned in this area.

(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 in this infill area.

(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: N/A

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

Response: The proposed amendment will bring the zoning into conformance with the Comprehensive Plan.

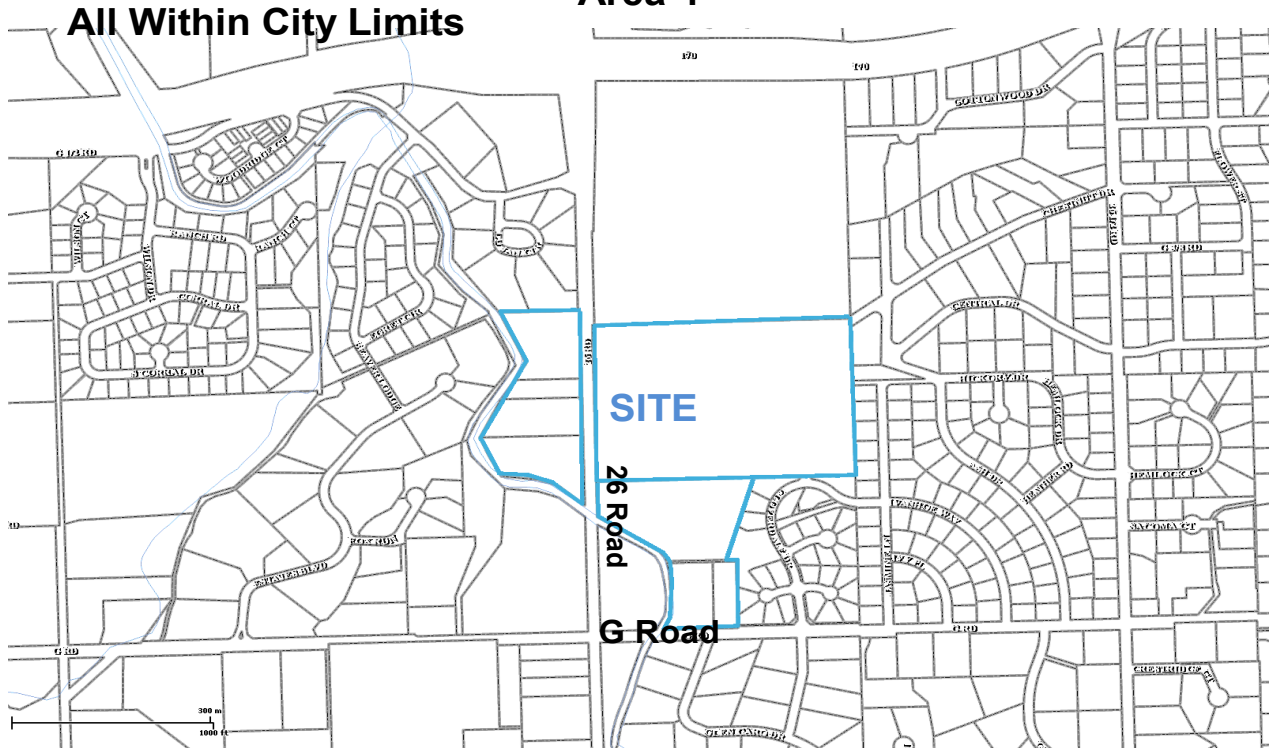
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 4 Rezone, RZN-2011-1219, a request to rezone the property from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre), the following findings of fact and conclusions have been determined:

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

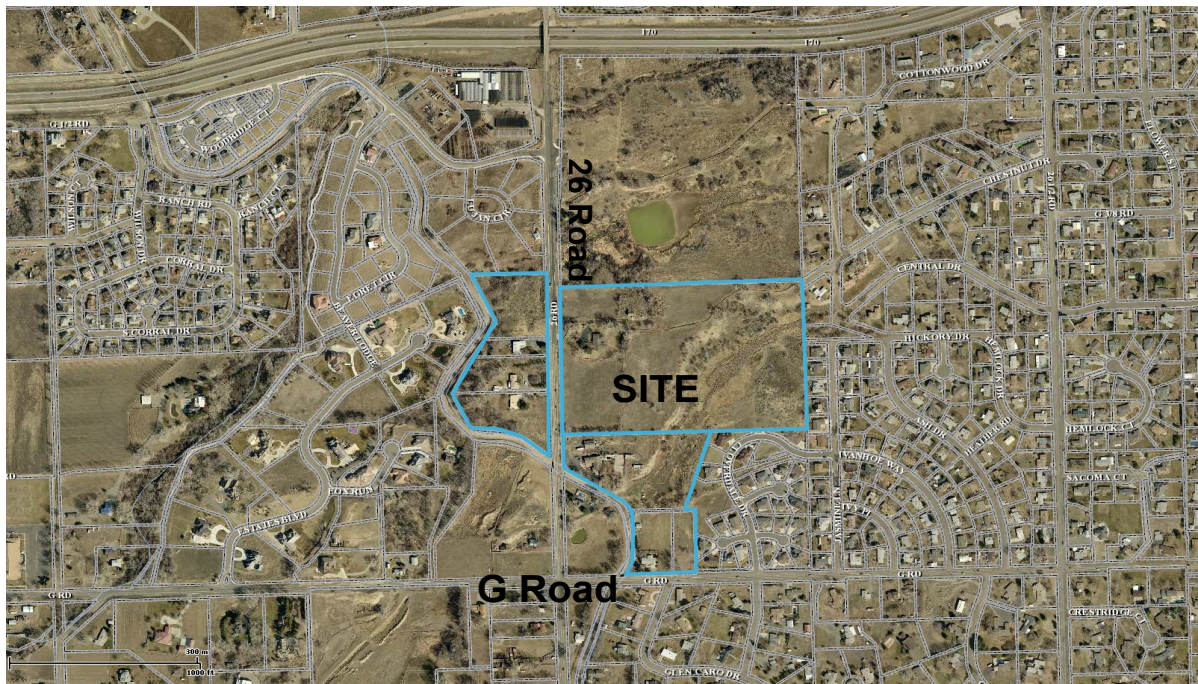
Site Location Map

Area 4



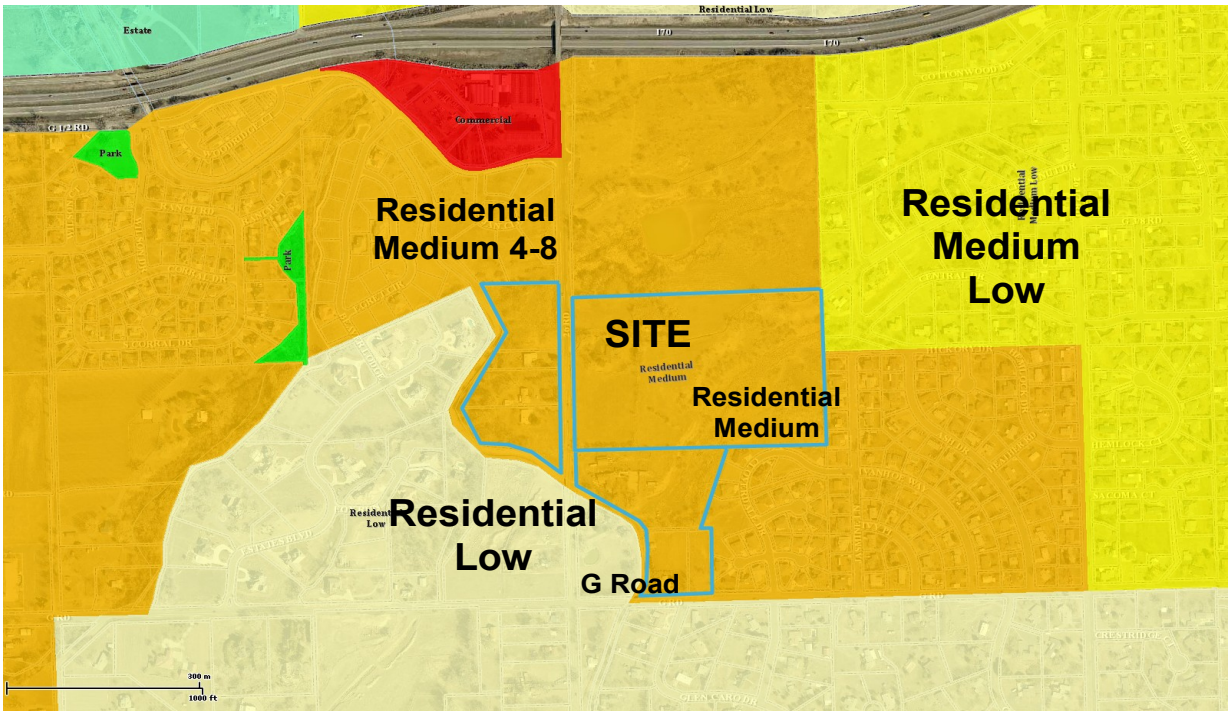
Aerial Photo Map

Area 4



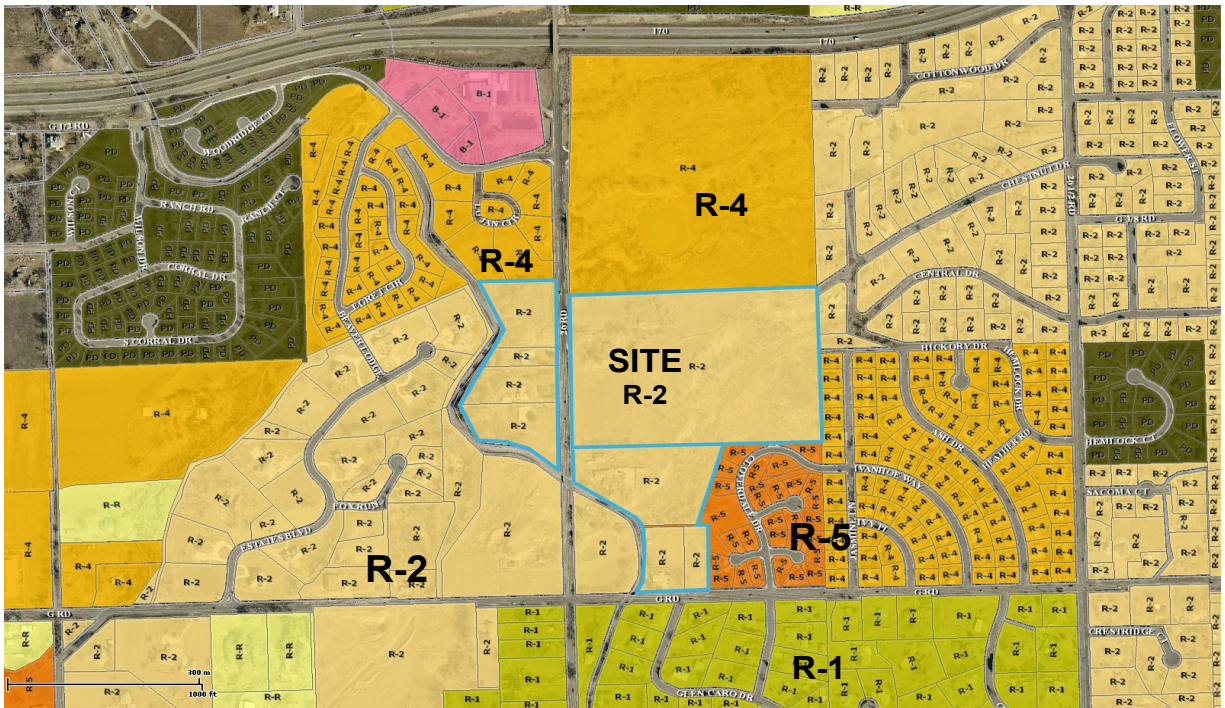
Comprehensive Plan Map

Area 4

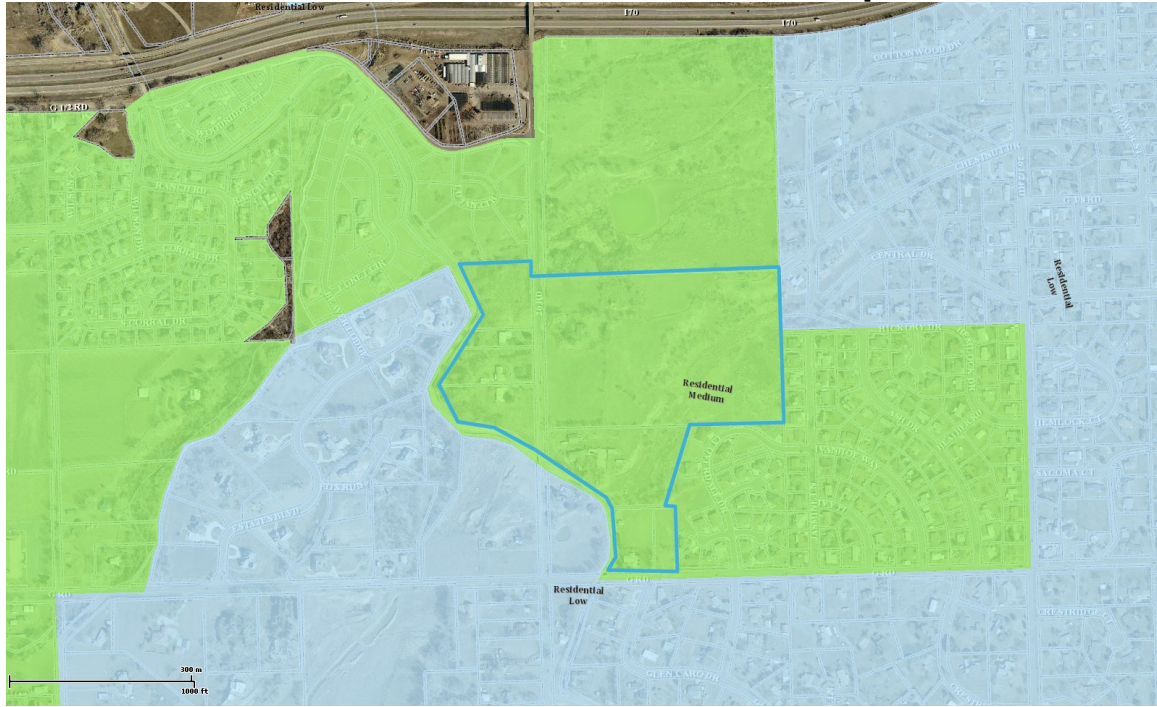


Existing City Zoning Map

Area 4



Blended Residential Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 8 PARCELS
FROM R-2 (RESIDENTIAL – 2 UNITS PER ACRE) TO
R-4 (RESIDENTIAL – 4 UNITS PER ACRE)**

**LOCATED AT 2608 AND 2612 G ROAD; 719, 720, 721, 725, 726 26 ROAD;
AND AN UNADDRESSED PARCEL NUMBER 2701-344-00-022
(DIRECTLY NORTH OF 725 26 ROAD)**

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 December 7, 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 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 public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Area 4 properties from R-2 (Residential – 2 units per acre) to the R-4 (Residential – 4 units per acre) 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, Residential Medium 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 zone district to be established.

The Planning Commission and City Council find that the R-4 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) and as shown on Exhibit "A" attached.

2608 G Road

2612 G Road

719 26 Road

720 26 Road

721 26 Road

725 26 Road

726 26 Road

Parcel Number 2701-344-00-022 (Directly North of 725 26 Road)

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

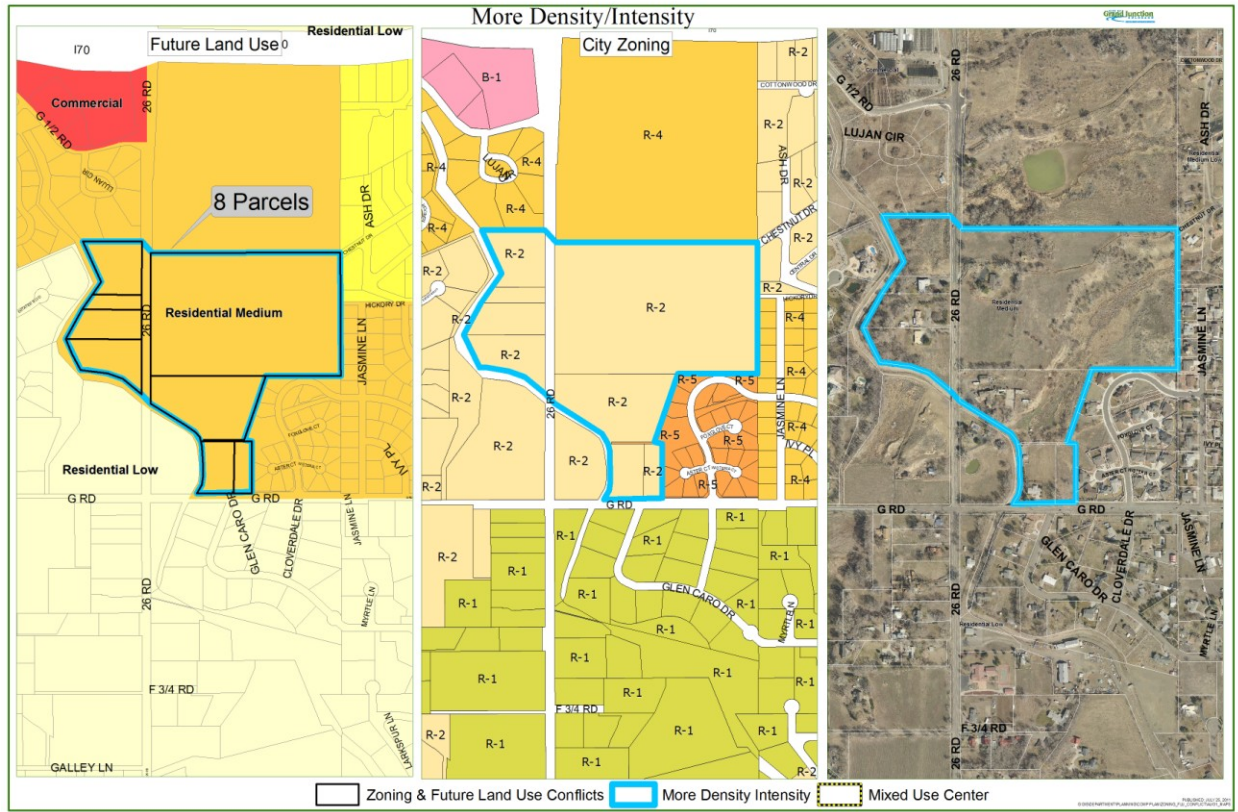


Exhibit "A"



**Attach 4
CITY COUNCIL AGENDA ITEM**

Date: February 17, 2012
Author: Brian Rusche
Title/ Phone Ext:
Senior Planner / 4058
Proposed Schedule:
1st Reading - March 7, 2012
2nd Reading (if applicable):
2nd Reading – April 4, 2012
File # (if applicable): RZN-2011-1151

Subject: Rezone One Parcel Located at 3015 D Road
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for April 4, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

Background, Analysis and Options:

The subject property was annexed into the City of Grand Junction on May 9, 2004 as the Landmark Baptist Church Annexation. At the time of the annexation, the property was designated as Estate under the 1996 Growth Plan, which anticipated between 2 to 5 acres per lot. The zoning assigned to the property upon annexation was R-E (Residential Estate).

On April 20, 2005 the Pear Park Neighborhood Plan was amended to designate this property, a part of Special Study Area A, as Residential Medium (RM).

In 2010, the Comprehensive Plan was adopted. The Comprehensive Plan anticipated the need for additional dwelling units based on historic and projected population growth. The adopted Comprehensive Plan – Future Land Use Map maintained the designation of Residential Medium along the south side of D Road east approximately ½ mile. Refer to the Comprehensive Plan map included in this report.

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.

The current R-E zoning of this property is in conflict with the Future Land Use designation of RM. RM requires a minimum of 4 dwelling units per acre and can have as high a density of 16 dwelling units per acre. Therefore the requested rezone of this property from R-E to R-8 will bring it into conformance with the Future Land Use designation of Residential Medium.

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. The open house was held on December 7, 2011. No comment sheets were received regarding the Area 16 proposal.

A representative of the church who owns the property called to discuss the future use of the property as well as the necessary infrastructure. Religious Assembly is permitted in the proposed R-8 zone district. An owner of property on the north side of D Road also called about the request, with questions about future annexation and taxes.

No public testimony was offered before the Planning Commission at their February 14, 2012 meeting. One contact was received after the hearing from the adjacent property owner on the east, who was pleased with the proposal and was anticipating future development of her property as well.

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-8 zone district will provide the opportunity for additional development and/or density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on February 14, 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:

Background information

Rezone criteria

Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City and County Zoning Map

Blended Map

Ordinance

BACKGROUND INFORMATION					
Location:		3015 D Road			
Applicants:		City of Grand Junction			
Existing Land Use:		Undeveloped			
Proposed Land Use:		No changes to land use(s) proposed			
Surrounding Land Use:	North	Single Family and Manufactured Home(s)			
	South	Single Family			
	East	Single Family and Duplex			
	West	Single Family			
Existing Zoning:		R-E (Residential Estate)			
Proposed Zoning:		R-8 (Residential 8 du/ac)			
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural)			
	South	County RSF-R (Residential Single-Family Rural)			
	East	County RSF-R (Residential Single-Family Rural)			
	West	County RSF-4 (Residential Single-Family 4 du/ac)			
Future Land Use Designation:		Residential Medium			
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

Response: The 2010 adoption of the Comprehensive Plan designated the Future Land Use for this property as Residential Medium (4-8 du/ac), rendering the existing R-E (Residential Estate) zoning inconsistent. The proposed rezone to R-8 (Residential 8 du/ac) 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

Response: The majority of new subdivisions along D Road has been zoned R-8 (Residential 8 du/ac), including Waters Edge (7.83 du/ac) Monarch Ridge (up to 6.88 du/ac) and John H. Hoffman (6.74 du/ac).

This criterion has been met.

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

Response: D Road is a minor arterial providing primary east/west access through the Pear Park neighborhood between 29 Road and 32 Road. The Pear Park Neighborhood Plan anticipates restricted access to D Road, to be mitigated with additional east/west streets to be constructed approximately 1/8 mile south. The subject property is of sufficient size and configuration to develop within these constraints.

Adequate infrastructure exists to accommodate, with upgrades as necessary, additional development on this parcel.

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

Response: The Pear Park neighborhood has historically seen significant residential development, with an anticipated built-out population of about 22,000 people, according to the Pear Park Neighborhood Plan. There is approximately 212 acres of undeveloped land on Pear Park (28 Road to 32 Road between the railroad and the Colorado River) within the city limits currently zoned R-8. If built at maximum density, this acreage would accommodate 3900 persons.

Since the property is currently owned by a church, it is possible that a religious assembly will be constructed on the property. Currently, there are six (6) known places of worship within the Pear Park Neighborhood.

This criterion is met.

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

Response: The proposed R-8 zone district will provide the opportunity for additional development and/or density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

This criterion is met.

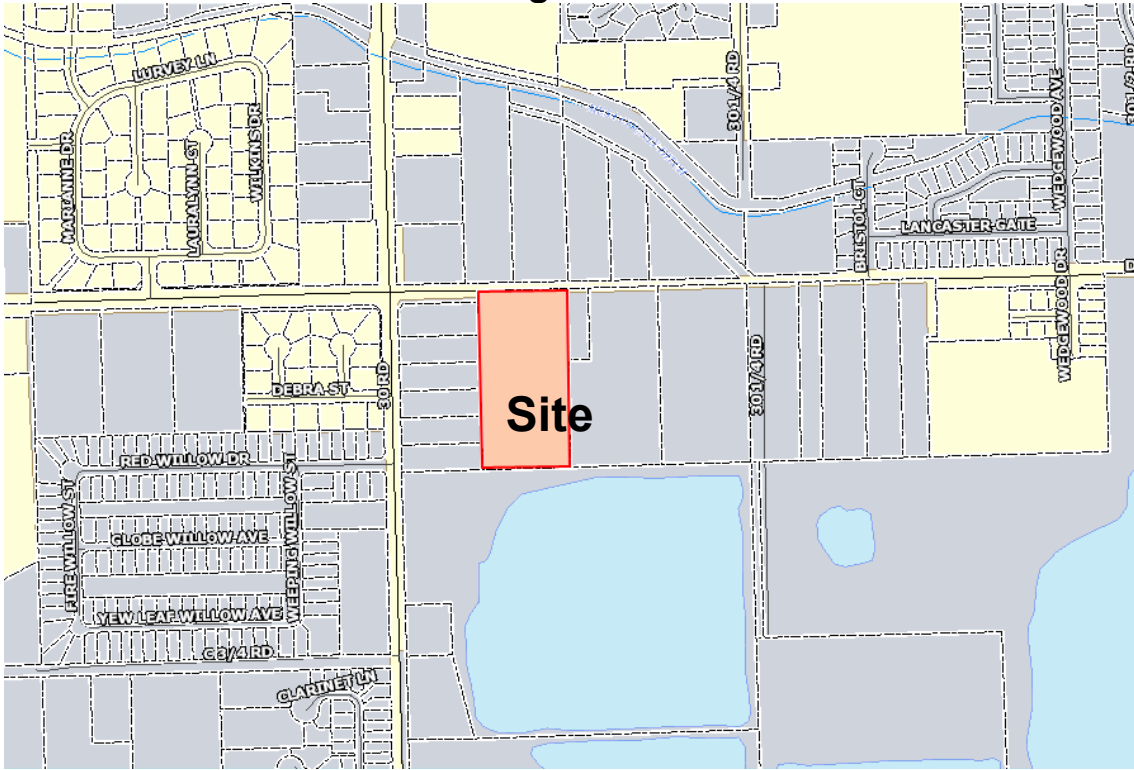
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 16 Rezone, RZN-2011-1151, a request to rezone the properties from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district, the following findings of fact and conclusions have been determined:

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

Site Location Map

Figure 1



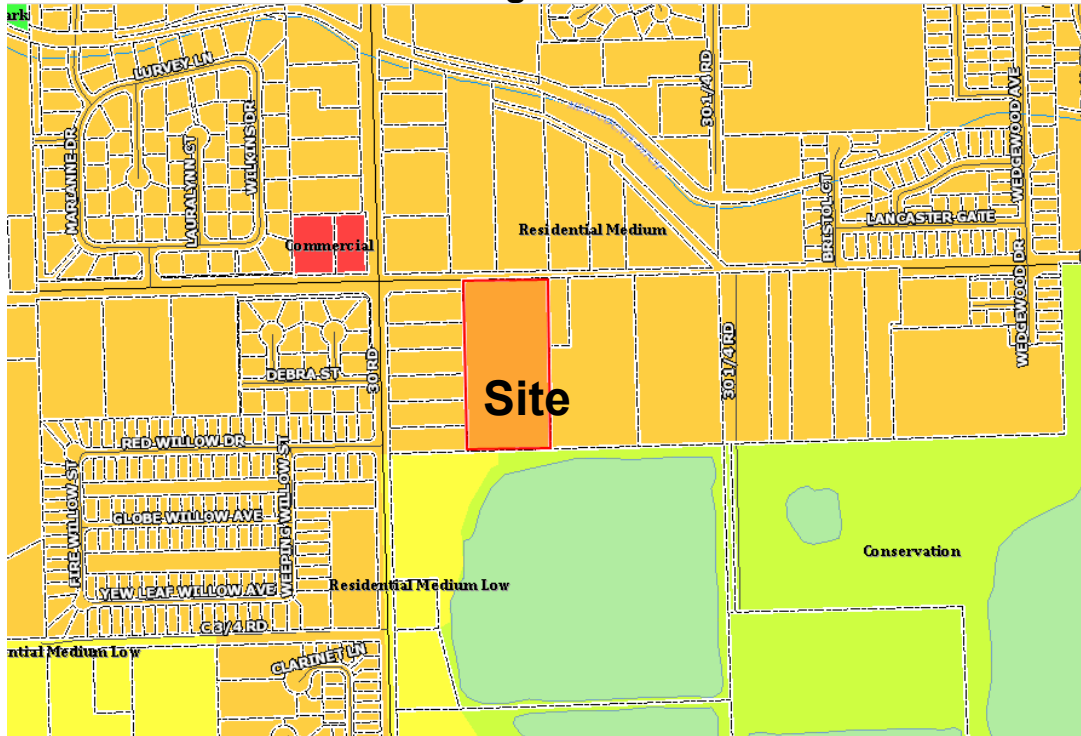
Aerial Photo Map

Figure 2



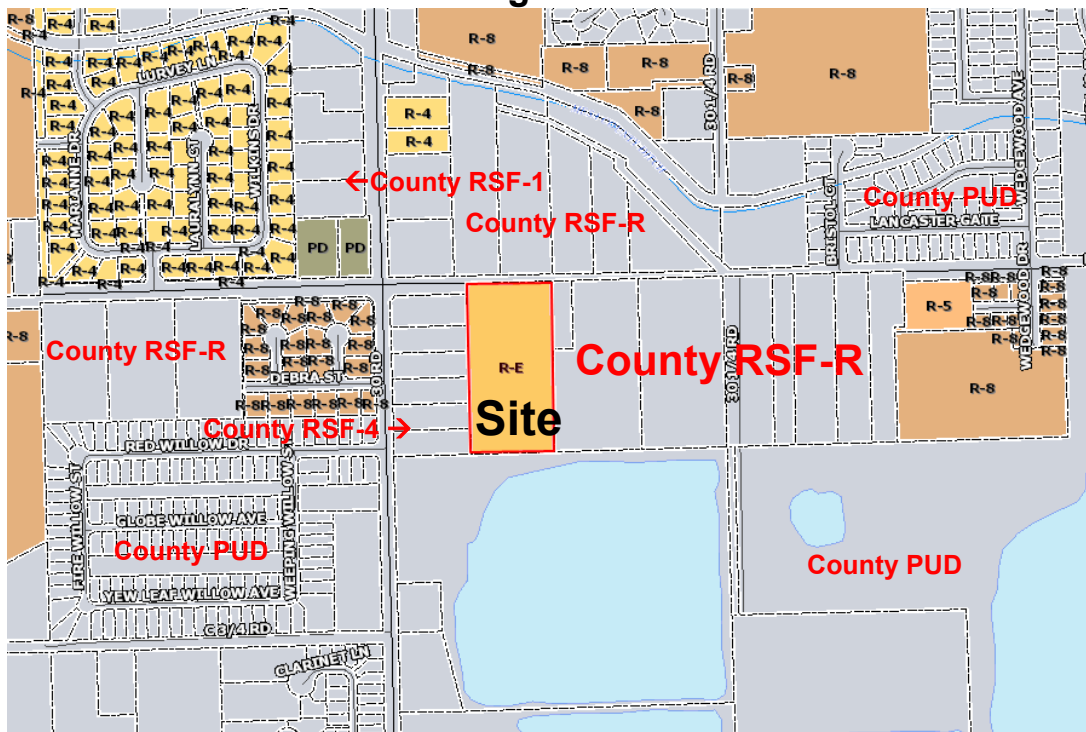
Comprehensive Plan Map

Figure 3



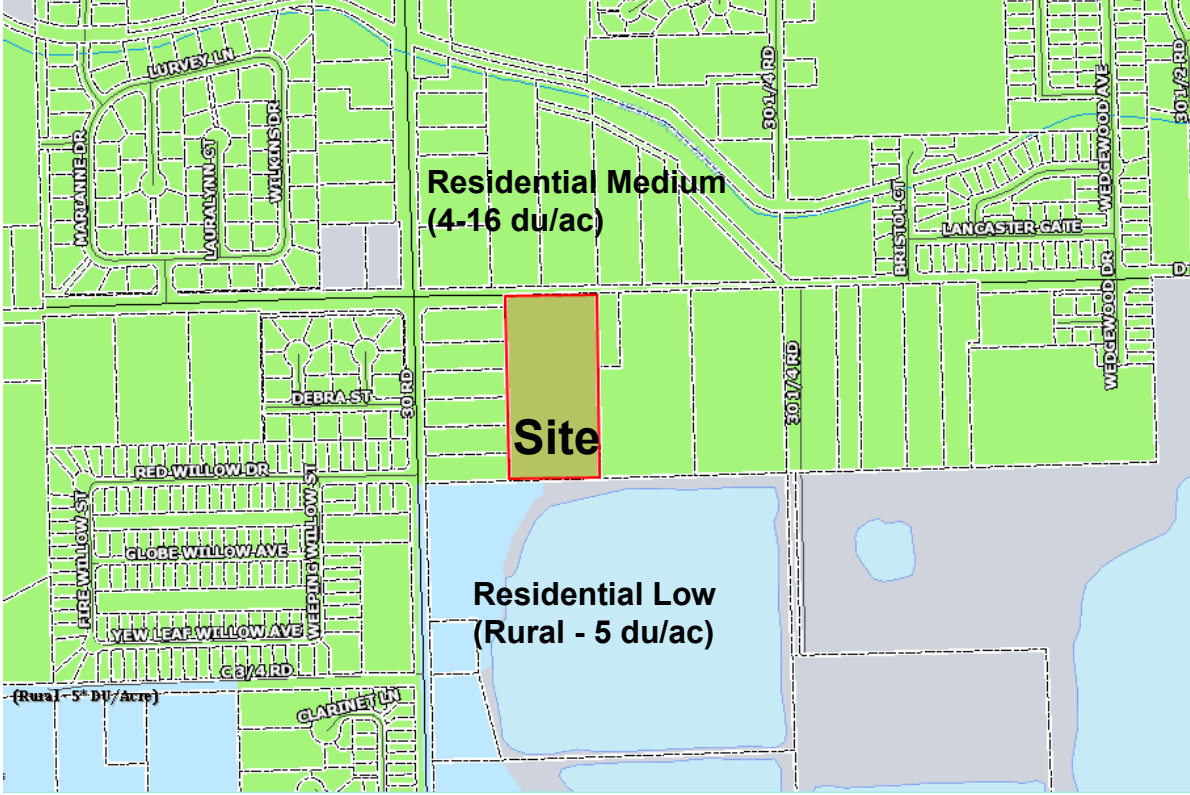
Existing City and County Zoning Map

Figure 4



Blended Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
LOCATED AT 3015 D ROAD
FROM AN R-E (RESIDENTIAL ESTATE)
TO AN R-8 (RESIDENTIAL 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

Recitals.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the property located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium, as shown on the Future Land Use map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the **R-8** zone district to be established.

The Planning Commission and City Council find that the **R-8** 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 property shall be rezoned R-8 (Residential 8 du/ac):

3015 D ROAD

See attached map.

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

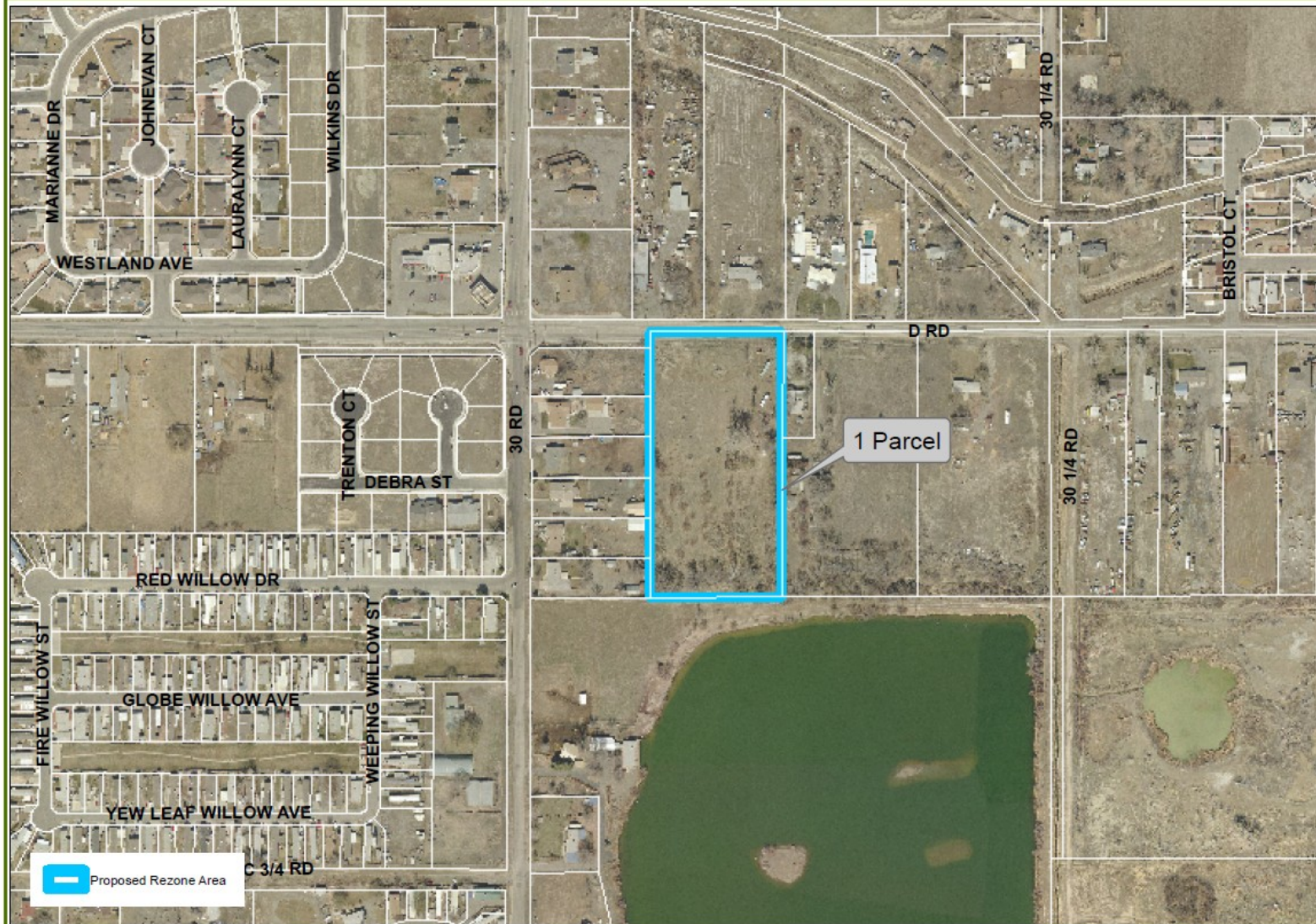
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Proposed Rezone - Area 16



Rezone Area from R-E (Estate) to R-8 (5.5-8 units/acre)





Date: February 24, 2012

Author: Scott Peterson

Title/ Phone Ext: Senior
Planner/1447

Proposed Schedule: March 7,
2012 (1st Reading)

2nd Reading: April 4, 2012

File #: RZN-2011-1212

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: Rezone 201 Properties Located Generally East of N. 22 nd Street and West of 28 Road, Between Grand and Hill Avenues
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for April 4, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone 201 properties located generally east of N. 22nd Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

Background, Analysis and Options:

In 2010, the current Comprehensive Plan was adopted by the City and the corresponding Future Land Use Map designation for these 201 properties was designated as Urban Residential Mixed Use (24+ du/ac). This land use designation allows and assumes a neighborhood of very high density of 24 dwelling units per acre or greater and limited retail/commercial businesses. After a year of working with the new Comprehensive Plan, it was determined that the Urban Residential Mixed Use designation would allow too much density and nonresidential development in the neighborhood than what was desired. In October, 2011 City Council approved a Comprehensive Plan amendment to change (lower) the future land use designation to Residential Medium High which allows a density of 8-16 dwelling units per acre and limited office type uses (R-O, Residential Office zone district).

In the late summer and early fall of 2011 during workshop discussions with City Council the overall density objectives of the Comprehensive Plan were discussed citing that increasing density in this area was important due to its location within the City Center area and should be sought for this neighborhood. In addition, the Comprehensive Plan’s Guiding Principle of achieving a wider range of housing variety can be achieved through increased density. At these workshops, Council discussed R-16 zoning, determining that R-16 was too much density for this existing neighborhood and concluded that R-12 zoning would be a better zone district to propose.

The properties are presently zoned R-8, (Residential – 8 du/ac) which is at the low end of the Comprehensive Plan Future Land Use designation as far as maximum residential

density allowed. City Planning staff, however would like to request that the density for this area be increased to at least the middle of the Comprehensive Plan Future Land Use density range of 8 – 16 dwelling units/acre to allow for potential future residential development at a higher density than what currently would be allowed. The area is located within the City Center and is in close proximity to schools, hospitals, retail business, restaurants, transportation, and employers. Furthermore, the proposed R-12 zoning meets the goals of the Comprehensive Plan (Goals 4 & 5) to support the continued development of the City Center area and provide a broader variety or mix of housing types and take advantage of the existing infrastructure in a walkable area of the community.

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

The proposal to rezone this area to R-12 is consistent with the following goals and policies of the Comprehensive Plan.

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

The proposed rezone to R-12 from R-8 will provide the opportunity to develop these properties at a higher density than what currently is allowed in anticipation of future residential development within the City Center.

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 rezone to R-12 will increase residential density and also provide an opportunity for a broader mix of housing types within the City Center.

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

The proposed rezone to R-12 will increase residential density and also provide an opportunity for a broader mix of housing types within the City Center to meet the needs of a variety of incomes, family types and life stages.

Board or Committee Recommendation:

The Planning Commission recommended denial on a 0 – 7 vote of the requested rezone to R-12 at their February 14, 2012 meeting. Two citizens provided testimony during the public hearing and also expressed their opposition to the proposed rezone since the area is already fully developed and is an established neighborhood. No one spoke in favor of the proposed request to R-12.

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:		East of N. 22 nd Street and west of 28 Road, between Grand and Hill Avenues		
Applicant:		City of Grand Junction		
Existing Land Use:		Single-family residential (detached), Two-family residential and Multi-family residential		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Park East Apartments, Eagle Ridge of Grand Valley, Garden Village Apartments and Lincoln Park Golf Course		
	South	School District bus facility, Single-family residential (detached) and Multi-family residential		
	East	Vacant commercial land and Garden Village Apartments		
	West	Single-family residential (detached), Multi-family residential and Lincoln Park Golf Course		
Existing Zoning:		R-8, (Residential – 8 du/ac)		
Proposed Zoning:		R-12, (Residential – 12 du/ac)		
Surrounding Zoning:	North	R-24, (Residential – 24 du/ac) and CSR, (Community Services and Recreation)		
	South	C-2, (General Commercial) and R-O, (Residential Office)		
	East	C-1, (Light Commercial) and R-24, (Residential – 24 du/ac)		
	West	R-8, (Residential – 8 du/ac), R-16, (Residential – 16 du/ac) and CSR, (Community Services and Recreation)		
Future Land Use Designation:		Residential Medium High (8 – 16 du/ac)		
Zoning within density range?		X	Yes	No

Additional Background:

Rezoning this area to R-12 would allow more density in an area that could take advantage of the walk-ability of this neighborhood. The neighborhood and surrounding area has very walkable access to shopping, transit, employment, medical facilities, restaurants, educational facilities, recreation and housing. Increasing the opportunity for additional density would support the vision of the Comprehensive Plan, support the need for a wider range of housing types and take advantage of the existing infrastructure in a very walkable community. Changing the density to 12 units per acre

now prepares the neighborhood for redevelopment opportunities to occur when the market conditions are ready.

The area is generally surrounded by higher residential density and commercial zoning on three sides (R-16, R-24, C-1, C-2 and R-O – see attached Zoning Map). The west boundary is R-8 and CSR which is one reason the R-12 zoning is proposed rather than the R-16. This provides for better transitioning of densities as recommended in the Comprehensive Plan.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 7, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. The general sentiment from the neighborhood and adjacent property owners was to leave the existing zoning as is since the area is fully developed and predominantly made up of single-family residential detached, two-family dwellings and multi-family family residential. Overall estimated residential density for the area as it exists today, not including right-of-way is 6.36 +/- du/ac and 4.80 +/- du/ac including right-of-way.

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 201 parcels are currently zoned R-8, (Residential – 8 du/ac), however the Comprehensive Plan Future Land Use Map identifies the properties as Residential Medium High (8 – 16 du/ac). The existing zoning is at the low end of the Comprehensive Plan designation as far as density. The proposed rezone to R-12, (Residential – 12 du/ac) will bring the properties more into compliance with the existing Comprehensive Plan designation and allow for the potential and interjection of future residential growth opportunities in the City Center.

(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/or condition of the area have changed little over the years as the area has developed as a detached single-family residential neighborhood with a few multi-family residential developments. The proposed R-12 zone district would enable existing and future property owners to provide additional housing with minimal impact to the existing neighborhood.

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

Response: The area has fully constructed streets, water, sewer and storm sewer. The area is located within the City Center and is centrally located for

ease of access to schools, transportation, shopping, medical facilities and to all areas of the community.

(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

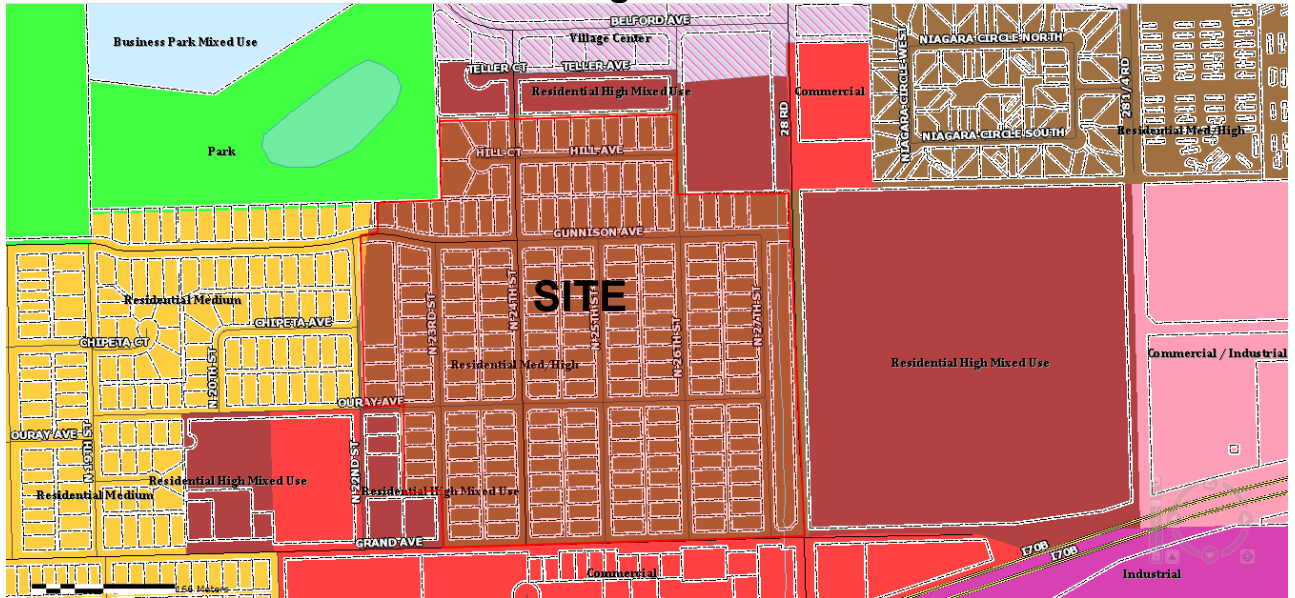
Response: The adopted Comprehensive Plan has identified this area for increased density and housing. The proposed zoning request is in compliance with the Comprehensive Plan Future Land Use Map designation of Residential Medium High (8 – 16 du/ac) and will provide the opportunity for a broader mix of housing types.

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

Response: The proposed R-12 zone district will provide the opportunity, at some future point, for additional residential density within the City Center, 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 also the community.

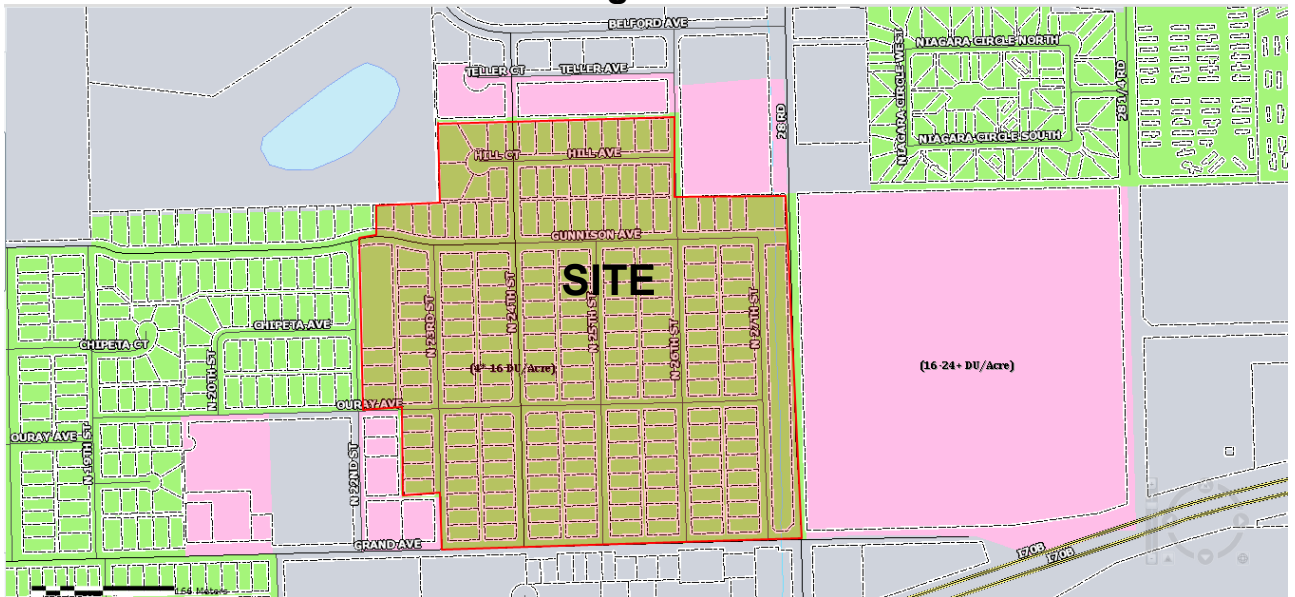
Comprehensive Plan – Area 11

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 201 PROPERTIES FROM R-8, (RESIDENTIAL – 8 DU/AC) TO R-12, (RESIDENTIAL – 12 DU/AC)

**GENERALLY LOCATED EAST OF N. 22nd STREET AND WEST OF 28 ROAD,
BETWEEN GRAND AND HILL AVENUES**

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, Residential Medium High 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 December 7, 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 City Council recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) 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-12, (Residential – 12 du/ac).

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 11



201 Parcels

Proposed Rezone Area

Rezone Area from R-8 (5.5-8 units/acre) to R-12 (8-12 units/acre)

PUBLISHED OCTOBER 27, 2011
THE CITY OF GRAND JUNCTION, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1000 WEST 10TH AVENUE, SUITE 1000
GRAND JUNCTION, CO 81505
PHONE: 970.241.2000
WWW.GRANDJUNCTIONCO.ORG



Date: February 21, 2012
 Author: Senta Costello
 Title/ Phone Ext: Senior Planner/
x1442
 Proposed Schedule: 1st Reading
March 7, 2012
 2nd Reading (if applicable): April
4, 2012
 File # (if applicable): RZN-2011-
1216

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Rezone Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for April 4, 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 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

Background, Analysis and Options:

The property within the Area 2 rezone boundary was annexed into the City in 1995 as part of the Northwest Enclave annexation and zoned RSF-R. In 2000, a City wide rezone was completed to implement the Growth Plan Future Land Use designations. The property was rezoned to R-12 to match the Residential Medium High Growth Plan category.

In 2010, the Comprehensive Plan was adopted which included new Future Land Use designations throughout the City. The properties in Area 2 were changed to Urban Residential High Mixed Use. The R-12 zone district does not implement the Urban Residential High Mixed Use category, creating a conflict between the Comprehensive Plan FLU designation and the zone district.

The proposal to eliminate the conflict is rezoning the properties to a R-24 (Residential 24 du/ac) zone district which is allowed within the Urban Residential High Mixed Use category.

There are 2 properties in between the 2 areas that make up the Area 2 rezone. These properties received a Growth Plan Amendment from Residential Medium High to Residential High and rezone from R-12 to R-24 in February 2010.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 7, 2011 to discuss any issues,

concerns, suggestions or support for the rezone request. No comments were or have been submitted.

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.

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

The added density that the R-24 zone district could generate would further develop this neighborhood. The area has shopping, restaurants, employment, transit, education and recreation all within easy walking distances.

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

Policy B. Encourage mixed-use development and identification of locations for increased density.

This neighborhood has the potential to provide additional density and a mix of housing types, including townhomes and apartments.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its February 14, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 7-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

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

BACKGROUND INFORMATION					
Location:		South and west of the G Road and 24 1/2 Road intersection			
Applicants:		City of Grand Junction			
Existing Land Use:		Single Family, Agriculture			
Proposed Land Use:		No changes to land uses proposed			
Surrounding Land Use:	North	Single Family, Church, Agriculture			
	South	Single Family, Agriculture			
	East	Single Family, Multi-Family, Nursery			
	West	Agriculture			
Existing Zoning:		R-12 (Residential 12 du/ac)			
Proposed Zoning:		R-24 (Residential 24 du/ac)			
Surrounding Zoning:	North	PD (Residential 5.8 du/ac)/R-4 (Residential 4 du/ac)			
	South	R-24 (Residential 24 du/ac)/C-1 (Light Commercial)			
	East	PD (Residential 9.7 du/ac)/R-8 (Residential 8 du/ac)			
	West	M-U (Mixed Use)			
Future Land Use Designation:		Urban Residential High Mixed-Use			
Zoning within density range?		X	Yes		No

Parcels included in the rezone area:

Tax Parcel #	Address
2945-042-00-159	675 24 1/2 Road
2945-042-00-127	659 24 1/2 Road
2945-042-00-026	653 24 1/2 Road
2945-042-00-155	687 24 1/2 Road
2945-042-00-138	679 24 1/2 Road
2945-042-00-075	2427 G Road
2945-042-00-092	683 24 1/2 Road
2945-042-00-027	655 24 1/2 Road
2945-042-00-135	689 24 1/2 Road
2945-042-00-076	2449 G Road
2945-042-00-024	No address
2945-042-00-022	663 24 1/2 Road
2945-042-00-158	677 24 1/2 Road
2945-042-00-185	661 24 1/2 Road

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: With the adoption of the Comprehensive Plan, the current zone district is no longer a valid option. Rezoning the properties to R-24 would bring them into compliance with the Comprehensive Plan.

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

Response: There has not been any change in the character or condition of the area.

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

Response: The area has sanitary sewer service, Ute water service, and trash and recycle pick-up. The area is centrally located for ease of access for emergency and delivery services, transit, shopping, restaurants and other service business.

(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

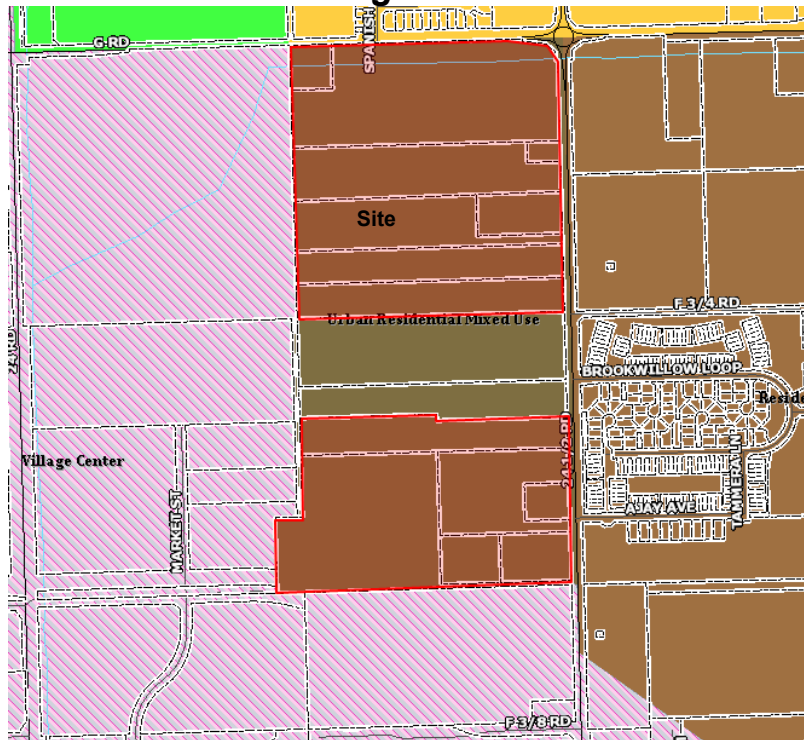
Response: There is approximately 102 acres within the city limits currently zoned R-24. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres). The Comprehensive Plan process also identified the need for increased housing and density in this area.

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

Response: The proposed R-24 zone district will provide the opportunity for additional density within the central core of the urbanized area of the valley, consistent with Comprehensive Plan. Higher densities allow for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

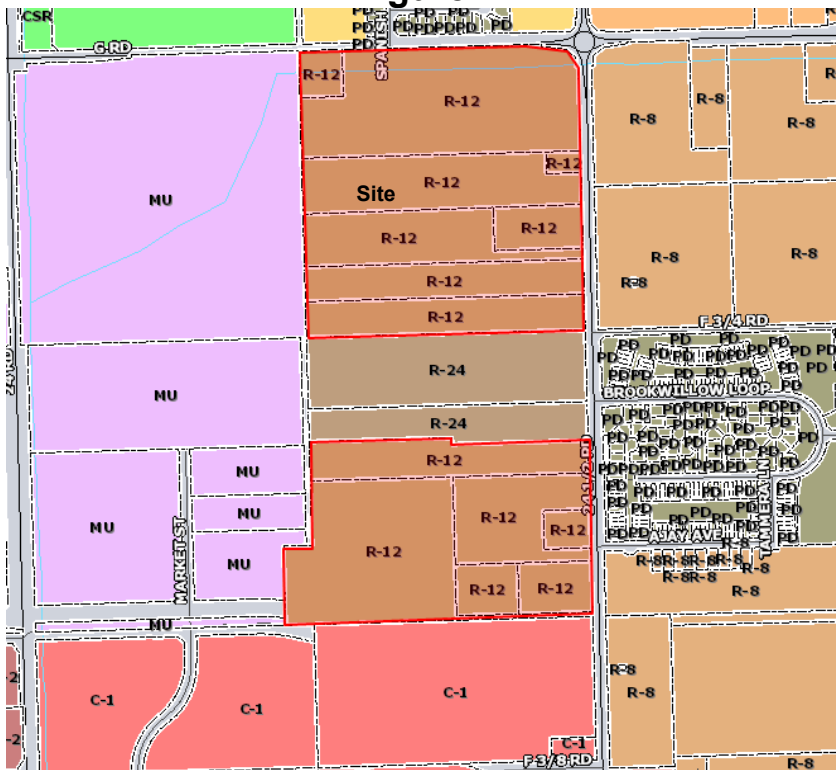
Comprehensive Plan Map

Figure 3



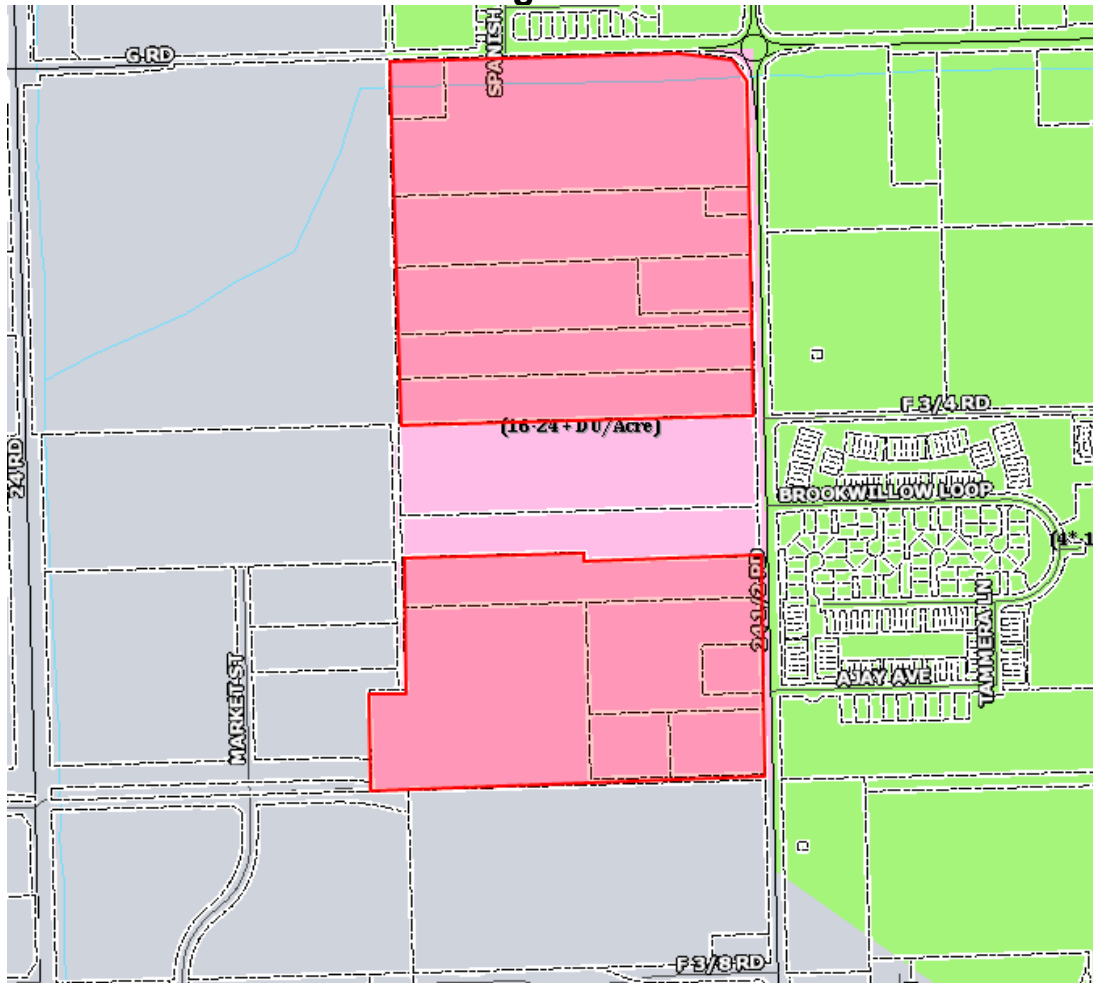
Existing City Zoning Map

Figure 4



Blended Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 14 PROPERTIES FROM R-12 (RESIDENTIAL 12 DWELLINGS/ACRE) TO R-24 (RESIDENTIAL 24 DWELLINGS/ACRE) LOCATED SOUTH AND WEST OF THE G ROAD AND 24 ½ 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 December 7, 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-24 (Residential 4 du/ac)

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 2



Rezone Area from R-12 (8-12 units/acre) to R-24 (16-24 units/acre)



**Attach 7
CITY COUNCIL AGENDA ITEM**

Date: February 16, 2012
Author: Lori V. Bowers
Title/ Phone Ext: Senior Planner / 4033
Proposed Schedule: Wednesday, March 7, 2012
2nd Reading: Wednesday, March 21, 2012
File #: PP-2006-217

Subject: Amend the Red Rocks Valley Planned Development, Outline Development Plan Phasing Schedule
Action Requested/Recommendation: Introduce the Proposed Ordinance to Amend the Redlands Mesa Outline Development Plan and Set a Hearing for March 21, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

The 139 acre Red Rocks Valley Planned Development consists of five phases located off of South Camp Road. The applicants received Preliminary Plan approval for a Planned Development on August 1, 2007. They request a ten year extension for the remaining Phases, all to be platted by March 1, 2022.

Background, Analysis and Options:

Red Rocks Valley Subdivision is approximately 138.97 acres in size, located in the Redlands bounded on the Southwest by South Camp Road, the Northwest by the last filing of Monument Valley Subdivision, the North and East by Redlands Mesa Subdivision and the South by private property. The topography on this site varies from gentle to steep with approximately 160 feet of relief. Red Canyon Wash and another minor wash cross through the parcel from Southwest to Northeast. The Comprehensive Plan designates the land use classification for the area as Residential Low, which allows for a density range of .5 to 2 dwelling units per acre.

The City's previous Zoning and Development Code required a site analysis on any property over 50 acres in size. The site analysis that was provided by the applicant included map overlays indicating development potential of all areas and a description of assumptions and methodology used to reach the applicant's conclusions. Based on the site's physical constraints, Staff recommended and the Applicant requested a zoning designation of Planned Development (PD). The Applicants, its designers and engineers, City Staff and outside review agencies came to what they felt was a workable and sensitive plan, developing the potential of the property while taking into account its physical constraints.

Prior to the approval of the final plat for Phase One, a grading permit was issued allowing grading, drainage and rock fall mitigation. The first phase of the planned development subsequently was approved in June 2008 and Phase One was approved

and recorded in October; creating 50 single-family detached lots and 52 patio homes lots. The patio home area has private streets, which was approved by City Council subject to a signed and recorded maintenance agreement. Alternate street standards were approved for the remainder of the PD.

During construction of Phase One, it became apparent that the time frame for completion to meet the required phasing schedule contained in the PD Ordinance may not be met. The developer requested an extension, which was submitted prior to the expiration date. At the same time the developer incurred some financial difficulties and the bank, which secured the Development Improvements Agreement (DIA) for Phase One, ended up with the property during foreclosure. The City chose not to move the extension request forward as it had not yet been determined who the actual property owners would be.

The property was foreclosed on and the bank took over Phase One only. The remainder of the property reverted back to the original owner (Fletcher) and Surf View Development Company. The bank worked with the City to complete several items on the final punch list of public improvements that were not complete or had not yet been accepted by the City. During this process the bank was able to sell Phase One of the Planned Development to The Pauls Corporation. The Pauls Corporation is now working with City Staff to complete the items on the punch list.

City Staff met with Surf View and their representatives to discuss the completion of the Planned Development. Surf View remains committed to seeing the development to completion per the original approved plan, therefore their request for a ten year extension of the Planned Development. The extension will ensure that the City obtains the dedicated, but not yet transferred open space and development of future phases as the economy and demand for residential lots returns.

The proposed Phasing Schedule has no specific dates or number of phases within the ten years. Flexibility in completing the phases will be based on market demands, but the overall development should be final platted by March 1, 2022. By amending the PD Ordinance the development will also have the benefit of being brought in to the development process and standards of the 2010 Zoning and Development Code.

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

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows:

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

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

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

The Red Rocks Valley Planned Development will provide a quality development for the community with attractive open spaces by the preservation of unique geological characteristics located on the property. It will provide two distinct housing types and provide future trail connections that are shown on the Urban Trails Master Plan for the area, which will encourage alternative means of transportation for pedestrians and cyclists. These consistencies with the Comprehensive Plan will lead to balanced and ordered growth for the community.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of February 14, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously discussed.

Attachments:

Further Analysis

Site Location Map / Aerial Photo Map

Comprehensive Plan Map / Existing City and County Zoning Map

Request Letter

Staff Report - Aug. 1, 2006

Amended PD Ordinance

I. Further Analysis

Uses and Development Character

The proposed amendment to the existing ODP does not change the original use or character of the development. It is to allow an extension of time in which to complete the approved plan under new ownership.

Access

Access has been impeded due to concrete heaving in two places of the dedicated roadway creating inadequate vehicle circulation in Phase One. An agreement with the new owners has been reached and repair work will begin the week of January 30th, weather permitting. The remainder of the un-platted property will be constructed in accordance with the previously approved ODP and Preliminary Plan with the conditions further outlined in the Ordinance.

Open Space / Park

Over 33.6% of the site is dedicated to Open Space, which totals 46.69 acres. This is one of the main reasons the PD was approved. Fourteen Tracts of land are provided totaling 16.67 acres or 12.0% of the land. These Tracts are for various and sometimes dual purposes, such as trails, utilities and drainage. One large Tract, to be dedicated to the City, is tied to future phases of the development. Amending the Phasing Schedule ensures this dedication to the City. If the PD were to expire, the opportunity to obtain a needed trail connection may be lost.

Landscaping

The landscaping at the entrance is dead or struggling. Because the soils report prepared by Lincoln DeVore recommends that the steeper slopes not be irrigated due to the high possibility of slope failure, the majority of the steep slopes are in open space tracts. This should also serve to notify the developer of the soil conditions of this area and to landscape appropriately. It has been agreed that a more xeric landscaping plan be provided for the entry way and common areas.

Community Benefit

The purpose of the Planned Development (PD) zone is to provide design flexibility. Planned development should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. This development includes the following long-term community benefits:

1. More efficient infrastructure;
2. Reduced traffic demands;
3. More usable public and/or private open space;
4. Recreational amenities; and/or
5. Needed housing choices.

The proposed amendment will allow more time for these benefits to be realized. The current economic downturn and the massive surplus of residential lots has brought this request forward. The original owners now have the property back due to foreclosure and are in support of the current plan.

Phasing

The previously approved phasing schedule was as follows: Five phases are proposed with the first phase to be platted by March 1, 2008; Phase 2 - March 1, 2011; Phase 3 - March 1, 2013, Phase 4 - March 1, 2015 and Phase 5 - March 1, 2017. A graphic depiction of the phasing is shown on sheet 3 of the drawings, dated 4/24/07, included in development file number PP-2006-217. The extension request is for all Phases to be Final Platted by March 1, 2022. Phases are to be completed as the market dictates, not by specific dates.

Default Zoning

The default zoning is to remain the same, R-2 (Residential – 2 units per acre). Should the Planned Development expire, there are some lots currently platted that would not meet the minimum lot size or be able to meet the setback requirements of R-2. The future completion of the project is dependent upon the PD zone and Ordinance.

II. Review criteria of Chapter 21.02.050 of the Grand Junction Municipal Code:

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.050(b):

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The project previously complied with the Growth Plan and continues to comply with the Comprehensive Plan, the Grand Valley Circulation Plan and the adopted codes and zoning requirements for this property, as determined with the approved ODP.

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).
 - (1) Subsequent events have invalidated the original premises and findings; and/or

The adoption of the new Zoning code in 2010 has updated planning standards and practices. By amending the ODP's Phasing Schedule, not only will there be adequate time to complete the project, it will also come under these new standards and practices.

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

The character of the area has not changed, and therefore it remains consistent with the Plan.

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

Existing facilities and infrastructure have been installed to support the Planned Development which will continue to serve the project as it moves forward.

- (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

Not Applicable.

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

The new phasing schedule will be a benefit to the community by allowing more time to complete the Planned Development in slower economic times and by allowing flexibility for future development to respond to market demands.

- c) The planned development requirements of Section 21.05.040(f) GJMC

This section refers to setback standards, open space, fencing and screening, landscaping, parking and street development standards. There are no changes proposed to any of these items. Landscaping as discussed above has been changed to a more xeric plan, and is not part of the consideration of the amended phasing schedule.

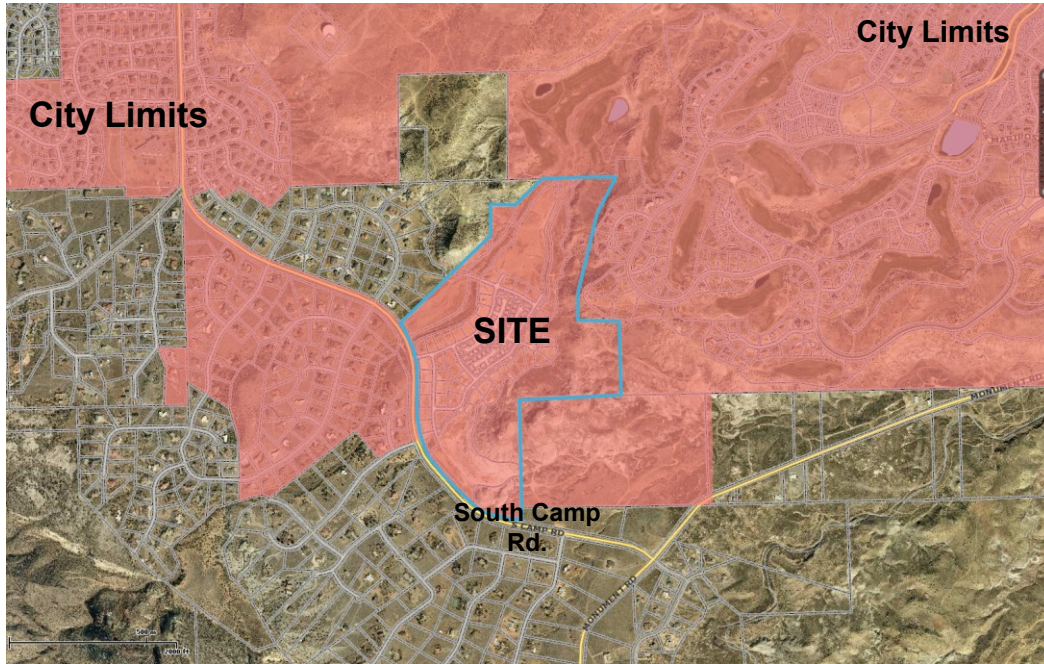
FINDINGS OF FACT/CONCLUSIONS

After reviewing the Red Rocks Valley ODP application, file number PP-2006-217, an amendment to the Outline Development Plans Phasing Schedule, staff makes the following findings of fact and conclusions:

1. The requested amendment to the Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
3. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) have been met.
4. The request for a 10 year phasing schedule is in compliance with Section 21.02.080(N)(22)(i) of the GJMC.

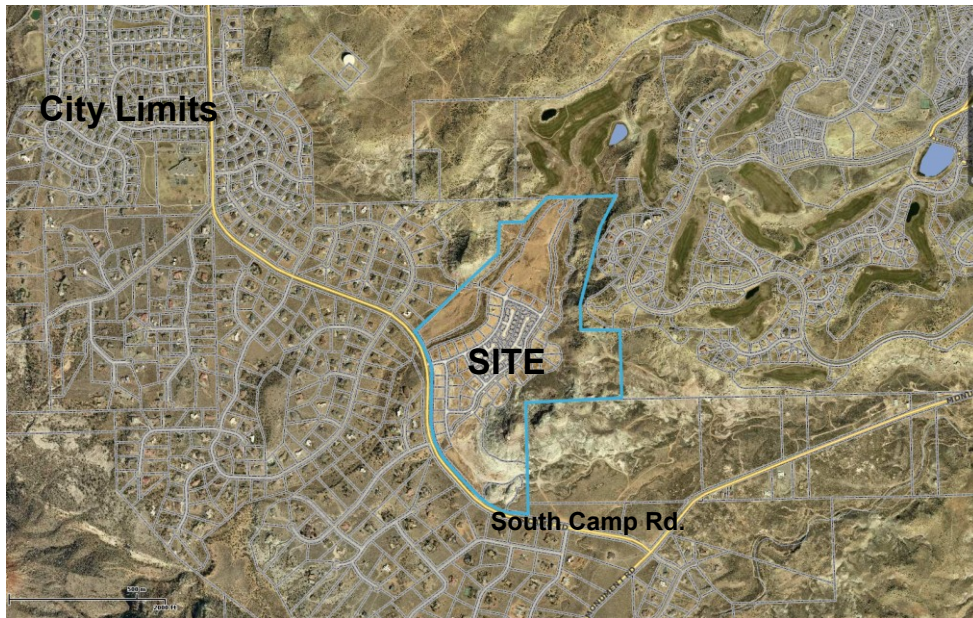
Site Location Map

Red Rocks Valley



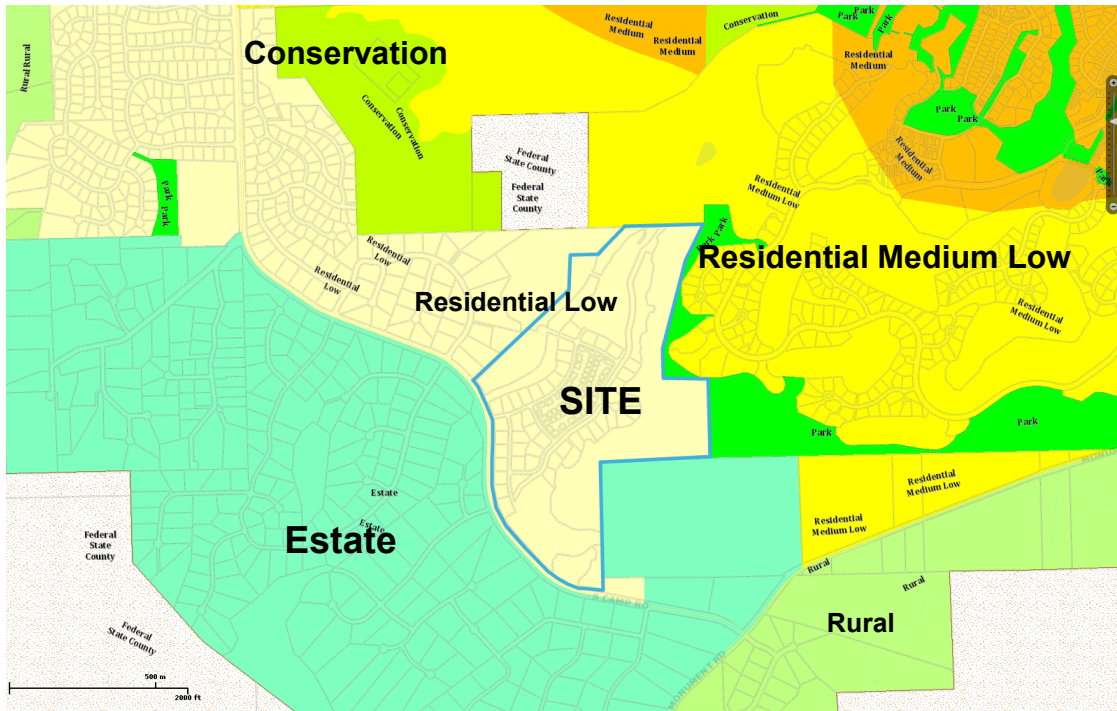
Aerial Photo Map

Red Rocks Valley



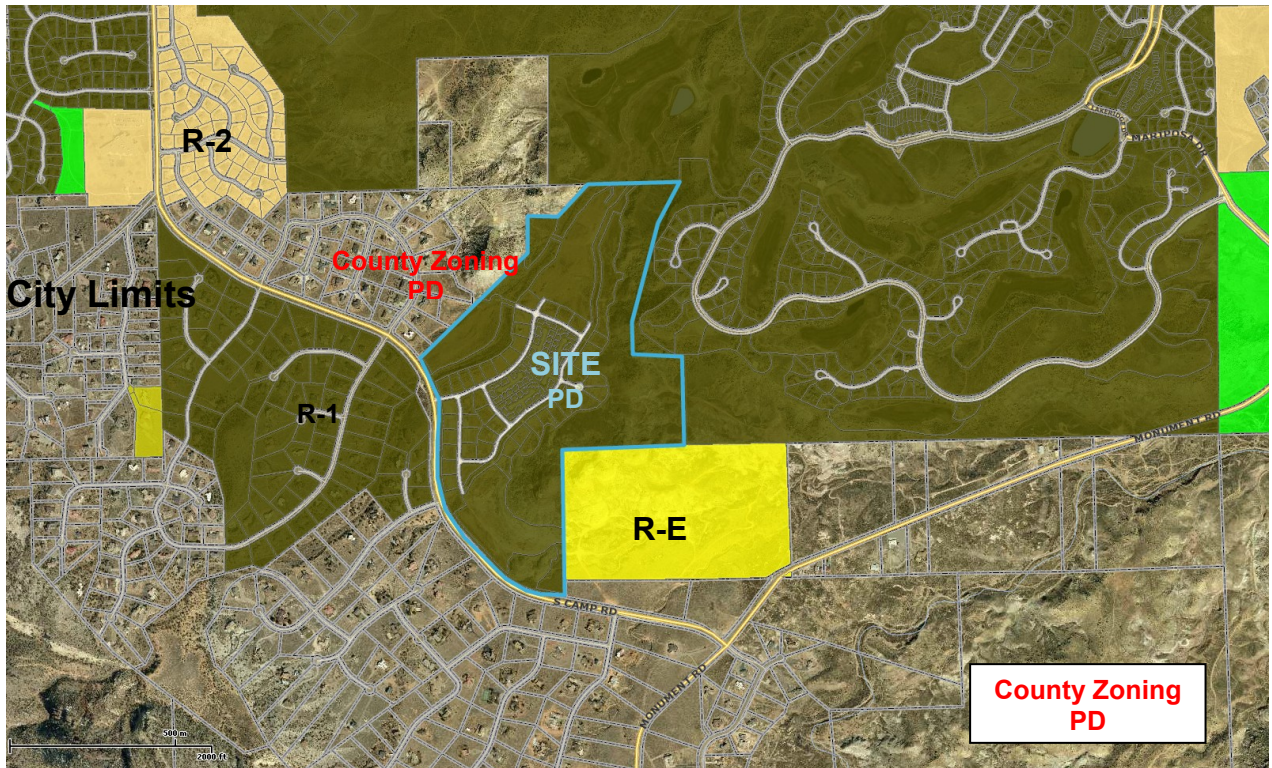
Comprehensive Plan Map

Red Rocks Valley



Existing City and County Zoning Map

Red Rocks Valley



RIDER & QUESENBERRY, LLP

200 Grand Avenue, Suite 200

Grand Junction, CO 81501

970-257-1917

970-242-3749 (Fax)

Kirk Rider
kirk@rqlawllp.com

Lloyd D. Quesenberry
lloyd@rqlawllp.com

January 20, 2012

Lori V. Bowers, Senior Planner
Public Works, Planning Division
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Red Rocks Valley Planned Development

Dear Ms. Bowers:

Thank you for meeting with David Fletcher and me this week. As we explained then, Dave's family owns Surf View Development Co., which recently completed foreclosure proceedings on those portions of the Red Rocks Valley development that have not yet been submitted for final plat approval.

On behalf of Surf View, we request an extension of ten (10) years for final platting of this property. The economic downturn, combined with a massive surplus of developed lots, has made this request necessary. Surf View does remain committed to the overall development plan reflected in previous submissions by the developer. It believes the development will eventually become a fine community asset.

Should you have any questions about this matter or are in need of additional information, please contact me.

Best regards,

RIDER & QUESENBERRY, LLP

By 
Kirk Rider

KR/rmh

cc: Surf View Development Co.

G:\DATA\1515498001 L.Bowers\01LTR.wpd

RECEIVED

JAN 20 2012

COMMUNITY DEVELOPMENT
DEPT.

CITY OF GRAND JUNCTION

<i>CITY COUNCIL AGENDA</i>						
Subject	Zoning of the Fletcher Annexation located ½ mile west of Monument Road on South Camp Road					
Meeting Date	August 1, 2007					
Date Prepared	July 23, 2007				File # ANX-2006-108	
Author	Lori V. Bowers			Senior Planner		
Presenter Name	Lori V. Bowers			Senior Planner		
Report results back to Council		Yes	X	No	When	
Citizen Presentation	X	Yes		No	Name	Sid Squirrell
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request to zone 139-acre Fletcher Annexation, on South Camp Road 1/2 mile west of Monument Road, Planned Development, 1.12 dwelling units per acre.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing on August 1, 2007 to adopt an ordinance zoning the Fletcher Annexation as Planned Development, not to exceed 1.12 dwelling units per acre (PD 1.12), and a Preliminary Development Plan (hereinafter "Plan"). Planning Commission recommend approval of the Plan, with the inclusion of private streets and sidewalks and paths described herein not shown on the Plan.

Attachments:

- Site Location Map / Aerial Photo Map
- Future Land Use Map / Existing City and County Zoning Map
- Minutes from the Planning Commission meeting
- Letters from neighbors
- Preliminary Development Plan
- Zone of Annexation Ordinance

Background:

The proposed Red Rocks Valley Subdivision (also the Fletcher Annexation) is approximately 138.97 acres in size, located in the Redlands bounded on the southwest by South Camp Road, the northwest by the last filing of Monument Valley Subdivision, the north and east by Redlands Mesa Subdivision and the south by private property. The topography on part of the site is steep with approximately 160 feet of relief. Red Canyon Wash and another minor wash on the east side connecting to Red Canyon Wash cross through the parcel from southwest to northeast. The land use classification for the area is Residential Low.

BACKGROUND INFORMATION					
Location:		South Camp Road and Monument Road			
Applicant:		Redlands Valley Cache, LLC, owner and developer; LANDesign Consulting, Bill Merrell, representative.			
Existing Land Use:		Vacant land			
Proposed Land Use:		Residential subdivision			
Surrounding Land Use:	North	Redlands Mesa Golf and residential			
	South	Residential subdivision			
	East	Vacant land and Redlands Mesa			
	West	Residential subdivision			
Existing Zoning:		County PD			
Proposed Zoning:		PD (density 1.12 Du/Ac)			
Surrounding Zoning:	North	PD			
	South	RSF-E and PD			
	East	RSF-E and PD			
	West	PD			
Growth Plan Designation:		Residential Low (1/2 to 2 AC/DU)			
Zoning within density range?		X	Yes		No

The Applicant sought annexation into the City on March 31, 2006 with a zoning at R-2, a designation at the high end of the zoning allowed by the Growth Plan. A neighborhood meeting at Wingate Elementary on May 18, 2006 brought in approximately 25 neighbors who voiced concerns about sewer, drainage, road capacity for South Camp Road, flooding in the area, the site's geologic attributes, density and lighting. The Preliminary Development Plan (hereinafter "Plan") proposed at this time is considerably different from the plan presented at the neighborhood meeting. County zoning on this property was planned development at 3 units per acre.

The Applicant provided a site analysis as required by Zoning and Development Code (ZDC) Section 6.1, including map overlays indicating development potential of all areas and a description of assumptions and methodology used to reach those conclusions. Based on the site's physical constraints, Staff recommended the Applicant request a zoning designation of Planned Development (PD). The Applicants, its designers and engineers, City Staff and outside review agencies have come to what we feel is a workable and sensitive plan, developing the potential of the property while taking into account its physical constraints.

Planning Commission Recommendation:

1) The Planning Commission forwards a recommendation of approval of the Planned Development zone district, not to exceed 1.12 dwelling units per acre, for the Fletcher Annexation, ANX-2006-108 to the City Council with the findings and conclusions listed herein.

2) The Planning Commission forwards a recommendation of approval of the Preliminary Development Plan, file number PP-2006-217, to the City Council with the findings and conclusions listed herein, with the specific addition of direct sidewalk or path connections for those lots that do not have a direct connection shown on the proposed plan. This aspect of the recommendation is described more fully herein and is incorporated in the proposed Ordinance.

Minutes from the Planning Commission meeting of June 28, 2007, are attached.

Discussion of Key Features

1. Community Benefits.

Zoning and Development Code Sections 5.1 A and 2.12 A provide that PD zoning should be used only when long-term community benefits are derived. This proposed Plan provides the following community benefits.

(a) A greater quality and quantity of public and /or private open space (§5.1 A.3.) than that in a typical subdivision is provided. The Plan provides 46.69 acres of open space, 33.6% of the overall site.

(b) The Plan provides needed housing types and/or mix (§5.1 A.5). The housing mix includes large-lot single-family residential and patio homes, which are currently in demand in the Grand Valley. The housing mix will be that of large lot single-family residential as the Redlands area has been known for, and patio homes similar to the Seasons at Tiara Rado.

(d) The Plan includes innovative design features (§5.1 A.6.). The character of the site with steeper slopes on the north and east, and interesting geologic features shall be protected by no disturbance and no build zones to be shown on the Final Plat.

(e) The Plan protects and preserves natural resources, habitat areas and natural features (§5.1. A.7.). The character of the site with its steeper slopes on the north and east, and interesting geological features are protected by "no-disturbance" and "no-build zones," which will be shown on a final plat.

2. Physical hazards and mitigation.

The site's physical constraints include poor soils and the two washes referred to above, which carry the potential for flash flooding as evidenced by signs of past slope failure, slope creep and rock fall throughout the site. To mitigate this potential and to protect the safety and welfare of the community, the proposed ordinance requires engineered foundations and strict building envelopes for all structures, site grading plans, drainage swales and berms with boulder barriers, to redirect small storm flows without radical

changes from the natural drainage, placed so as to allow reasonable and necessary cleaning. These low-tech barriers may consist of existing larger boulders with additional boulders positioned to protect the building envelopes. These features must be constructed to the satisfaction of the City Engineer, treated as "as-builts," covered by a Development Improvements Agreement, and maintained in perpetuity by a homeowners' association.

The flash flood areas located in the site's two major drainage channels will require more review prior to recordation of a final plat. An analysis of possible wetlands areas and delineation of other waters was prepared by Wright Water Engineers and was submitted to the Army Corps of Engineers (hereinafter Corps) for their determination of their wetlands jurisdiction. Because the Corps has not yet determined what its requirements for these areas will be, the Applicant's engineer is requesting flexibility on how and where to design the required drainage basins. Staff feels that with the liberal amount of room in the channels and the placement of the channels in a Tract, it can support the general locations shown in the Plan regardless of how the Corps claims jurisdiction. The drainage basins will, however, need to be specified in more detail and in compliance with wetlands restrictions imposed by the Corps, if any, before a final plat is recorded.

The Colorado Geologic Survey (CGS) has also commented on the Plan, stating that the Lincoln DeVore study was detailed and suggesting that a CGS representative be on site during construction of the rock swales and berms, and that each feature be inspected and approved by the City Engineer (Ceclia Greenman letter dated May 9, 2007). This recommendation has been incorporated into the PD Ordinance.

The Colorado Natural Heritage Program was contacted by Wright Water Engineers for any concerns about endangered species or rarity of plat forms. The report area is extensive covering Glade Park, the Monument out to Fruita, etc. No significant findings are claimed for this parcel.

The Colorado Division of Wildlife, in their letter dated November 16, 2006, stated: "While it is always unfortunate to lose open space, given the location and the condition of the surrounding properties, the Division of Wildlife had no major issues with the development as proposed;" there is further discussion of this in this report.

3. Requested exceptions and alternatives.

(a) Reduced lighting. A Transportation Engineering Design Standards (TEDS) exception was requested to address the lighting concerns of the neighbors. Given that the Redlands Area Plan encourages reduced lighting intensity in streets and other public places, TEDS Exception #13-07 was granted, allowing for minimal placement of street lights and low level lighting for the entrance to pedestrian areas. Street lights are limited to public street intersections and one is required on the bulb out on Red Point Court. These lights are required for police and fire protection services. No street lights will be required on the private streets in the patio home area.

(b) Alternate streets. Applicant requested benefit of the Alternate Residential Street Standards found in Chapter 15 of TEDS. City Staff supports their design, with one

exception described below. The Applicant proposed non-traditional streets to create a less “urbanized” feel to the area, based on the fact that much of the neighboring area was developed in Mesa County where the requirement for sidewalks and pedestrian paths was minimal, or non-existent. The proposed design has one remaining flaw, however; its pedestrian facilities do not meet the Alternative Street Standards in Chapter 15 of TEDS, which requires equal or better than the existing adopted street sections. Based on these standards Staff recommends that direct access to a trail or sidewalk should be provided, while the Applicant proposes no sidewalks in certain areas (typically but not limited to cul-de-sacs). Further discussion of this item is found later in this Staff report.

(c) Private Streets. The Applicants requested private streets in the interior of the proposed subdivision (the patio home area). This request requires City Council approval. Staff recommends approval subject to a requirement of a private streets maintenance agreement in conformance with TEDS and recorded before the final plat.

Conformity with Code Standards and Criteria

1. Consistency with the Growth Plan:

The Plan is consistent with the following goals and policies of the Growth Plan:

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

The Plan meets this goal by providing 46.69 acres of open space, which is 33.6% of the overall site. The flood and drainage mitigation measures incorporate natural features, thereby respecting the natural environment.

Policy 1.4: The City and County may allow residential dwelling types (e.g., patio homes, duplex, multi-family and other dwelling types) other than those specifically listed for each residential category through the use of planned development regulations that ensure compatibility with adjacent development. Gross density within a project should not exceed planned densities except as provided in Policy 1.5. Clustering of dwellings on a portion of a site should be encouraged so that the remainder of the site is reserved for usable open space or agricultural land.

The Plan clusters dwellings on the site in the "high" developable areas identified in the Site Analysis. Patio homes will be developed in this area. The outlying parcels are larger in size and reflect the adjacent neighborhoods. Several pedestrian paths are provided through the project for usable open space and interconnectivity to other properties.

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

This policy (which also reflects that of the Redlands Area Plan) is implemented by reduced street lighting, for which a TEDS Exception (#13-07) has been granted.

Redlands Area Plan goals.

The Redlands Area Plan was adopted as part of the Growth Plan. A goal of this plan is to minimize the loss of life and property by avoiding inappropriate development in natural hazard areas. The proposed subdivision was closely reviewed by the developer’s engineers, City engineers, Colorado Geological Survey, Lincoln DeVore, and is currently undergoing review by the Army Corps of Engineers. The natural hazard areas have been mapped and mitigation measures have been proposed. The mitigation measures are addressed elsewhere in this report as well as in the proposed PD Ordinance. Staff believes that although the details of some of these measures are left to be worked out at a later development stage, which is not ideal, the Plan provides sufficient assurance that loss of life and property can and will be minimized by the features in the Plan and the proposed ordinance.

Another goal of the Redlands Area Plan is to achieve high quality development in terms of site planning and architectural design. The Plan proposed does not include any references to types of or to specific architectural design(s); however, the site analysis process has resulted in what Staff feels is a quality subdivision. The subdivision incorporates the natural hazard areas by grouping higher density patio homes in the "high" developable area, while the larger lots (minimum ½ acre in size) surround the patio homes in the "medium" developable areas. The lot sizes, proposed setbacks and bulk standards for the default zone of Residential – 2 dwelling units per acre (R-2) will work for this subdivision. The overall density proposed is 1.12 dwelling units per acre, which is just under the Redlands area average of 1.14 dwelling units per acre.

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

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

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

The Growth Plan designation for this area is Residential Low (½ to 2 acres per dwelling unit), which allows for R-E zone (one dwelling unit per 2 acres) at the low end and R-2 (2 dwelling units per acre) at the high end. The proposal is consistent with the Growth Plan by providing an overall density of 1.12 dwelling units per acre.

The Grand Valley Circulation Plan shows only South Camp Road; the proposed subdivision will access this road. Private streets are proposed for the patio home area. All other local streets are designed using the alternate street standards as provided for in Chapter 15 of TEDS (Transportation Engineering Design Standards). The proposed subdivision needs a secondary access that is not included in the Plan. The Plan does include a proposed stub street to the property directly to the east (the Azcarraga property). The Applicant anticipates that the Azcarraga property will develop, including an access to South Camp Road, before 100 homes are constructed in the Red Rocks Subdivision, and that the stub street will provide the required secondary access. (The "100 lot rule" establishes the maximum number of homes that may be accessed by a single point of ingress/egress). In the event that this does not occur, a secondary access must be constructed across Lot 1, Block 1. The ordinance provides for the activation of the "100 lot rule" in the event that the Azcarraga property is not developed by the appropriate time, and requires a DIA with guarantee for the road's construction. It also requires that potential buyers be alerted to the existence of building restrictions by use of a recording memorandum.

The Urban Trails Master Plan requires useable public trails through this subdivision and along South Camp Road. These trails have been provided in coordination with requests from the Parks and Recreation Department and the Urban Trails Committee. The developer will work with the City to ensure that existing trails will connect through this subdivision. The Parks & Recreation Department requests a dedication of the corner of land which would connect and make contiguous the City's two holdings north and east of this parcel, sufficient to allow maintenance access. Also a trail access across Red Canyon is provided along the north end of the property adjacent to the Redlands Mesa Golf Course, providing bicycle/pedestrian access from Redlands Mesa to the west and the future trail development in the area. The developers are currently in conversation with the Parks and Recreation Department and by the time of final design the details of the trail connections and possible land dedication shall be in place. The area is currently part of an open space tract. A dedication of land in the area to attach to the other City owned parcels is above and beyond the Code requirements for open space.

- 2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code is applicable to rezones. Section 2.6.A.3 and 4 of the Zoning and Development Code are applicable to annexations:

Zone of Annexation: The requested zone of annexation to the PD district is consistent with the Growth Plan density of Residential Low. The existing County zoning is PD 3, although no plan was approved. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

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

Response: The proposed zone is compatible with the surrounding neighborhood if developed at a density not exceeding 1.12 dwelling units per acre. The applicants have requested that the underlying default zoning of R-2. Other existing densities in the area are similar to the County RSF-1 (Residential Single-Family – one dwelling unit per acre). The overall average density throughout the Redlands, as provided in the Redlands Area Plan, is 1.14 dwelling units per acre. Therefore the PD zoning of 1.12 dwelling units per acre is similar to the existing area.

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

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

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

Chapter Five of the Code lists examples of types of community benefits that can support a planned development zoning designation. The Plan meets several of those as discussed earlier in this report under the heading "Community Benefits."

Further requirements of Chapter Five are to establish the density requirement for the Planned Development Ordinance. The proposed PD ordinance establishes the density requirement of 1.12 dwelling units per acre. The R-2 zone as a default zone is appropriate. It has the same bulk standards and setbacks as what is being requested for the new PD zone district. Deviations from the R-2 zone would be in the patio home area. The Code states that the ordinance shall contain a provision that if the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-2 zone district. The patio home area could then be reviewed using the cluster provisions, but the density may drop in that area. The proposed setbacks for this PD are discussed further in this staff report.

4) Section 5.4, Development standards.

Setback standards shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that the buildings can be safely designed and that the design is compatible with lesser setbacks. The setback standards for the single-family homes is consistent with the R-2 default zone: The front setback is 20 feet for the principle structure and 25 feet for accessory structures. Side setbacks are 15-feet for the principle structure and 3 feet for accessory structures. The rear setback is 30-feet for the principle structure and 3 feet for an accessory structure.

Setbacks for the patio home area are less than the default zone and are allowed to be reduced because of the amount of common open space and the protection of the environmentally sensitive areas that were determined through the Site Analysis process and is allowed through the Planned Development process of the Code. The Planning Commission will make recommendation to City Council that the patio home area setbacks are adequate as follows for what is being proposed for the ordinance: A minimum 14-foot setback is required around the perimeter of the patio home area tract for the multi-purpose easement as well as a landscape buffer. This setback is measured from the back of walk and includes Red Park Road, Red Point Road, Red Mesa Road, and Slick Rock Road. No access will be obtained directly from these perimeter streets. All access for the patio home area will be obtained from the interior private streets functioning more as a driveway than a street. This does require City Council approval. Required is a front setback for all garages at 20 feet. The principle structure front setback will be a minimum of 10-feet, measured from the back edge of the private street. The side setback between buildings is 10-feet, except for those units that are attached, and then a zero setback is allowed. At final, a site plan shall be recorded to show the proposed building layout and further establish the setbacks that are proposed on the preliminary plan. It is the intention of the patio home area of the subdivision to sell the patio homes in fee simple and the areas surrounding the homes to be landscaped and maintained by the HOA. No accessory structures will be allowed. This is a deviation of the Zoning and Development Code Section 9.32. which talks about single-family detached dwellings on a single lot; and two-family dwellings located on separate lots. The intent is for the home to be "the lot" surrounded by common open space, maintained by the HOA. At final design the applicant will provide a dimensioned final site plan depicting this area. This will be recorded with the final plat for verification of building placements

The Open Space requirements established in Chapter Six are exceeded with this plan. Over 33.6% of the site is dedicated to Open Space, which totals 46.69 acres. Fourteen Tracts of land are provided totaling 16.67 acres or 12.0% of the land. These Tracts are for various purposes, and sometimes dual purposes, such as trails, utilities and drainage. Tract N is reserved for future development to adjoin the property to the east. This was a decision that was reached with the applicant when a good design for this area could not be found. It made sense to include it with the development of the property to the east when it develops.

Planned Developments are to provide uniform perimeter fencing in accordance with Chapter Six. It is Staff's position that no perimeter fencing is required with this subdivision since the density and intensity of the surrounding subdivisions are similar, and in places it would be very difficult to install, nor would it serve a purpose. This is further discussed in number 9 below.

Development standards require compatibility with adjacent residential subdivisions. Compatibility does not mean the same as, but compatible to. It is Staff's opinion that residential compatibility exists but single family lots abutting other single family lots on the west side.

Landscaping shall meet or exceed the requirements of Chapter Six. The landscaping requirements of the Code do not apply to a lot zoned for one (1) or two (2) dwelling

units. Landscaping in the single-family area will be done by the home owner with approval from the HOA, subject to easements for maintenance of slopes and berms in the sensitive areas. The Plan provides the required landscape buffer along South Camp Road and pedestrian trail per the Urban Trails Master Plan. Landscaping in the patio home area will be maintained by the HOA. Because the soils report prepared by Lincoln DeVore recommends that the steeper slopes be non-irrigated due to the high possibility of slope failure, the majority of the steep slopes are in open space tracts. This should also serve to notify the developer of the soil conditions of this area and to landscape appropriately.

Colorado Division of Wildlife reviewed the proposal as the Redlands Area Plan (Figure 10, page 65) specified the Red Canyon Wash as having a potential impact to wildlife in this area. The DOW stated that they had no major issues with the development; however they recommended that the main drainage be left in its native state with a 100-foot buffer for wildlife to travel on their way to the Colorado River and back. They also strongly encouraged native and xeric landscaping for the existing wildlife of the area and not to disturb areas where it is not necessary beyond the roads and homes.

Parking has been addressed through a parking analysis done by the applicant to ensure adequate off-street parking exists for the patio home area and additional parking is obtained "on street" surrounding the development. Parking is further addressed below in item 8.

Deviation from the above development default standards shall be recommended by the Planning Commission to the City Council to deviate from the default district standards subject to the provision of the community amenities that include more trails other than those listed on Urban Trails Master Plan and open space greater than the required 20% of the site.

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

Chapter Seven of the Zoning and Development Code addresses special regulations and are discussed below. There are no corridor guidelines in place for South Camp Road.

- 6) Section 7.2.F. Nighttime Light Pollution.

This section of the Code is to enforce that all outdoor lights mounted on poles, buildings or trees that are lit between the hours of 10:00 PM and 6:00 AM shall use full cutoff light fixtures. This in conjunction with the TEDS exception that was granted for reduced street lighting in this area. Reduced lighting should help protect the night sky and the neighborhood from excessive lighting. Minimal street lighting will be required where the TEDS committee determined it to be necessary for the public safety of this subdivision. Street lights will be required at the intersection of public streets, not private streets, and at the bulb out on Red Point Court. Low level lighting is encouraged at the entrance to pedestrian paths.

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

Adequate public utilities are present in the area and the services will be extended throughout the subdivision. Sewer will be extended through the site and an existing lift station will be removed once all the sewer improvements are completed. Presently there is an ingress/egress easement on Lot 1, Block 5, for maintenance of the existing lift station. As part of the future requirements of the development, the easement will be vacated when the lift station is taken out of service. There is an existing 12" Ute Water line for service located in South Camp Road. Telephone, electric and gas is also available in South Camp Road.

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

LSC Transportation Consultants prepared the traffic analysis for this project. The study showed no need for improvements to South Camp Road.

The applicants have provided adequate vehicle circulation throughout the proposed subdivision by taking advantage of Chapter 15 in the TEDS manual using the alternative street standards (with the exception of the secondary access requirement, which is addressed elsewhere herein). The applicants are also requesting City Council approval of the private streets proposed in the patio home area.

The intent of using in the "Alternate Residential Street Standards" is to provide flexibility in the creation, approval and use of public street infrastructure that varies from the cross-sectional standards provided in Chapter 5 of TEDS. These proposals are approved administratively and the implementation of these standards should result in "a better solution" allowing alterations to the standard street section that produce benefits to the community. Staff supports the road layout and configuration but does not agree with the applicant as to their lack of sidewalks or paths in some areas.

Section 15.1.6 of TEDS states that the design must provide adequate pedestrian facilities equal or better than existing adopted street sections. Detached walk and additional walk width are encouraged are by TEDS. Sidewalks are required to create continuous pedestrian walkways parallel with the public roadway. Generally, if lots front both sides of the street, sidewalk will be required on both sides of the street. In this proposal there are trails provided through open space areas that may be accessed from the rear or sides of the properties, therefore Staff agreed that sidewalks would not be needed on the street side where a path ran along the backside or side yard of the lots. The alternate streets, as proposed, include 40-foot right-of-way, sidewalk on one side of the street and only a 25-foot wide asphalt section. The applicants further feel that narrow streets will help with traffic calming. There is a network of pedestrian paths proposed to be installed. Most of these paved trails will include both a paved bicycle path and a smooth gravel jogging path.

There are several areas where the Plan does not provide direct access to sidewalks and/or paths from lots. Staff does not agree with the Applicant's reasoning for not providing them since TEDS requires that the proposal "be a better solution". The

Applicants feels that the lack of sidewalks in the cul-de-sacs provides a more rural feel to the subdivision therefore less urbanized, and similar to other subdivisions in this area that were developed in the County. The Applicant requested the Planning Commission to determine if this is “a better solution”, and allow these areas to remain as proposed without direct access to a pedestrian feature. The Planning Commission declined to make this finding, and forwarded a recommendation to the Council of approval of the Plan with the addition of the specific sidewalk requirements described herein and prescribed in the proposed ordinance.

Private Streets are generally not permitted. The applicants are requesting the use of private streets in the patio home area of the plan. Section 6.7.E.5. requires the City Council to authorize the use of private streets in any development to be served by private streets. Since there will be no “on-street” parking allowed in the patio home area on the private streets, a parking analysis was provided to show that there is sufficient on street parking provided on the streets surrounding the patio home area. Sidewalks and paths will direct pedestrians from the exterior sidewalks to the interior sidewalks and to a 20-foot wide pedestrian trail that will run through this portion of the subdivision. While these will be classified as Private Streets, they will act more as driveways since they do not interconnect, they are a series of small drives with cul-de-sac turn-a-rounds at the end. Staff supports the private streets given the overall design of the Plan including the effective clustering of home types and preservation of unique natural features.

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

Along the eastern most portions of the site will be an extensive open space area that will provide a natural buffer. The northern most portion of the project abuts the Redlands Mesa Golf Course, therefore no screening or buffering is required. The western most portion of the project is where eight residential properties will abut another residential subdivision. There is no screening or buffering requirements for residential districts that adjoin other residential districts. The remainder of the site is adjacent to South Camp Road where a landscaping tract is being provided along that section of the road.

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

The density for the overall site is 1.12 dwelling units per acre (138.97 acres). The patio home area density, which is 9.66 acres, will be 5.38 dwelling units per acre (7.0% of the site). The single-family residential area consists of 55.91 acres, with a density of 0.80 dwelling units per acre (40.2% of the site). The open space area equals 46.69 acres (33.6%). Public right-of-way consists of 10.04 acres (7.2%). The remainder of the site, placed in tracts for various uses, equals 16.67 acres or 12.0% of the site.

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

The default standard for the single family residential areas on ½ acre lots will be those of the R-2 zoning district. The front setback is 20-feet for the principle structure and 25-feet for an accessory structure. Side setbacks are 15-feet for the principle structure and 3-feet for accessory structures. The rear setback is 30-feet for the principle structure and 3-feet for an accessory structure.

The patio home area standards are as follows:

A minimum 14-foot setback is required around the perimeter of the patio home area. This setback is measured from the back of walk and includes Red Park Road, Red Point Road, Red Mesa Road, and Slick Rock Road. The front setback for all garages shall be 20-feet. The side setback between buildings is 10 feet, except for those units that are attached, and then a zero setback is allowed. At final, a dimensioned site design plan shall be recorded with the Final Plat showing the exact building placements. No accessory structures will be allowed.

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

A phasing schedule for the property has been provided. Five phases are proposed with the first phase to platted by March 1, 2008; Phase 2 - March 1, 2011; Phase 3 - March 1, 2013, Phase 4 - March 1, 2015 and Phase 5 - March 1, 2017. A graphic depiction of the phasing is shown on sheet 3 of the drawings.

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

The property is about 139 acres in size, well over the required 20 acre requirement.

b) The applicable preliminary plat criteria in Section 2.8.B of the Zoning and Development Code.

1) The Growth Plan, major street plan, Urban Trails Plan, and other adopted plans:

This was discussed above in regards to Section 2.12.C.2.

2) The purposes of this Section 2.8.B

The purpose of Section 2.8.B. is to ensure conformance with all the provisions of the Zoning and Development Code. Staff feels that the Applicant has addressed the seventeen criteria of conformance with the Growth Plan and other adopted plans and policies; coordination of the public improvements; safeguarding the interests of the public; preserving natural features of the property; prevention and control of erosion, sedimentation and other pollution of surface and subsurface water; restricting building in areas poorly suited for construction; and prevent loss and injury from landslides, mudflows, and other geologic hazards.

3) The Subdivision standards (Section 6.7)

The subdivision standards have been met by providing open space integrated with the subdivision and adjacent property to create an attractive area for active and passive use. There is adequate access to public roads and existing trails in the area. Additional interior trails are planned. Along with single family units there is also zero lot line development in the patio home area. This provides greater usable yard space as suggested in the Zoning and Development Code for Planned Developments, innovative design and a mix of housing types. Although the clustering provisions do not apply to planned developments, the concept is being employed here, derived through the site analysis process. Should the default zone of R-2 become effective due to the expiration or lapse of the Ordinance, the clustering provisions could be applied.

There are some shared driveways in the single family area, and there are several cul-de-sacs provided. The subdivision standards further require that the subdivision include and protect as much of the natural, geologic and other hazard areas as possible. The Plan identifies drainages, washes, and flash flood areas and the detention basins are generically shown on the Plans in the Red Canyon Wash channel. The Applicant's Engineer is requesting flexibility on how and where to design the basins until the final design process because the Corps of Engineers has not yet determined their requirements. The general location shown on the Plan is still effective, from the Staff's point of view, because there is plenty of room within the channel, regardless of how the Corps claims jurisdiction, for location of the specific basins. Specific drainage basin design and location shall be shown on the final plat. Mitigation berms and swales for drainage and rock fall areas are shown on the Plan as easements, which shall be granted to the HOA and designated appropriately on the Final Plat. Based upon general agreement between Staff, Colorado Geological Survey, and Ed Morris of Lincoln DeVore, these will be treated as "as-builts" and covered in the Development Improvements Agreement (DIA). The City will further require that a representative be on site during construction of the rock swales and berms, and that each feature be inspected and approved by the City Engineer. Construction and installation of these berms is discussed in the report by Lincoln DeVore, Inc. Also a note on the final plat shall state that construction outside of the designated building envelopes is not permitted. Engineered foundations and site grading plans will be required for all lots. Each of these requirements is reflected in the proposed ordinance.

4) The Zoning standards (Chapter 3)

The Zoning of the subdivision to PD is consistent with Section 5.1 of the Zoning and Development Code. The desired flexibility is not available through the application of the standards established in Chapter Three, but the bulk standards of the R-2 district will apply to the single-family residential lots.

5) Other standards and requirements of the Zoning and Development Code and other City policies and regulations

Staff feels that the standards of the Zoning and Development Code as well as TEDS, SWMM and the Redlands Area Plan have been met with this application and can be applied at the Final Plat stage.

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

Adequate public facilities are in the area and can be extended to serve the proposed subdivision.

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

With the proposed easements and supervised construction there should be minimal adverse impacts upon the natural environment. The social environment will change as more needed housing is provided for the community when none existed previously, but this should not be an adverse impact.

- 8) Compatibility with existing and proposed development on adjacent properties

Compatibility will be obtained by providing single family residences on the periphery of the property where the development potential is more constrained, and cluster of higher density homes in the area where higher development potential exists. This was determined through the site analysis process.

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

There are no agricultural uses adjacent to this site. Adjacent residential uses will not be harmed by more residential uses.

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

The proposed plan is neither piecemeal nor premature development of agricultural land. The property is unique in its geological formations; these are being preserved as open space areas.

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

There is adequate land available throughout the proposed subdivision for easements for public utilities and services.

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

The City should not see an undue burden for maintenance or improvements. There are currently discussions with the City's Parks and Recreation Department regarding land dedication or trail easements. The Parks Department would like to obtain a section of property that will connect two existing parcels owned by the City in the upper north east section of the project. The discussions are such that the area could be dedicated to the City for continuation and access of existing pedestrian trails, or easements provided for

connecting the trails. At final design stages this will need to be decided. Ownership would then dictate who maintains the area.

The HOA will be responsible for maintenance of drainage and detention areas and the developer will be required to grant an access and maintenance easement to said HOA for this purpose. The City will also have access to these areas for stormwater management purposes in accordance with the law. The HOA will also be responsible for the maintenance of the private streets. TEDS as well as the proposed ordinance requires a TEDS-compliant Private Streets Agreement to be in place and recorded with the Final Plat.

- c) The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.
 - 1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan.

These items have previously been addressed in this Staff report.

- 2) Conditions of any prior approvals

There are no prior City approvals on this site. The County had previously zoned this property with a Planned Development designation but not other action was taken on the property that conditions it.

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

These items have been addressed above and with the preliminary plat criteria in Section 2.8.B.

- 4) Quality site design practices:

Quality site design practices are outlined in Section 2.2.D.4.b (4) (A thru K) in the Zoning and Development Code. The Plan efficiently organizes the development in relation to the topography. Erosion areas are left to their natural state with the addition of mitigation measures described herein and sufficient to protect life and property. Exterior lighting will be minimized to lessen impact on night sky visibility. All utility service lines shall be undergrounded. Pedestrian and bicycle access are provided through the site. Some pedestrian accesses will also double as maintenance vehicle access points to drainage and detention areas. All public facilities and utilities shall be available concurrent with the development.

- d) The approved ODP, if applicable.

There is no approved ODP for this project.

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

The PD Ordinance is also the zone of annexation for this project. There is no ODP for this project, therefore the PD zoning shall be established with the Preliminary Development Plan and approved by City Council.

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

The specific density for this project is 52 patio homes, which calculates to 5.38 dwelling units per acre; and 103 single family detached homes located on ½ acre or greater lots, for a density of 0.80 dwelling units per acre.

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

There is no ODP for this project and the plan extends well over five acres in size at almost 139 acres.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Fletcher Annexation, ANX-2006-108 and the Red Rocks Valley application, file number PP-2006-217 for a Planned Development, Preliminary Development Plan, Staff makes the following findings of fact and conclusions with respect to the zoning and Plan proposed by the Applicant:

1. The Planned Development zone and Preliminary Development Plan are consistent with the goals and policies of the Growth Plan.
2. The goals and policies of the Redlands Area Plan have been met.
3. The review criteria in Section 2.6.A.3 and 4 of the Zoning and Development Code have been met.
4. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have been met.
5. The review criteria in Section 2.8.B of the Zoning and Development Code have all been met.
6. The review criteria in Section 2.2.D.4 of the Zoning and Development Code have all been met.
7. The review criteria of Section 15.1.6 of TEDS are not entirely met by the Plan due to the lack of a direct connection for some lots to sidewalks or paths in the subdivision. Staff and Planning Commission recommend direct connections from all lots to pedestrian facilities. These connections include:

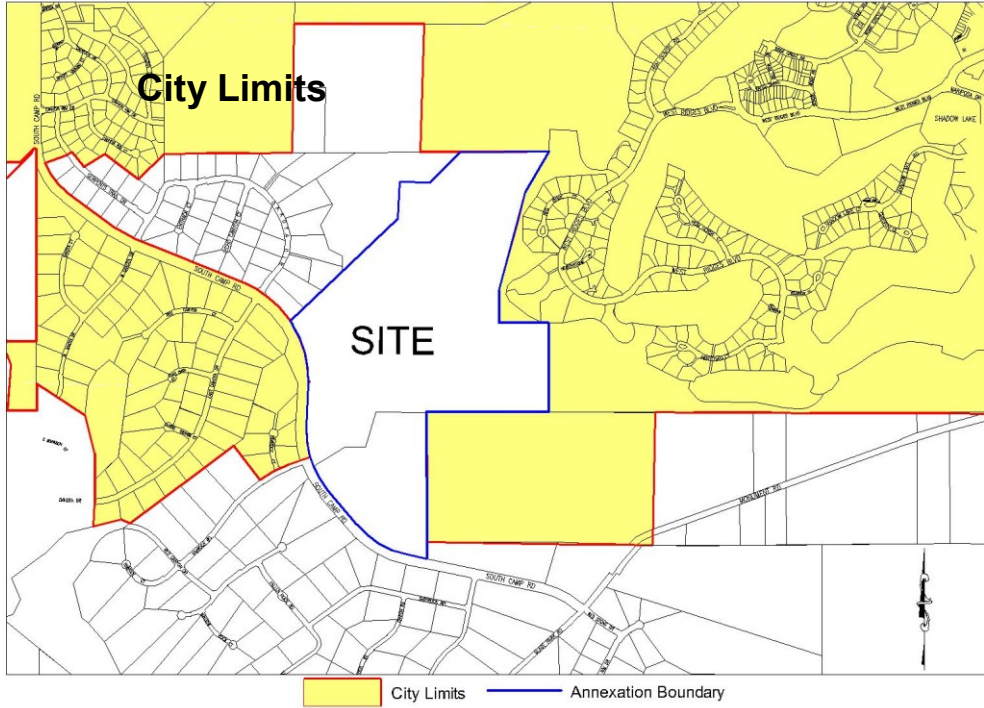
Sidewalk on both sides of Slick Rock Road;
Sidewalks on both sides of Red Park Road;
Sidewalk on Grand Cache Court, continuing around the entire cul-de-sac and both sides of the street;
Sidewalk on both sides on Red Pointe Road between Red Mesa Road and Red Park Road.
Sidewalk around the cul-de-sac on Crevice Court to the trail in Red Canyon.

8. The proposed phasing schedule shall be as follows:
First phase to be platted by March 1, 2008;
Phase 2 - March 1, 2011;
Phase 3 - March 1, 2013,
Phase 4 - March 1, 2015 and
Phase 5 - March 1, 2017. A graphic depiction of the phasing is shown on sheet 3 of the drawings.
9. TEDS exception #13-07 has been granted for reduced lighting.
10. City Council approval is required for the private streets proposed for the patio home area. All other local streets meet the Alternate Residential Street Standards found in Chapter 15 of TEDS.
11. A dimensioned site plan for the patio home area is required with the final plat.
12. Trail connections near the existing City properties in the northeast area of the site shall be dedicated to the City and shown on the Final Plat being recorded.

Site Location Map

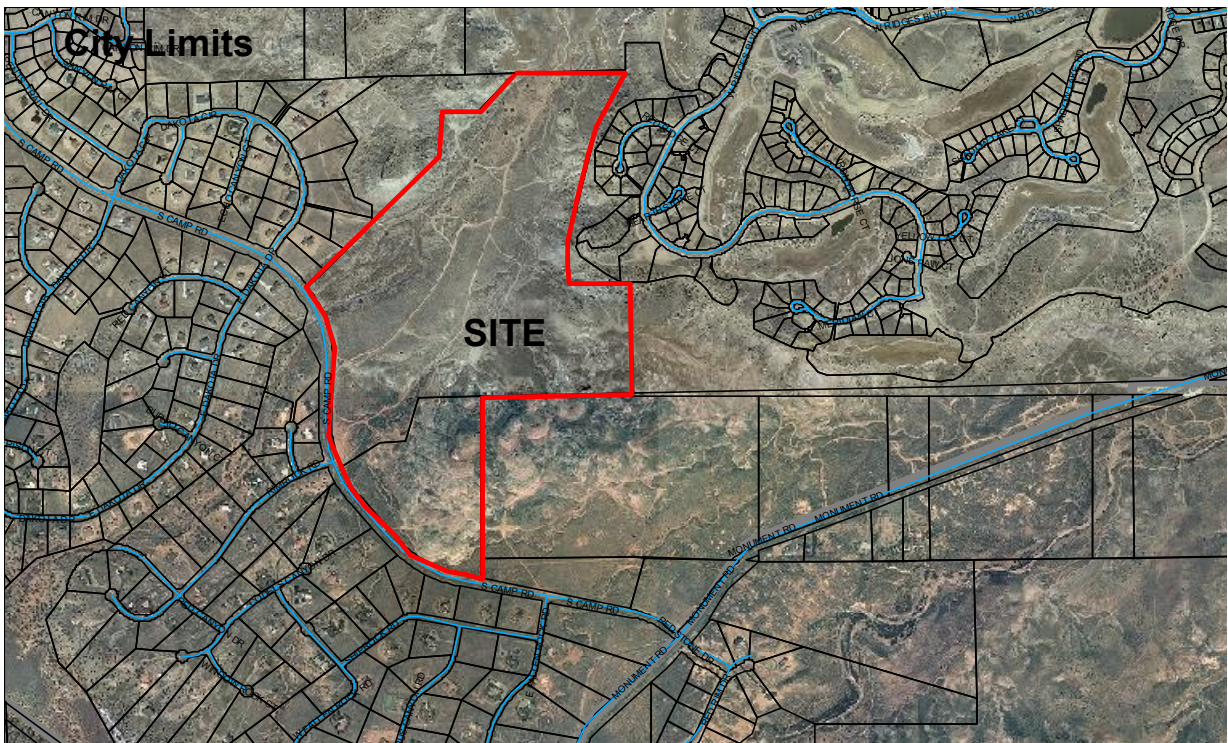
Fletcher Annexation

Fletcher Annexation
Figure 5



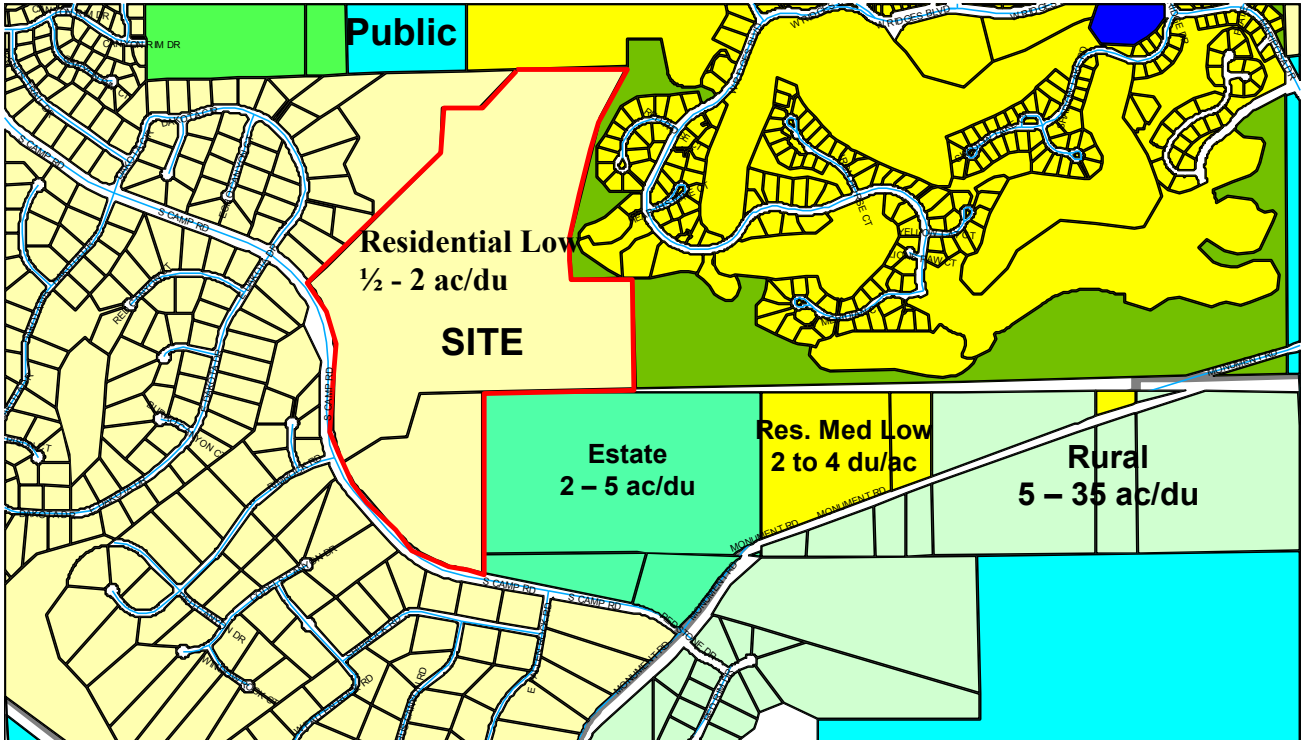
Aerial Photo Map

Fletcher Annexation



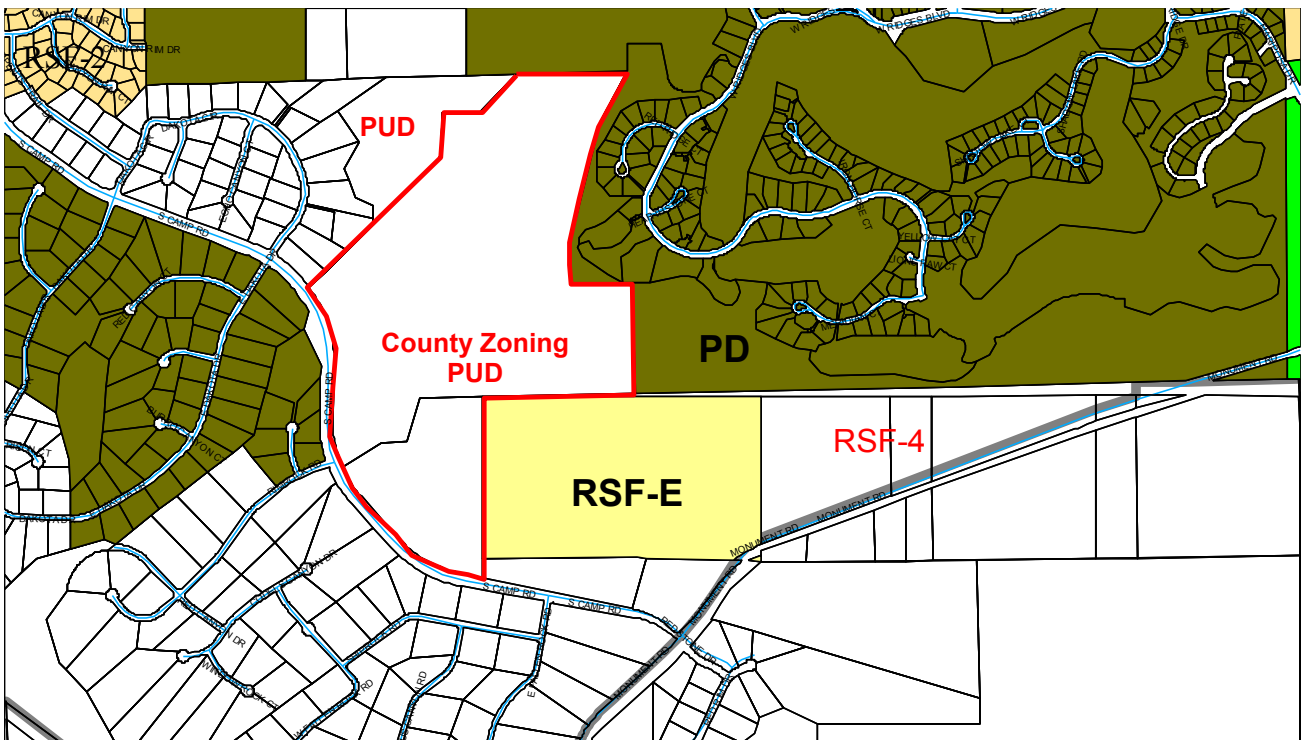
Future Land Use Map

Fletcher Annexation



Existing City and County Zoning

Fletcher Annexation



**GRAND JUNCTION PLANNING COMMISSION
JUNE 26, 2007 MINUTES (condensed)
7:00 p.m. to 1:55 a.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Tom Lowrey, Bill Pitts, William Putnam, Reggie Wall and Patrick Carlow (1st alternate). Commissioner Lynn Pavelka-Zarkesh was absent.

In attendance, representing the City's Public Works and Planning Department, were Lisa Cox (Planning Manager), Kristen Ashbeck (Senior Planner), Ronnie Edwards (Associate Planner), Lori Bowers (Senior Planner) and Ken Kovalchik (Senior Planner).

Also present were Jamie Beard (Assistant City Attorney), Rick Dorris (Development Engineer), Eric Hahn (Development Engineer and Jody Kliska (City Transportation Engineer).

Wendy Spurr (Planning Technician) was present to record the minutes. The minutes were transcribed by Lynn Singer.

There were approximately 200 interested citizens present during the course of the hearing.

6. ANX-2006-108 ANNEXATION – Fletcher Annexation

Request approval to zone 139 acres from a County PD (Planned Development) to a City Planned Development district.

PETITIONER: Redlands Valley Cache LLC

LOCATION: South Camp Road & ½ Mile West Monument Road

STAFF: Lori Bowers, Senior Planner

7. PP-2006-217 PRELIMINARY PLAN – Red Rocks Valley Subdivision

Request approval of the Preliminary Development Plan to develop 155 lots on 139 acres in a PD (Planned Development) zone district.

PETITIONER: Redlands Valley Cache LLC

LOCATION: South Camp Road & ½ Mile West Monument Road

STAFF: Lori Bowers, Senior Planner

APPLICANT'S PRESENTATION

Sid Squirrell appeared on behalf of applicant. Mr. Squirrell stated that a neighborhood meeting was conducted with regard to the Fletcher Annexation and Red Rocks Valley Subdivision. He stated that this project is located north of South Camp Road, west of Monument Road and south of Redlands Mesa Golf Course and Subdivision. He stated that it was zoned under the County plan at 3 units per acre. The Growth Plan Amendment is zoned ½ acre to 2 acre sites. Applicant is proposing a total of 155 lots on the 139 acre site. He also pointed out that there are two drainages on the property

which will not be built upon; however, a jogging trail and a bike trail will be built through the drainages. Mr. Squirrel stated that ½ acre lots will be on the outside of the property and patio homes would be clustered in the center of the property. Additionally, he pointed out that there would be 46 acres (33%) of open space in this project. He also stated that all utilities are existing and in place and were designed to accommodate 3 units per acre. He addressed the expansive soils and rockslide issues by stating that each site will have a designed drainage system that will incorporate and coordinate other lots. Additionally, drainage structures and berms will be built during construction to serve multiple lots so that water is collected above the lots and brought down between lots which will be maintained by the homeowners' association. Mr. Squirrel next stated that there will be 5 phases of the project. He also addressed architectural controls and street lighting that will be put in place.

QUESTIONS

Commissioner Putnam asked if applicant is proposing to complete all infrastructure before houses are constructed. Mr. Squirrel stated that they do not anticipate that lots will be sold and built upon immediately.

Commissioner Cole asked if there is only one access off of South Camp Road and if a traffic study has been performed. Mr. Squirrel stated that there will be only one entrance up until the 100th lot is sold. At that time, there will be a second entrance. Applicant has performed a traffic study.

Commissioner Wall asked how many of the 46 acres that will be dedicated as open space are buildable lots. Sid Squirrel stated that he was not sure but believed it would be a small percentage.

Commissioner Lowrey suggested that there should be a sidewalk on the proposed street that will provide the second access for safety concerns.

Chairman Dibble asked about the traffic study that has been performed. Mr. Squirrel stated that the traffic engineer is not present.

Commissioner Carlow asked if applicant believes the proposed reduced lighting will be adequate. Mr. Squirrel stated that applicant believes it will be adequate for this project.

Chairman Dibble asked what the minimum lot size is. Mr. Squirrel stated that the single-family lots are half acre lots.

STAFF'S PRESENTATION

Lori Bowers of the Public Works and Planning Department spoke first about the annexation criteria. She stated that the requested zone of annexation to the PD district is consistent with the Growth Plan density of Residential Low. The existing County zoning on this property was PD-3 although there was no approved plan. She further stated that the proposed zone is compatible with the surrounding neighborhood if developed at a density not exceeding 1.12 dwelling units per acre. Applicant has requested the underlying default zoning of R-2. Ms. Bowers finds that adequate public facilities are available or will be supplied at a time of further development of the property. Ms. Bowers stated that due to the size of the property, applicant was required to perform a site analysis of the property. She also stated that the final plat will require building envelopes for geotechnical reasons, part of the mitigation of the rockfall and drainage areas will be the construction of small drainage berms combined with boulder barriers. As part of the ordinance, applicant is required to have an inspector be on site during the construction of the berms and drainage pathways. She stated that staff is requesting that there be sidewalks around the entire perimeter of this area. Alternate street standards are being proposed by applicant. Staff is suggesting that all lots should have direct access either to a sidewalk or to a pedestrian path.

QUESTIONS

Commissioner Cole asked if there was any need for an accel/decal lane at the entrance of the property. Ms. Bowers stated that according to the information she has received an accel/decal lane is not warranted.

Commissioner Putnam asked if the proposed development is adjacent to the Colorado National Monument. Lori Bowers stated that it is not adjacent to the Colorado National Monument.

Chairman Dibble asked what the long term benefits of this development might be. Ms. Bowers enumerated those benefits to be protection of a lot of open space area, innovative design, protection of the flash flood areas, among others.

Chairman Dibble asked what the minimum lot size for the backup zoning would be. Lori said that that smallest lot on this plan is .49 acres with the largest being .89 acres.

STAFF'S PRESENTATION

Rick Dorris, City Development Engineer, confirmed that a traffic study has been done and turn lanes were not warranted on South Camp Road. A TEDS exception for reduced street lighting was submitted and it was determined the number of required street lights to be 11.

QUESTIONS

Commissioner Pitts asked if from an engineering standpoint that water will not come down the two water tributaries. Mr. Dorris stated that applicant has analyzed the 100 year flood plain. He also stated that it is applicant's engineer's responsibility to calculate what the 100 year flow rate is to determine how wide that will be.

Chairman Dibble stated that he has a concern with only one entrance until the 100th lot is sold. Mr. Dorris confirmed that you can develop 99 lots with a single access provided there is stubbing for another access in the future. He also stated that applicant has

provided a contingency plan to be able to develop the subdivision past the 99 lot threshold.

PUBLIC COMMENT

Karen Urban, 313 Rimrock Court, stated that the numbers the developers are providing are deceiving because of the 46 acres of open space. She believes that a park is needed more than bike paths. She further stated that she believes the density is inappropriate. "It will take away all of the rural feel of that whole end of South Camp Road."

Gary Liljenberg of 2297 Shiprock Road stated that school buses will have a great deal of difficulty turning into the subdivision without turn lanes. He stated his biggest concern is with the widening of Monument Road at the same time of this development and wants to assure that both roads are not closed at the same time.

Nancy Angle (325 Dakota Circle) stated that she has many concerns, some of which are wildlife issues, the drainage off Red Canyon, lights, traffic, density and irrigation.

Gary Pfeufer, 351 Dakota Circle, stated that he does not believe the traffic study. He believes South Camp Road will need to be widened with a third lane in the middle for turning all the way to Monument Road. Additionally, he does not believe the soil engineer's study of the water.

Gregory Urban, 313 Rimrock Court, stated that looking at the most critical portion of where this development is, it's a high density plan. "What this development does is place exceedingly high density housing right in the middle of that migratory pattern which is the only migratory path that these animals have from Monument to Broadway because there's sheer rock walls all of the rest of the distance and that is where all the animals travel." He suggests a review by the Division of Wildlife and National Park Service to see what kind of impact this development will have on the migratory patterns on the animals that come down the wash before any type of high density is approved.

John Frost (2215 Rimrock Road) stated that two items of concern are innovative slope failure control and the open space.

APPLICANT'S REBUTTAL

Sid Squirrell confirmed that they have addressed the wildlife issue with the Division of Wildlife. Further, the culverts will be engineered to allow the water to come through. They are proposing native plantings and xeriscaping using limited irrigation water.

QUESTIONS

Chairman Dibble asked about the use of sidewalk and gutter around certain portions of the development. Mr. Squirrell stated that, "We're trying to create an urban feel, trying to blend in with our surroundings and instead of having sidewalks, we'll have landscaping up to the roads or gravel. It's just a softer feel than a traditional two sidewalk neighborhood."

Commissioner Carlow asked whether or not South Camp Road would need to be expanded. Rick Dorris addressed the traffic study, which has been reviewed by the City, and stated that turn lanes are not warranted. He believes that ultimately South Camp Road would be expanded to three lanes all the way down to Monument Road. "It's not warranted now and it's not warranted twenty years from now based on the numbers used in the study."

Commissioner Pitts had a question regarding the need for only one entrance. Rick Dorris stated that it is fire code driven. It is necessary to have a second physical access when the 100th dwelling unit is built.

DISCUSSION

Commissioner Wall stated that he does not think that this planned development is compatible with other neighborhoods. "I think it's an abuse of the planned development code by saying that we're giving 47 acres to open space which basically 46 of it isn't usable."

Commissioner Pitts stated that he concurs with Commissioner Wall. "It doesn't conform with the neighborhood so I cannot support the proposal."

Commissioner Carlow stated that he is reluctant to vote without the Corps of Engineer's decision on this project.

Commissioner Lowrey stated that he can support the project. He believes that the density does conform with the Redlands. He finds the diversity is something that is needed and creates a healthier neighborhood. He also is in favor of applicant not building on geological features.

Commissioner Putnam stated that the patio home feature makes it attractive and supports the project.

Commissioner Cole stated that opponents and proponents of any project need to be considered as well as whether or not it is going to be an asset for the entire community. He believes a tremendous amount of planning has gone into this proposal.

Chairman Dibble stated that with regard to the zone of annexation, a default of R-2 would be appropriate. He believes the planned development overlay fits better because most of the surrounding development is an overlay district of planned development to utilize the intricate conditions of the area. He also concurs that more sidewalks and pedestrian crosswalks are necessary.

MOTION: (Commissioner Cole) “Mr. Chairman, on the Fletcher Zone of Annexation, ANX-2006-108, I move that the Planning Commission forward to the City Council a recommendation of approval of the Planned Development (PD) zone district for the Fletcher Annexation with the facts and conclusions listed in the staff report.”

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 5-2.

MOTION: (Commissioner Cole) “Mr. Chairman, on item number PP-2006-217, I move that we forward to the City Council a recommendation of approval of the Preliminary Development Plan for Redrocks Valley Subdivision conditioned upon the applicant providing direct access to either a sidewalk or path for those lots that do not currently have direct access and a sidewalk on one side of Boulder Road its entire length.”

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 4-3, with Commissioners Pitts, Wall, and Carlow opposed.

A brief recess was taken.

July 14, 2006

Planning Commission
City Hall
250 North 5th Street
Grand Junction, Colorado 81501

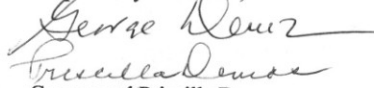
Attn: Lori Bowers

Re: ANX-2006-108 Fletcher Annexation

To whom it may concern:

We are residents of Monument Valley Estates and are writing to oppose the proposed development zoning request to zone 139 acres from a County PD to a City RSF-2 zone district. We believe that the appropriate zoning for the Development should be RSF-1 to match the existing neighboring developments. We have lived on Rimrock Court, one block off South Camp Road, for ten years. To develop the 139 acres across the street, as proposed, would change the character of the existing subdivision and create tremendous traffic problems. We concur with the opinions stated in the enclosed copy of a letter, dated June 8, from our neighbors, Greg and Karen Urban.

Respectfully submitted,


George and Priscilla Demos

309 Rimrock Court
Grand Junction, Colorado 81503

Enclosure

June 27, 2006

To: ATTN: Lori Bowers

Planning Commission
Grand Junction City Hall
250 N 5th St.
Grand Junction, CO 81501

RE: ANX-2006-108 Fletcher Annexation

To Whom It May Concern:

We oppose the proposed annexation and zoning change for this parcel. It does not fit with the existing contiguous neighborhood, and it presents traffic issues and lighting issues that compromise those existing developments.

Several items from the city's Context for Planning documents must be considered.

Is this development appropriate for the existing community? No. It's much higher density, presenting significant traffic impact on South Camp Rd.

Is there an identifiable focus on preserving environmental quality? No. Its density, its lack of concern for usable open space, its impact on local vegetation and wildlife all indicate the answer is no. Further, the developer proposes to significantly alter the native landscape, removing geological landmarks.

Are the factors that shape the quality of life in the neighborhood clear? No. Its density, its impact on traffic patterns, and its significant light and noise pollution argue against it.

It may be true that original zoning allowed 3 units per acre, but times have changed, and it's clear that the proposed density would overwhelm the existing neighborhood. The developer might argue that the request is only for 2 units, but that is deceptive given the amount of unusable land. The actual density would be much, much heavier.

We are particularly concerned with the major intersection the developers propose at the corner of South Camp and Rimrock Rd. As currently designed, this is where the bulk of traffic for the development will enter and leave. It is on an already strained curve. Traffic using Rimrock to the west must proceed with caution. We have witnessed many near accidents. A stop sign on South Camp would change the nature of the road, and probably end up causing even more accidents. A stop light would change the character of the neighborhood, also causing collateral problems.

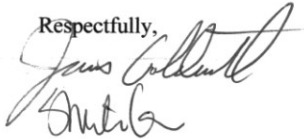
The current bicycle traffic is stressed at this stretch of road. Adding 300-400 cars using this intersection would be a disaster.

We cherish the absence of street lights in our neighborhood. We strongly oppose a development that would necessitate their use.

We request that the Planning Commission permit a rezone only to RSF 1, and that the Planning Commission ensure that the development fits the character of the existing community, and that it includes the open space and park land that a new community deserves. The development will happen only once. We urge the Commission to ensure that the development occur in a quality fashion.

In addition, we refer the Commission to the excellent letter submitted by Karen and Greg Urban. We agree with most of its substance.

Respectfully,

Handwritten signatures of James and Sheila Goldsmith in cursive script.

James & Sheila Goldsmith
2244 Rimrock Rd.
Grand Junction, CO 81503

June 8, 2006

To: ATTN: Lori Bowers
Planning Commission
City Hall,
250 North 5th Street
Grand Junction, CO 81501

RE: ANX-2006-108 Fletcher Annexation

To whom it may concern:

We oppose the proposed Development zoning request to zone 139 acres from a County PD to a City RSF-2 zone district. The appropriate zoning for the proposed Development should be RSF 1 in order to match what already exists in ALL of the immediately adjacent developments. Also of special consideration is the contiguous location of the proposed Development to the East corridor entrance to the Colorado National Monument.

The City of Grand Junction's Context for Planning documents several items that must be considered upon the request for the zoning change for this new Development. Is the Development appropriate for the current community? Is there an identifiable focus on preserving environmental quality? Are the factors that shape the quality of life in a neighborhood clear for the proposed New Development? Items such as availability of parks and open space, a sense of tranquility and safety, friendliness and neighborhood pride should be considered. New development should be compatible with the existing neighbors and that is not what is visible in this proposed Development. The Growth Plan for the City of Grand Junction specifically states that a community must actively manage its growth and respond to changing circumstances if it is to meet the needs of its residents AND RETAIN THE QUALITY OF LIFE THAT INITIALLY ATTRACTED THOSE RESIDENTS TO THE COMMUNITY. We recognize that development will take place in this area; we require that the area maintain compatibility with the existing neighbors surrounding it. This may be accomplished by appropriate zoning that does not exceed RSF-1.

The City of Grand Junction Parks Master Plan clearly recommends several neighborhood parks located throughout the Redlands Area. They note specific criteria including that the park should be a 5-10 minute walk in a ½ mile radius. The Developer plans for nearly 100 new homes and no neighborhood park. The reason for Planning per the City of Grand Junction includes addressing the need for open space requirements and acknowledges that the dedication of adequate open space can help to ensure the long term integrity of individual neighborhoods. In the Growth Plan the context for planning notes that new development in areas which are not now urban must include parks to replace

some of the open space benefits of the undeveloped land. The new development should include:

1. Continuation of the paved walkway on the North Side of South Camp Road to provide symmetry like the rest of South Camp Road (except for the current undeveloped area).
2. A turn lane at all entrances and exits off of South Camp Road.
3. A bike lane. The proposed entrance/exit road (Rimrock Road) is located at a point where cars exiting the new development who want to turn left (east) onto South Camp have to deal with a curve and cars/bikes coming from the west are not seen in the distance Blind spot). Currently cars/bikes traveling west on South Camp Road wanting to turn left (South) onto Rimrock Road must proceed with caution due to the limited visibility of cars/bikes traveling east on South Camp Road.
4. At a recent neighborhood meeting, the Developers suggested a plan that included around 39 acres of what they called open space; however, the areas they include do not fit the definition of open space. The areas they included were part of the floodplain and nearly 39 acres of rock walls that are nearly unscaleable let alone buildable.

How does the proposed Development address the concerns clearly documented in the Redlands Neighborhood Plan as it notes the location of the Colorado National Monument? The proposed Development is contiguous to the Monument and so must follow the broad principles identified in the Plan. The proposed Development erases and blocks the primary migratory pathway (Red Canyon, for example) for wildlife moving between the Monument and the Colorado River. This includes packs of coyotes, mountain lions and bobcats.

How do the developers address the issue of the Floodplain (Red Canyon) which goes through the development? Do they ensure the safety of the persons and homes in the area? How? Are the potential owners of homes in or near the floodplain exposed to undo hazards? Do the developers protect the integrity of the floodplain?

Also, how do the Developers document their effort to avoid nighttime light pollution, minimize contact with domestic pets and enhance or maintain the movement corridor for the wildlife?

Based on the specific goal and policies of the Growth Plan, the impact of new development on the natural values and resources of the Monument should be minimized or avoided and we question how the new Development responds to that goal.

The Growth Plan also requires that new developments along the border of the Colorado National Monument not exceed 1 dwelling per 5 acres, promote the use of native plants for landscaping new developments adjacent to the Monument and WASHES coming from the development (like Red Canyon). It may also be noted that based on the present location of the proposed Development, it is impossible to maintain a native landscape as all of the adjacent neighborhoods do. By the presented plan, most of the lots would require significant infill to change the elevations to allow building. There has been suggestion of removing one of the hillsides of the horizon to accomplish this.

Land subject to hazardous conditions such as flash flooding shall be identified in all applications, and development shall not be permitted in these areas unless the application provides for the avoidance of the particular hazard. Does this proposed Development meet this requirement?

We request that the Colorado Division of Wildlife and the Museum of Western Colorado review the planned Development so that destruction of irreplaceable elements, a negative impact on a paleontologic/prehistoric or archaeological site does not occur. Alteration of a native wildlife corridor would put wildlife and current residents at risk. According to the Master Plan, a comprehensive inventory of paleontologic resources in the proposed Development in conjunction with the Museum of Western Colorado is appropriate.

Please note that according to the Grand Junction Redlands Neighborhood Plan the Red Canyon is a mapped drainage and wash and provides important value and function to the residents of the Redlands area and requires the use of best management practice and protection. This wash and canyon is contiguous and consistent with the absence of residential development in Redlands Mesa Golf Course.

The Community Image/Character Action Plan recognizes that the Monument Road and South Camp Road are important corridors on the Redlands because of their approach to the Colorado National Monument. It states that the Redlands has a distinct character, with the varying topography, scenic vistas, open and somewhat rural feel. One goal of the Plan is to achieve high quality development on the Redlands in terms of site planning and architectural design. The proposed Development is within 1 mile of the East entrance to the Colorado National Monument. The proposed Development is adjacent to Monument Valley which has homes on lots of over 1 acre to about 5 acres. Redstone is nearby with homes on lots of over 1 acre to about 5 acres. The proposed Development should be the same (RSF-1, which is low NOT RSF-2 which is medium low).

We request close review of the request and find ourselves with strong support from many residents of Monument Valley in our opposition to allow a higher density than what currently exists in the neighborhood so close to the Colorado National Monument. We moved here over 10 years ago to enjoy the views of the Monument, the peaceful and rural nature of the Monument Valley Development, the dark and beautiful night sky; we hope that this neighborhood may maintain the distinct and unique rural atmosphere that presently exists.

Respectfully submitted,

Karen & Greg Urban
313 Rimrock Court
Grand Junction, CO 81503

Cc: Division of Wildlife
Museum of Western Colorado

Lori,

After reading the staff report I have several comments about the zone of annexation and Red Rocks Valley Subdivision.

I have been interested in how this land would develop. With the natural topography and drainages on this property I knew it would be a challenge. After reading the report several things have come to mind.

1. Even though there is more open space than is required of a development of this size I question whether this open space is really usable for the future residents. It might be nice to look at but can they do anything with it? I would hope at final design there is open space that is actually usable by the residents rather than just drainages and steep hillsides.

2. I believe having private streets in the patio home area is not a good idea. What is the reasoning of the developer for private streets? Are they private so they can escape city street requirements? No on street parking is allowed in the patio homes since there will be no room. Where will visitors park? Will the visitors park on the streets behind the patio homes across from the single family dwellings? There must be parking within the patio home development for excess vehicles of residents as well as visitors. Where will residents of the patio homes park their recreational vehicles? Many will have boats, RV's etc. Also, it is stated in the project report that the HOA will maintain the private streets. Will there be a separate HOA for the patio homes? It does not seem right that all the single family homes in the subdivision would be required to maintain the private streets in the patio home development.

3. When looking at the preliminary plans which I realize are not the final plans, I see a much denser subdivision than the existing subdivisions which surround this development. It does not appear to be compatible as most are on 1-5 acre lots. Because of the topographical issues with this parcel it appears the developer is trying to crowd as many homes into the subdivision as possible to make up for the topographical constraints.

4. The developer does not want to build sidewalks and connecting pedestrian trails in some portions of the development. I question the reasoning of the developer for wanting to build this subdivision similar to other developments that were built in the county. The county has not typically designed to urban standards since it deals with more rural settings. If the developer is asking for annexation to the city with all city services he should be required to design to city standards.

5. There was no mention of a traffic study. Doesn't there need to be a traffic study for a development of this size which will generate over a thousand trips a day upon buildout?

6. What about accel and decel lanes on Southcamp Road?

7. Will there be a provision for a street connection between the adjacent development to the north or to Redlands Mesa or will everyone have to go to Southcamp Road to access this subdivision by vehicle.

8. I see the old lift-station will be removed. Won't the developer have to build a new lift-station since much of this development is below Southcamp Road? Who is responsible for the maintenance of this lift-station if one is required?

I believe this land will be developed but I question the density being proposed even though the developer is providing lots of open space. The questions is--Did he really have a choice due to the topography and is it really desirable for the future resident's use? Also, is this development compatible with existing developments adjacent to it? I think not.

Thanks,

Terri Binder

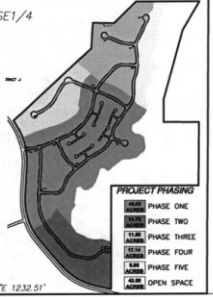
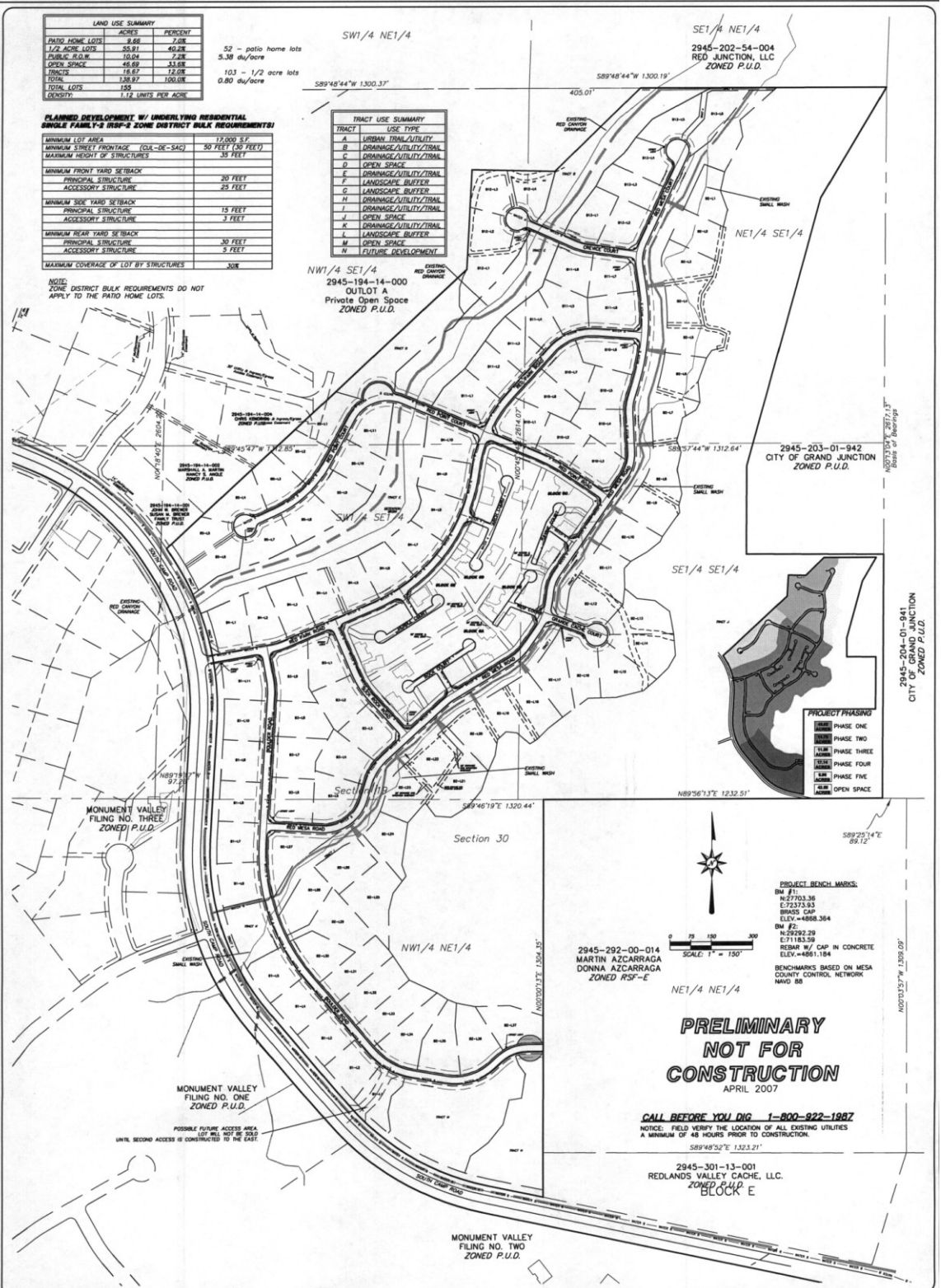
LAND USE SUMMARY	
ACRES	PERCENT
PATIO HOME LOTS	9.66
1/2 ACRE LOTS	55.81
PUBLIC R.O.W.	10.04
OPEN SPACE	46.89
TRACTS	18.67
TOTAL	138.07
TOTAL LOTS	159
DENSITY	1.12 UNITS PER ACRE

52 - patio home lots
5.30 du/acre
103 - 1/2 acre lots
0.80 du/acre

PLANNED DEVELOPMENT BY UNIMULTI-RESIDENTIAL SINGLE FAMILY-2 (SPF-2) ZONE DISTRICT BULK REQUIREMENTS	
MINIMUM LOT AREA	17,000 S.F.
MINIMUM STREET FRONTAGE (CUL-DE-SAC)	50 FEET (30 FEET)
MAXIMUM HEIGHT OF STRUCTURES	38 FEET
MINIMUM FRONT YARD SETBACK	20 FEET
PRINCIPAL STRUCTURE	25 FEET
ACCESSORY STRUCTURE	25 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
PRINCIPAL STRUCTURE	3 FEET
ACCESSORY STRUCTURE	3 FEET
MINIMUM REAR YARD SETBACK	30 FEET
PRINCIPAL STRUCTURE	5 FEET
ACCESSORY STRUCTURE	5 FEET
MAXIMUM COVERAGE OF LOT BY STRUCTURES	50%

NOTE:
ZONE DISTRICT BULK REQUIREMENTS DO NOT APPLY TO THE PATIO HOME LOTS.

TRACT USE SUMMARY	
TRACT	USE TYPE
A	URBAN TOUL UTILITY
B	DRAINAGE/UTILITY/TOTAL
C	DRAINAGE/UTILITY/TOTAL
D	OPEN SPACE
E	DRAINAGE/UTILITY/TOTAL
F	LANDSCAPE BUFFER
G	LANDSCAPE BUFFER
H	DRAINAGE/UTILITY/TOTAL
I	DRAINAGE/UTILITY/TOTAL
J	OPEN SPACE
K	DRAINAGE/UTILITY/TOTAL
L	LANDSCAPE BUFFER
M	OPEN SPACE
N	FUTURE DEVELOPMENT



PROJECT BENCH MARKS:
 BM #1
 N-27703.36
 E-72373.83
 BRASS CAP
 ELEV. = 4868.364
 BM #2
 N-28292.29
 E-71183.59
 REBAR W/ CAP IN CONCRETE
 ELEV. = 4861.184
 BENCHMARKS BASED ON MESA COUNTY CONTROL NETWORK NAVD 83

**PRELIMINARY
NOT FOR
CONSTRUCTION**
APRIL 2007

CALL BEFORE YOU DIG 1-800-922-1987
 NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

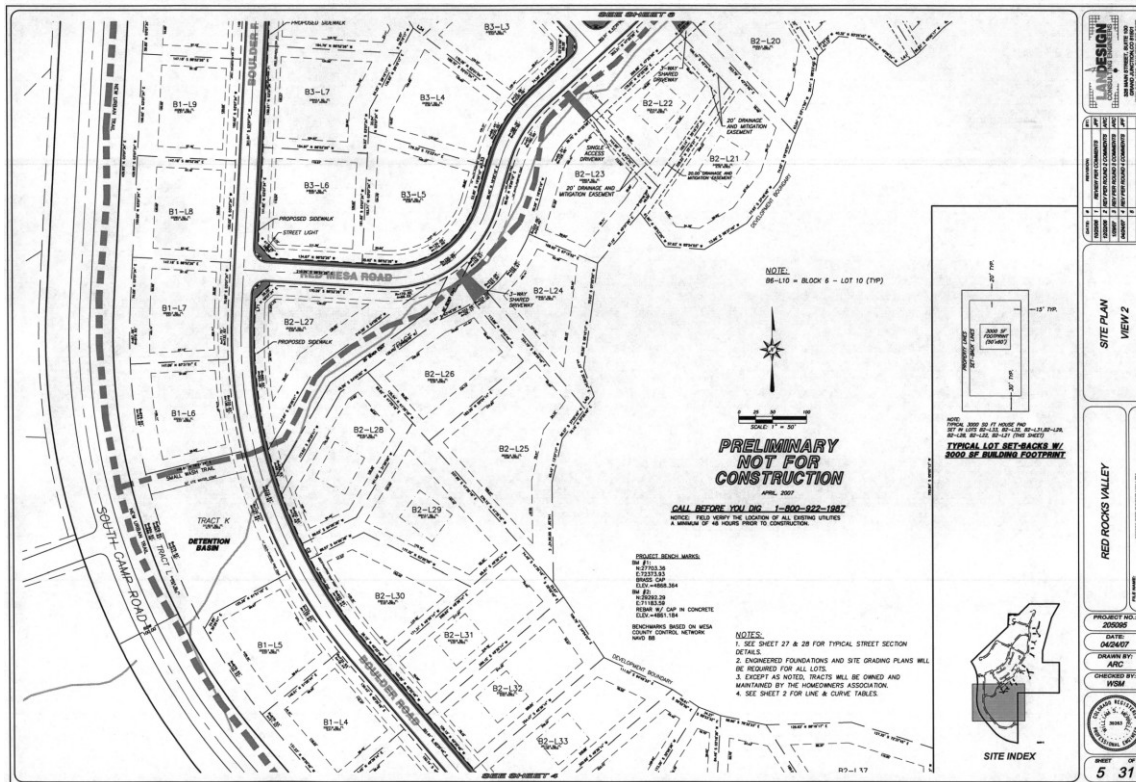
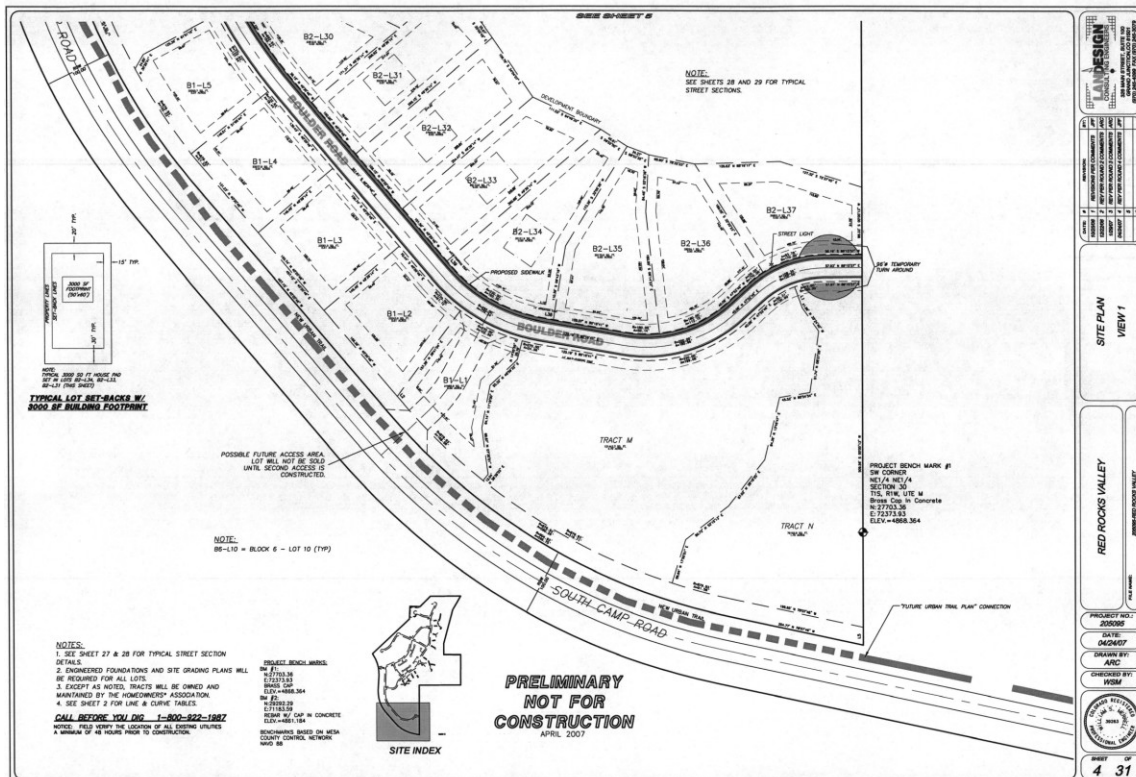
2945-301-13-001
 REDLANDS VALLEY CACHE, L.L.C.
 ZONED P.U.D.
 BLOCK E

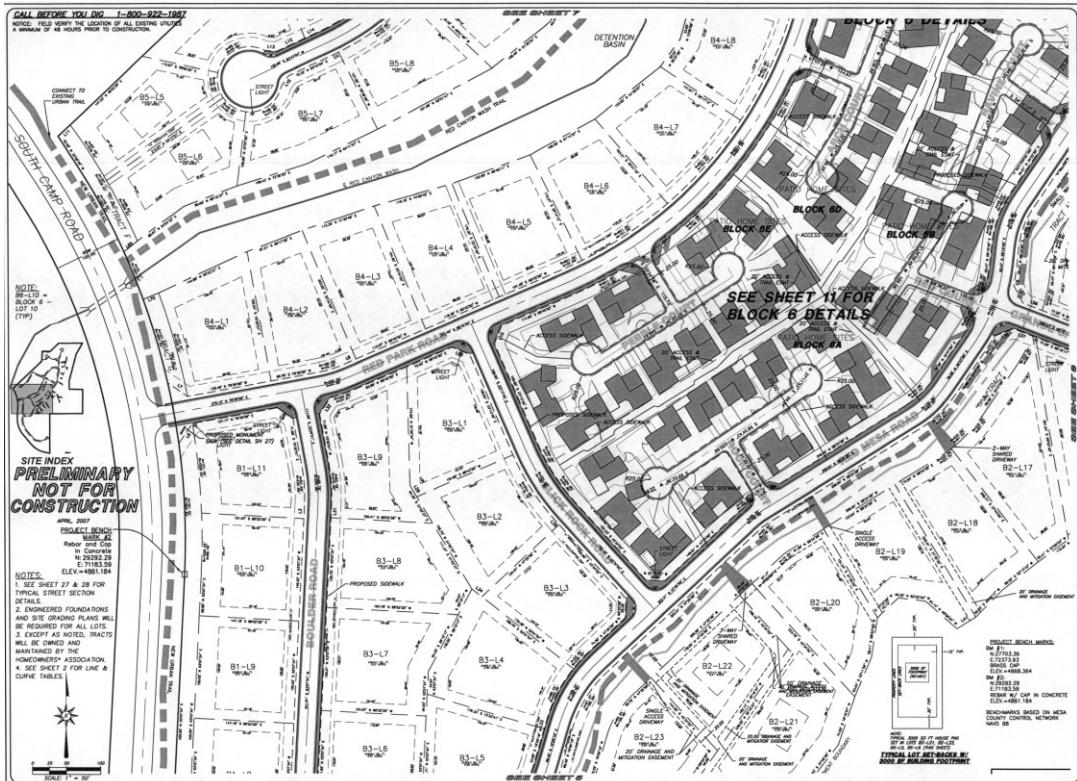
31

RED ROCKS VALLEY
 OVERALL SITE
 FILE NAME: 20066-RED ROCKS VALLEY

DATE	REVISION	BY
10/20/06	1 REVIEW PER COMMENTS	JPF
10/20/06	2 REV PER ROUND 2 COMMENTS	ARC
10/20/07	3 REV PER ROUND 3 COMMENTS	ARC
04/24/07	4 REV PER ROUND 4 COMMENTS	JPF

LANDESIGN
 CONSULTING ENGINEERS
 300 MAIN STREET, SUITE 100
 GRAND JUNCTION, CO 81501
 (970) 240-4000 FAX (970) 240-3079





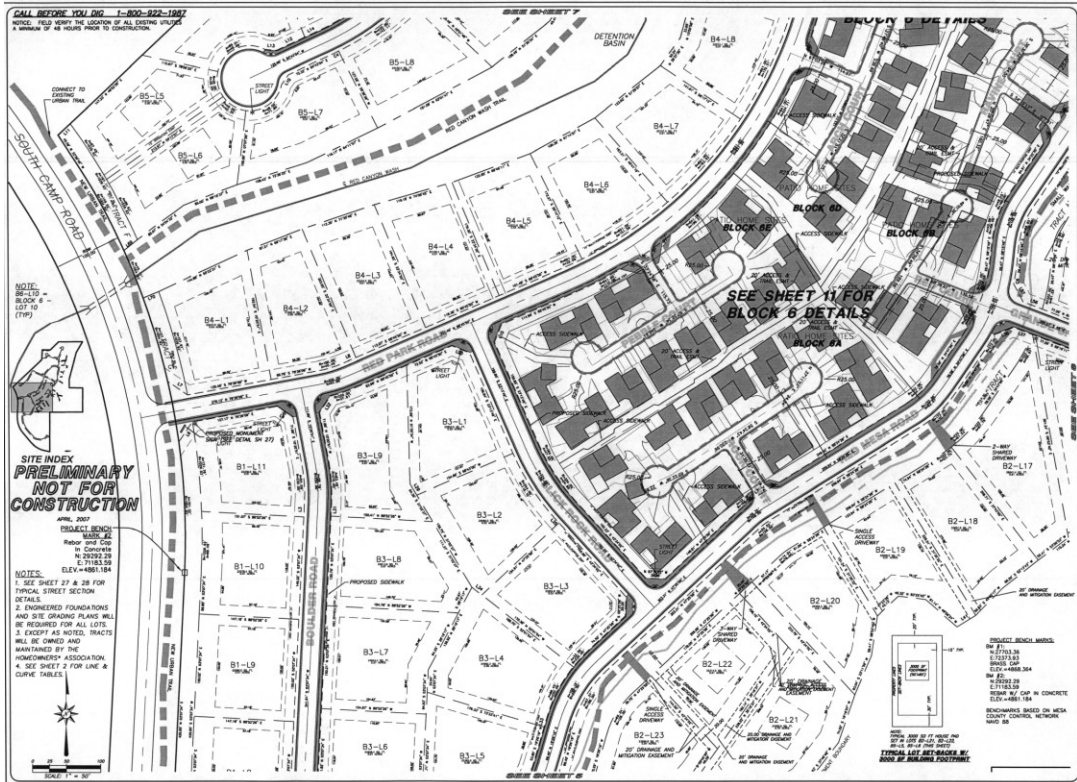
LAND DESIGN
 1000 W. WASHINGTON ST. SUITE 100
 DENVER, CO 80202

RED ROCKS VALLEY
 1000 W. WASHINGTON ST. SUITE 100
 DENVER, CO 80202

PROJECT NO. 200809
DATE 04/24/07
DRAWN BY ARC
CHECKED BY RSM

SITE PLAN VIEW 3

SHEET 6 OF 31



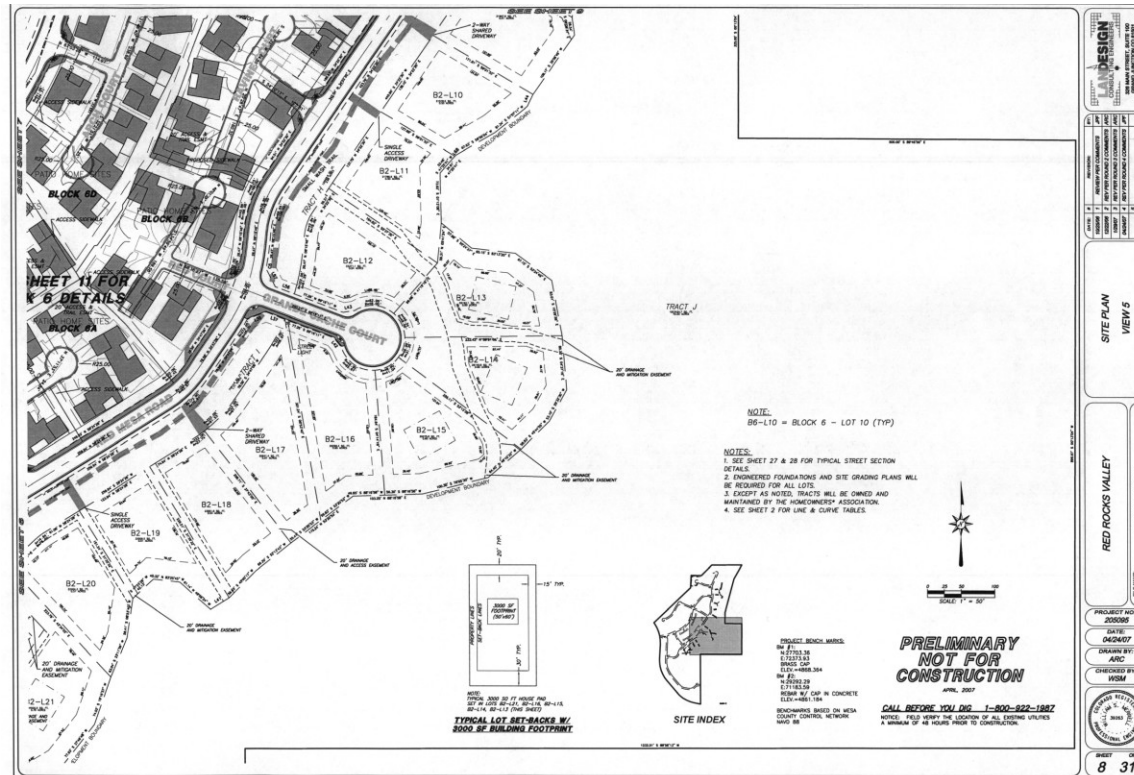
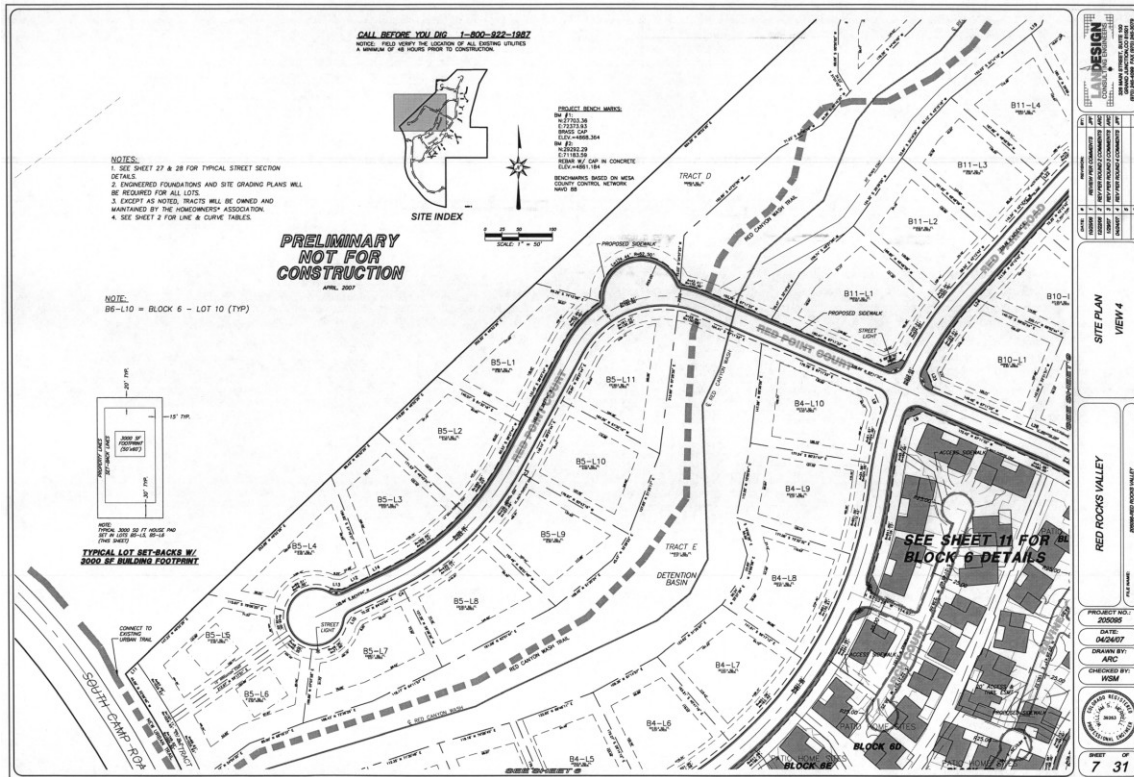
LAND DESIGN
 1000 W. WASHINGTON ST. SUITE 100
 DENVER, CO 80202

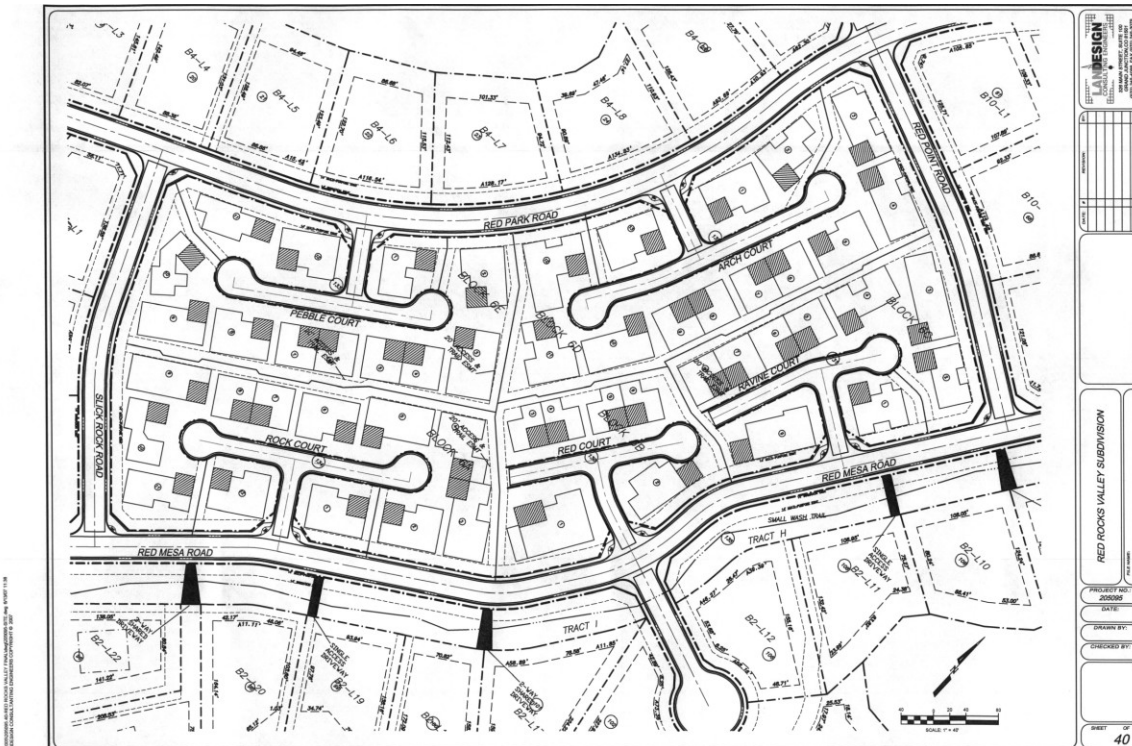
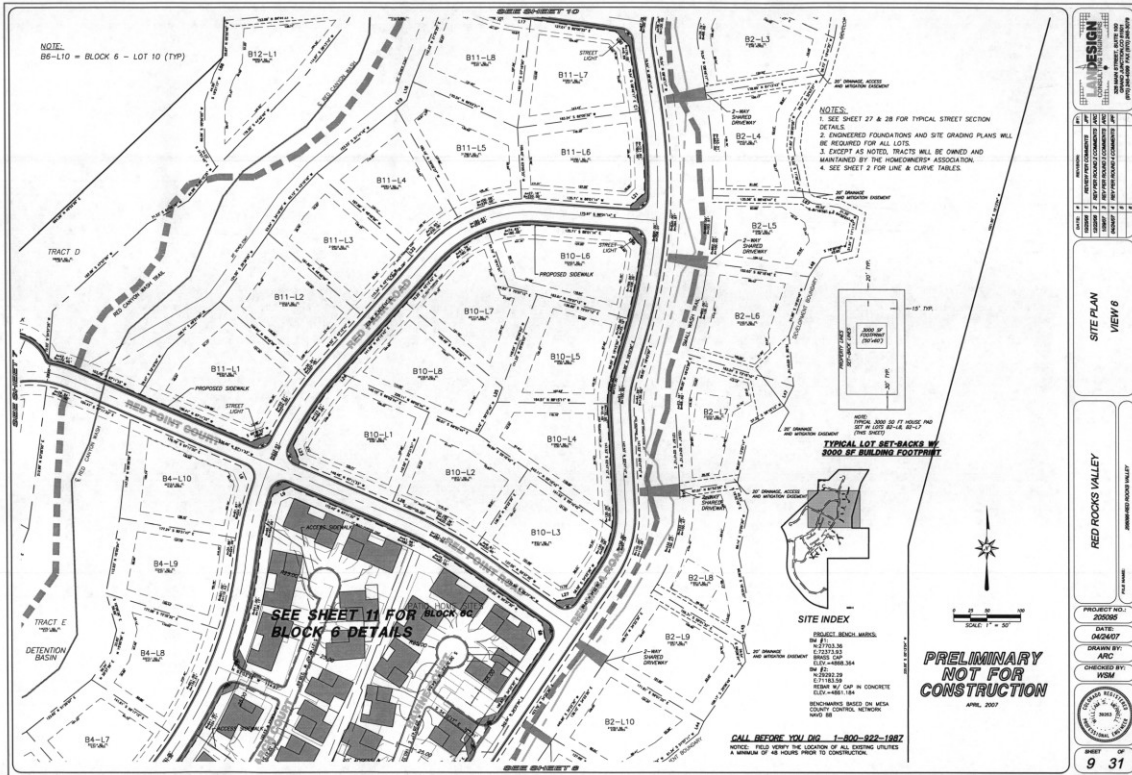
RED ROCKS VALLEY
 1000 W. WASHINGTON ST. SUITE 100
 DENVER, CO 80202

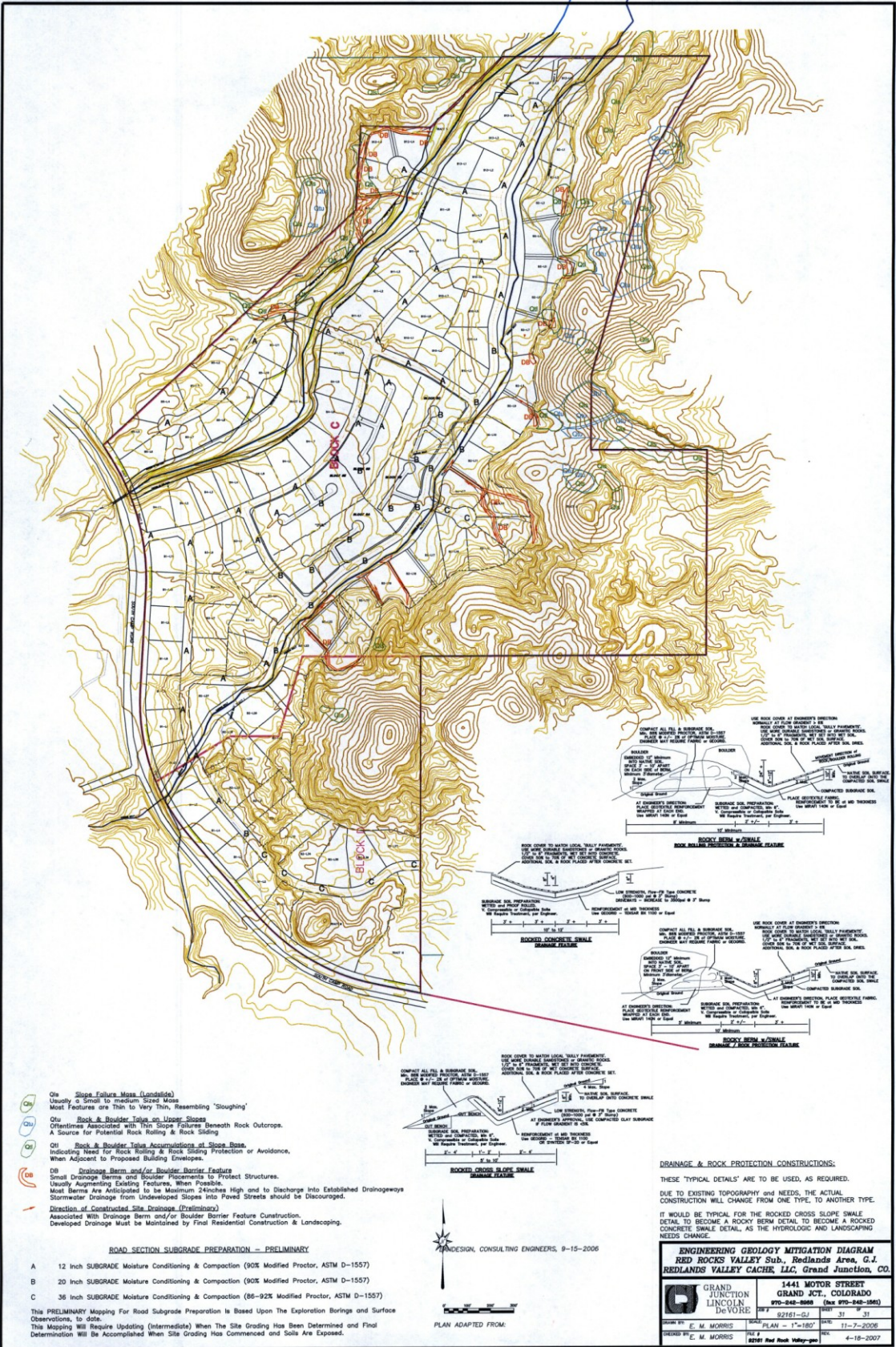
PROJECT NO. 200809
DATE 04/24/07
DRAWN BY ARC
CHECKED BY RSM

SITE PLAN VIEW 3

SHEET 6 OF 31





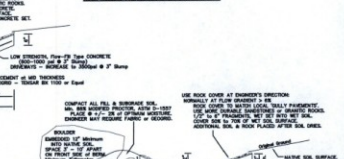
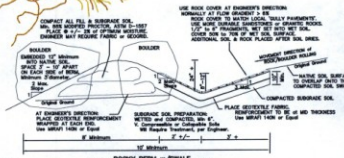
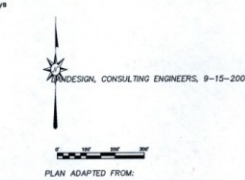
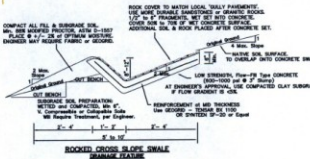


- Slope Failure Mass (Landslide)**
 Usually 0 Small to medium Sized Mass
 Most Features are Thin to Very Thin, Resembling "Sloping"
- Rock & Boulder Talus on Upper Slopes**
 Oftentimes Associated with Thin Slope Failures Beneath Rock Outcrops.
 A Source for Potential Rock Rolling & Rock Sliding
- Rock & Boulder Talus Accumulations at Slope Base**
 Indicating Need for Rock Rolling & Rock Sliding Protection or Avoidance,
 When Adjacent to Proposed Building Envelopes.
- Drainage Berm and/or Boulder Barrier Feature**
 Small Drainage Berms and Boulder Placements to Protect Structures.
 Usually Augmenting Existing Features, When Possible.
 Most Berms are Anticipated to be Maximum 24inches High and to Discharge into Established Drainageways
 Stormwater Drainage from Undeveloped Slopes into Paved Streets should be Discouraged.
- Direction of Constructed Site Drainage (Preliminary)**
 Associated With Drainage Berm and/or Boulder Barrier Feature Construction.
 Developed Drainage Must be Maintained by Final Residential Construction & Landscaping.

ROAD SECTION SUBGRADE PREPARATION - PRELIMINARY

A	12 Inch SUBGRADE Moisture Conditioning & Compaction (90K Modified Proctor, ASTM D-1557)
B	20 Inch SUBGRADE Moisture Conditioning & Compaction (90K Modified Proctor, ASTM D-1557)
C	36 Inch SUBGRADE Moisture Conditioning & Compaction (86-92K Modified Proctor, ASTM D-1557)

This PRELIMINARY Mapping For Road Subgrade Preparation is Based Upon the Exploration Borings and Surface Observations, to date.
 This Mapping Will Require Updating (Intermediate) When The Site Grading Has Been Determined and Final Determination Will Be Accomplished When Site Grading Has Commenced and Soils Are Exposed.



DRAINAGE & ROCK PROTECTION CONSTRUCTIONS:
 THESE "TYPICAL DETAILS" ARE TO BE USED, AS REQUIRED.
 DUE TO EXISTING TOPOGRAPHY AND NEEDS, THE ACTUAL CONSTRUCTION WILL CHANGE FROM ONE TYPE TO ANOTHER TYPE.
 IT WOULD BE TYPICAL FOR THE ROCKED CROSS SLOPE SWALE DETAIL TO BECOME A ROCKY BERM DETAIL, TO BECOME A ROCKED CONCRETE SWALE DETAIL, AS THE HYDROLOGIC AND LANDSCAPING NEEDS CHANGE.

ENGINEERING GEOLOGY MITIGATION DIAGRAM RED ROCKS VALLEY Sub. Redlands Area, G.I. REDLANDS VALLEY CACHE, LLC, Grand Junction, CO	
GRAND JUNCTION LINCOLN DEVORE	1441 MOTOR STREET GRAND JCT., COLORADO 970-242-0088 (New 970-242-1000) 970-242-0088
DRAWN BY: E. M. MORRIS CHECKED BY: E. M. MORRIS	SCALE: PLAN - 1"=180' DATE: 11-7-2008 REV: 4-18-2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 4109, WHICH ZONED THE
FLETCHER ANNEXATION (RED ROCKS VALLEY PD) TO PLANNED
DEVELOPMENT**

**LOCATED APPROXIMATELY ½ MILE WEST OF MONUMENT ROAD ON THE
NORTH SIDE OF SOUTH CAMP ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Fletcher Annexation to the PD zone district finding that it conforms with the recommended land use category as shown on the Future Land Use map of the Growth Plan, and the Growth Plan's goals and policies, and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.150 of the Zoning and Development Code and the requirements of Section 21.05, regarding Planned Developments. The default zoning is R-2, Residential – 2 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the PD zone district is in conformance with the stated criteria of Section 21.02 of the Grand Junction Zoning and Development Code.

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

The following property be zoned Planned Development not to exceed 1.12 dwelling units per acre.

**PERIMETER BOUNDARY LEGAL DESCRIPTION
RED ROCKS VALLEY**

A certain parcel of land located in the Southeast Quarter (SE1/4) of Section 19 and the Northeast Quarter (NE1/4) of Section 30, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Block D, Monument Valley Subdivision, as same is recorded in Plat Book 16, page 269-270, Public Records of Mesa County, Colorado, and assuming the East line of the NW1/4 NE1/4 of said Section 30 bears S00°00'15"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning; S11°52'16"W to a point on the South right of way line of South Camp Road, as same is recorded in Book 997, pages 945-946, a distance of 100.00 feet; thence along said right of way N78°07'44"W a distance of 204.77 feet; thence 662.69 feet along the arc of a 1004.93 foot radius curve concave Northeast, having a central angle of 37°46'59" and a chord bearing N59°14'14"W a distance of

650.75 feet; thence N40°20'44"W a distance of 457.15 feet; thence 390.46 feet along the arc of a 1004.93 foot radius curve concave Northeast, having a central angle of 22°15'42" and a chord bearing N29°12'52"W a distance of 388.01 feet to a point on the centerline of Rimrock Drive, as same is shown on the plat of Monument Valley Subdivision Filing No. 5, as same is recorded in Plat Book 14, Pages 212-214, Public Records of Mesa County, Colorado; thence N71°52'16"E a distance of 50.00 feet to a point on the East line of the Monument Valley Annexation, City of Grand Junction Ordinance No. 2850, and the centerline of said South Camp Road; thence 353.46 feet along the arc of a 954.93 foot radius curve concave East, having a central angle of 21°12'28" and a chord bearing N07°28'38"W a distance of 351.45 feet; thence N03°07'36"E along a line 429.61 feet; thence 602.38 feet along the arc of a 954.93 foot radius curve concave West, having a central angle of 36°08'35" and a chord bearing N14°55'27"W a distance of 592.44 feet; thence N57°08'32"E a distance of 50.00 feet to a point on the North right of way of said South Camp Road; thence S32°59'44"E a distance of 45.59 feet; thence 633.56 feet along the arc of a 1004.93 foot radius curve concave West, having a central angle of 36°07'20" and a chord bearing S14°56'04"E a distance of 623.12 feet; thence S03°07'36"W a distance of 429.95 feet; thence 686.60 feet along the arc of a 904.93 foot radius curve concave Northeast, having a central angle of 43°28'20" and a chord bearing S18°36'34"E a distance of 670.25 feet; thence S40°20'44"E a distance of 457.15 feet; thence 596.27 feet along the arc of a 904.93 foot radius curve concave Northeast, having a central angle of 37°45'09" and a chord bearing S59°13'19"E a distance of 585.54 feet; thence S78°07'44"E a distance of 205.25 feet; more or less to the Point of Beginning, TOGETHER WITH Block C and Block D, of said Monument Valley Subdivision.

Said parcel contains 144.43 acres (6,291,761 square feet), more or less, as described.

This Ordinance prescribes as follows:

- 1) **Default zoning standards.** If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-2 zoning designation will apply.
- 2) **Phasing schedule.** Remaining Phases are to be Final Platted by March 1, 2022.
- 3) **Number of units allowed.** 155 residential units allowed – 103 single family residential lots, 1/2 acre in size or larger; 52 patio homes (attached and detached).
- 4) **Applicable setbacks.**
 - a) **Patio homes.** The setback standards for the patio homes are as follows: A minimum 14-foot setback is required around the perimeter of the patio home area. This setback is measured from the back of walk and includes Red Park Road, Red Point Road, Red Mesa Road, and Slick Rock Road. The front setback for all garages shall be 20 feet. The side setback between buildings is 10 feet, except for those units that are attached, and then a zero setback is allowed. No accessory structures will be allowed. A dimensioned final design of the patio home area will be recorded with the Final Plat.

b) Other homes. The setbacks for the single-family homes not designated as patio homes are as follows: The front setback is 20 feet for the principle structure and 25 feet for accessory structures. Side setbacks are 15-feet for the principle structure and 3 feet for accessory structures. The rear setback is 30-feet for the principle structure and 3 feet for an accessory structure. (These setbacks are consistent with the R-2 default zone.)

5) **Future development.** A tract (shown as Tract N on the approved preliminary drawings dated 4/24/07, found in development file number PP-2006-217) is reserved for future development to adjoin the property to the east.

6) **Construction restrictions.**

Construction outside of the designated building envelopes will not be permitted. Engineered foundations and site grading plans shall be required on all lots. The Final Plat shall include a note requiring construction with the designated building envelopes, engineered foundations and site grading plans for each and every lot.

Mitigation berms, swales for drainage and rock fall areas shall be constructed. City engineer(s) and Colorado Geological Survey representatives shall be permitted to supervise the construction of these features and these features must be inspected and approved by a City engineer. These features will be considered and treated as “as-built.” The construction of these features shall be guaranteed and secured by Development Improvements Agreement (DIA) and associated security. Maintenance of these features shall be provided by an association of the homeowners in perpetuity, and easements in favor of said association for this purpose shall be granted.

No planning clearance or building permit shall issue for any construction on the lot designated as Lot 1, Block 1 on the approved preliminary drawings dated 4/24/07, included in development file number PP-2006-217, and said lot shall not be sold, unless and until a secondary access is constructed in the subdivision to the east. No more than 99 homes shall be constructed in area comprised by the Plan (referred to presently as the Red Rocks Valley Subdivision) unless and until a secondary access to a public roadway or street is constructed, whether within the Red Rocks Valley Subdivision or in the subdivision / development to the east. A Recording Memorandum setting forth in detail these restrictions shall be recorded so as to inform potential buyers of such restrictions. Construction of said secondary access shall be guaranteed and secured by a DIA and associated security.

If no access to South Camp Road that can serve as a secondary access for Red Rocks Valley Subdivision is completed in the subdivision / development to the east by the time a planning clearance or building permit for the 99th house issues, the developer shall promptly construct the secondary access in the location of Lot 1, Block 1 on the approved preliminary drawings dated 4/24/07, included in development file number PP-2006-217.

No planning clearance or building permit shall issue for any construction on the lot designated on the approved preliminary drawings, dated 4/24/07 and included in

development file number PP-2006-217 as Lot 1, Block 5, unless and until the ingress/egress easement is vacated and the lift station associated with it has been relocated or is no longer needed, as determined by City staff. A Recording Memorandum setting forth in detail these restrictions shall be recorded so as to inform potential buyers of such restrictions.

The Final Plat shall show any and all "no-disturbance" and/or "no-build" zones as designated by the Army Corps of Engineers or City engineers.

7) **Private Streets Agreement.** Private streets as proposed by the Applicant are approved; an agreement for the maintenance of all private streets in the subdivision in accordance with City Transportation Engineering and Design Standards (TEDS) shall be required and shall be recorded with the Final Plat.

8) **Sidewalks.** The following sidewalks not shown on the approved preliminary drawings dated 04/24/07 included in development file number PP-2006-217 shall be provided:

- Sidewalk on both sides of Slick Rock Road.
- Sidewalks on both sides of Red Park Road.
- On Grand Cache Court, continue the sidewalk around the entire cul-de-sac and both sides of the street.
- Sidewalk on both sides on Red Pointe Road between Red Mesa Road and Red Park Road.
- Continue sidewalk around the cul-de-sac on Crevice Court to the trail in Red Canyon.

9) **Park land dedication.** The final plat shall include a dedication to the City for a public park holding in the corner of land which connects with and would make contiguous City's two holdings to the north and east of this parcel. Said dedication shall be sufficient, at a minimum, to allow maintenance access, and shall be to the reasonable specifications of the Parks and Recreation Department.

10) **Trails.** Existing public trails in the area shall connect through this subdivision.

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



Date: February 23, 2012
Author: Jody Kliska
Title/ Phone Ext: Transportation
Engineer, ext. 1591
Proposed Schedule: March 7,
2012
2nd Reading (if applicable): N/A
File # (if applicable): N/A

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Purchase of Traffic Striping Paint for 2012
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Purchase Order with Ennis Paint, Dallas, TX for the 2012 Traffic Striping Paint in the Amount of \$57,651
Presenter(s) Name & Title: Jay Valentine, Financial Operations Manager

Executive Summary:

The City's Transportation Engineering Division is responsible for applying 6600 gallons of white and yellow paint to the City's streets each year, striping centerlines on 400+ miles of streets and state highways. Utilizing the CDOT contract prices saves the City more than \$6000 over the Multiple Assembly of Procurement Officials (MAPO) contract prices.

Background, Analysis and Options:

In addition to striping City streets, the Division also stripes several state highways under contract to CDOT and will continue with this activity. Striping objectives include:

- Striping 400+ centerline miles of streets twice each year to maintain lines with good visibility and reflectivity for night driving.
- Stripe and mark new city construction projects.
- Re-striping chip sealed streets and pavement overlays as soon as possible to provide positive guidance for motorists.
- Maintaining city parking lot striping as needed.
- Conduct striping and marking activities in a safe and efficient manner that protects the traffic staff and the public.

The 2012 traffic striping paint includes 3300 gallons of yellow paint and 3300 gallons of white paint.

In order to take advantage of volume discounts, the City of Grand Junction purchases white and yellow traffic paint in a cooperative group with other municipalities and counties throughout Colorado. These cooperatives do formal solicitations to obtain the best prices available for all participating entities. Of the two cooperatives; Colorado

Multiple Assembly of Procurement Officials (MAPO) and Colorado Department of Transportation (CDOT), the CDOT award offers the City more than \$6000 in savings over MAPO.

The MAPO price for white paint is \$9.99 per gallon versus \$8.99 for CDOT.
The MAPO price for yellow paint is \$9.48 per gallon versus \$8.48 for CDOT.

The City purchases approximately 6600 gallons of paint per year, 3300 gallons of each color. The paint is bid in 300 gallon tote units. The City typically receives delivery in 250 gallon totes.

At a difference of \$1 per gallon, the savings is enough mandate a switch from the MAPO contract to CDOT.

Striping activity is tentatively scheduled to begin by the end of April and continues through September, depending on chip seal and construction projects.

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

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

Street striping provides positive guidance and information to street users by delineating lanes and providing good visibility and retroreflectivity for night and adverse weather conditions.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The funding for this material is budgeted in the General Fund, Transportation Engineering Division.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

None



Date: February 17, 2012
 Author: Stephanie Tuin
 Title/ Phone Ext: City Clerk, x1511
 Proposed Schedule: March 7,
2012
 2nd Reading
 (if applicable): NA
 File # (if applicable): NA

Attach 9
CITY COUNCIL AGENDA ITEM

Subject: Amending 2012 City Council Meeting Schedule
Action Requested/Recommendation: Adopt Resolution Amending the Meeting Schedule for City Council Meetings in 2012
Presenter(s) Name & Title: Stephanie Tuin, City Clerk

Executive Summary:

The City Council has determined that changing the regular meeting dates of the City Council is necessary and appropriate. The City Council will meet generally on the first and third Wednesday of each month.

Background, Analysis and Options:

Resolution 01-12 adopted on January 4, 2012, set the City Council meeting schedule for the year. Due to changing circumstances, the City Council has determined that changing the regular meeting days to the first and third Wednesday of each month will allow for more efficiency and effectiveness of City Council meetings.

The City Council will typically hold informal work sessions on the Mondays prior to their regular meetings and additional meetings may be scheduled from time to time. Adequate notice, as provided by law, will be posted prior to the holding of any additional regular meetings. The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

The regularly scheduled meetings for the remainder of 2012 are as follows:

Month	Dates
March	7, 21
April	4, 18
May	2, 16
June	6, 20
July	18

August	1, 15
September	5, 19
October	3, 17
November	7, 21
December	5, 19

Wednesday, July 4 is a recognized City holiday and no Council meeting will be held on that day.

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

Complying with State and local law in order to be able to conduct lawful City Council meetings will allow the City Council to continue to pursue the Comprehensive Goals and Policies.

Board or Committee Recommendation:

Not applicable.

Financial Impact/Budget:

There are no financial impacts or budget implications.

Legal issues:

Compliance with State and local law is required.

Other issues:

There are no other issues to consider.

Previously presented or discussed:

This has not been presented previously.

Attachments:

The proposed resolution

CITY OF GRAND JUNCTION

RESOLUTION NO. __-12

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
AMENDING THE 2012 CITY COUNCIL MEETING SCHEDULE**

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year".

The Grand Junction Code of Ordinances, Section 2.04.010, provides that the meeting schedule of the City Council shall be established by resolution annually.

On January 4, 2012, The City Council adopted Resolution No. 01-12 which included the meeting schedule of the City Council for the year 2012.

The City Council has determined that amending the schedule for the remainder of the year is prudent and appropriate.

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

The meeting schedule for the regular meetings of the City Council for the remainder of 2012 is:

Month	Dates
March	7, 21
April	4, 18
May	2, 16
June	6, 20
July	18
August	1, 15
September	5, 19
October	3, 17

November	7, 21
December	5, 19

Wednesday, July 4, 2012 is a recognized City holiday and no Council meeting will be held on that day.

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

5. All other provisions adopted in Resolution No. 01-12 shall remain in effect.

Read and approved this ___ day of _____, 2012.

President of the Council

ATTEST:

City Clerk



Date: February 20, 2012
 Author: Justin Vensel
 Title/ Phone Ext: Project
Engineer, ext. 4017
 Proposed Schedule: March 7,
2012
 2nd Reading
 (if applicable): N/A
 File # (if applicable): N/A

Attach 10
CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2012 Asphalt Overlays Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Elam Construction, Inc. of Grand Junction, CO for the 2012 Asphalt Overlay Project in the Amount of \$1,857,609
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is to award a construction contract for the asphalt resurfacing project at various locations throughout the City of Grand Junction with the most notable locations being: Patterson Road from 24 Road to 24 1/2 Road, 25 Road to 26 Road and 7th Street to 27 1/2 Road, G Road from 26 Road to 27 Road and Grand Avenue from 7th Street to 12th Street. In all, a total of 10 locations were selected.

Background, Analysis and Options:

The annual street maintenance project generally consists of resurfacing City streets with up to 2 1/2" of new asphalt pavement based on the condition of the existing street section. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. Various streets were selected for the 2012 overlay project using the following parameters: Traffic volume, pavement quality, structural adequacy and surface distress. All of the streets that were selected currently have a pavement condition index less than a value of 40. 40 and less indicates that the street is currently in very poor condition and if not addressed the street will need to be reconstructed soon depending on traffic volumes.

The 2012 Overlay Project includes 96,800 square yards of asphalt milling and 17,393 tons of Hot Mix Asphalt.

The street selected for the 2012 are as follows:

1. Patterson Road from 24 Road to 24 ½ Road
2. Patterson Road from 25 Road to 26 Road
3. Patterson Road from 7th Street to 27 ½ Road
4. 7th Street from Patterson Road to Horizon Dr.
5. Grand Avenue from 7th Street to 12th Street*
6. B ½ Road from Linden to Hwy 50 Frontage
7. Redlands Parkway from Hwy 340 to Colorado River
8. Parkland Court from 19th Street to end of Cul-de-sac
9. G Road from 26 Road to 27 Road*
10. All 4 approaches into the Round-A-bout at 12th St and Horizon Dr.*

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA), and posted on the City's website.

The following bids were received:

Firm	Location	Amount
Elam Construction	Grand Junction, CO	\$1,539,060.00
United Companies of Mesa County	Grand Junction, CO	\$1,735,880.00

This project is scheduled to begin on Monday, June 11, 2012 with an expected final completion date of mid August. Due to heavy traffic volumes, the majority of the work will take place at night between the hours of 7:00 PM and 7:00 AM.

*Due to the competitive pricing for this project, several additional street sections will be added to this contract. The City utilizes a pavement management system to prioritize street sections in need of asphalt overlays. Using this program, the following street sections will be added to this contract: G Road from 26 Rd to 27 Rd, the 12th and Horizon Dr. Round-A-bout and Grand Avenue from 10th Street to 12th Street. The section on G Road will also include a 4 foot wide bike lane on both the north and south side of the street section. These road sections also fall into the category of very poor on the City's pavement management program.

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

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

Street overlays improve the existing streets, provide longevity of the asphalt and prevent having to reconstruct the street cross section. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The funding to complete this project is budgeted in the Contract Street Maintenance Fund.

Project Costs:

Original Construction Contract Amount -	\$1,539,060.00
*Additional Streets Selected -	\$ 318,549.00

Total Estimated Project Cost -	\$1,857,609.00
---------------------------------------	-----------------------

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: February 24, 2012

Author: Mike Vendegna

Title/ Phone Ext: Parks
Superintendent/3843

Proposed Schedule: March 7,
2012

2nd Reading

(If applicable): _____

File # (if applicable): _____

**Attach 11
CITY COUNCIL AGENDA ITEM**

Subject: Contract for Canyon View Park Parking Lot Expansions
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Vista Paving Corporation of Grand Junction, Colorado for the Construction of the Canyon View Park Parking Lot Expansion Project in the Amount of \$173,862
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Financial Operations Manager

Executive Summary: Canyon View Park is the largest developed park within the park system, in City limits, in the Grand Valley, Mesa County, and on the Western Slope. The Park provides a multitude of different sports, drawing participants throughout the State as well as surrounding states. Parking has become a significant issue with multiple events occurring at the Park at the same time.

Background, Analysis and Options:

With over 1,300 parking spaces available on-site, there is still additional parking needs. Many users of the soccer fields will park along G Road on both the north and south sides. The south side is posted no parking but at times that does not discourage drivers. Also, for those crossing heavily used G Road it poses a dangerous safety issue.

Studies and research were conducted as to the most used fields and amenities, and the determination was made as to the best possible locations for additional parking. The parking lot expansion project consists of:

- The construction of an 80 space parking lot at the northwest end of the soccer complex, south of the private home on 24 Road
- Converting parallel parking along the north side of G Road to angle parking with a net increase of 32 spaces
- Constructing a 1,300 foot sidewalk connecting the tennis courts to G Road.

This project will create 112+ additional parking spaces as well as completing the walking access loop within the park.

A formal solicitation posted on the City's internet Bid page, advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA).

Bids were received from the following companies:

Company	Location	Amount
Vista Paving	Grand Junction, CO	\$173,862.00
M.A. Concrete	Grand Junction, CO	\$181,240.10
Elam Construction	Grand Junction, CO	\$188,364.95
All Concrete Solutions	Grand Junction, CO	\$201,236.56
Skyline Contraction	Grand Junction, CO	\$204,957.30
Asphalt Specialists	Grand Junction, CO	\$229,836.28
United Companies	Grand Junction, CO	\$234,646.00

This project is scheduled to begin mid-March, 2012, and completion is expected to be mid-May 2012.

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

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

The addition of 112 parking spaces and 1,300 linear feet of sidewalk/trail will greatly improve the accessibility throughout the park, reduce a significant safety issue with cars, pedestrians, and bikers on G road, and reduce the congestion of cars in existing parking lots on heavy use days in the park.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The funding to complete this project is in the 2012 Capital Improvement Projects (CIP) Fund budget.

Project Budget	\$175,000
<u>Bid Amount</u>	<u>\$173,862</u>
Funds Remaining	<u>\$ 1,138</u>

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



**Attach 12
CITY COUNCIL AGENDA ITEM**

Date: February 24, 2012

Author: Mike Vendegna

Title/ Phone Ext: Parks
Superintendent, Ext. 3843

Proposed Schedule: March 7,
2012

2nd Reading (If applicable):
NA

File # (if applicable):

Subject: Contract for Canyon View Park Pump and Filtration Replacement Project

Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Skyline Contracting of Grand Junction, Colorado for the Construction and Installation of the Canyon View Park Pump and Filtration System in the Amount of \$251,758

Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Financial Operations Manager

Executive Summary: Canyon View is a 110 acre regional park made up of mostly natural turf fields, accommodating soccer, baseball, softball, football, rugby, lacrosse, open space practice fields as well as thousands of square feet of planting beds and trees. Irrigation water is a key factor in the success of the playing fields, as well as all the plant materials that are essential in the makeup of a park.

Background, Analysis and Options:

Canyon View Park is irrigated by a pumping system using irrigation water pumped out of three sedimentation ponds. The system consists of over 300 spray and drip zones. The pumping system is operated by three 75 hp pumps, one is inoperable, and has far outlived its life expectancy and is in need of replacement due to age and the type of equipment originally installed. This system is obsolete, therefore; parts are no longer available. The pumps have had efficiency tests and have rated at 30% or below, thus using a great deal more power than should be necessary. The pump and filtration system replacement project consists of; a complete redesign and replacement of the existing system to the highest of new technological standards, installation of a new pumping system, installation of a new filtering system, installation of a sedimentation vault constructed on the flow side of the lake, re-surfacing and drainage and re-locating electrical service.

A formal solicitation posted on the City's internet Bid page, advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA).

Bids were received from the following companies:

Company	Location	Amount
Skyline Contracting	Grand Junction, CO	\$251,758
Colorado West Contracting	Grand Junction, CO	\$281,569
PNCI Construction	Grand Junction, CO	\$310,579

This project is scheduled to begin mid-March 2012 and completion is expected to be in mid-June 2012.

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

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

This project is an infrastructure upgrade to Grand Junction's largest and most used regional park. The project will allow for a much more efficient and even water distribution process thus dramatically improving plant health and growth environment.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The funding to complete this project is in the 2012 Capital Improvement Projects (CIP) Fund budget and was identified in the 2011 inventory needs assessment as very poor.

Project Budget	\$275,000
Geotechnical Testing	\$ 975
Design Services	\$ 8,100
Bid Amount	<u>\$251,758</u>
Total Estimated Project Cost -	\$260,833
Funds Remaining	<u>\$ 14,167</u>

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 2/23/12
 Author: Jay Valentine
 Title/ Phone Ext: 1517
 Proposed Schedule: 3/7/12
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 13
CITY COUNCIL AGENDA ITEM

Subject: Purchase of a Front Load Refuse Truck
Action Requested/Recommendation: Authorize the City Purchasing Division to Award a Contract to Purchase a 2013 Mack CNG Refuse Truck from Western Colorado Truck of Grand Junction, CO in the Amount of \$228,236
Presenter(s) Name & Title: Jay Valentine, Financial Operations Manager

Executive Summary:

This purchase request is a Mack Compressed Natural Gas (CNG) Refuse Truck to replace a diesel unit currently in the City's fleet. This truck chassis will be fitted with a 2012 Heil Body and purchased from Western Colorado Truck. The price reflected is net of a \$44,000 trade in allowance offered for the current truck. The Mack truck with Heil body was determined to be the best value when applying life cycle cost analysis.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete refuse trucks per our specifications. A 2004 Mack MR 688S with a Heil front loader Body 2006 has been offered and accepted as a trade-in unit.

The following firms responded to the Request for Proposal and the prices listed are net of the trade-in allowance:

FIRM	LOCATION	COST
Western Colorado Truck (Mack/EZ Pack)	Fruita, CO	\$222,698.00
Western Colorado Truck (Mack/Heil)	Fruita, CO	\$228,236.00
Faris Machinery (Peterbilt/Wittke)	Grand Junction, CO	\$231,660.00
Faris Machinery (Mack/Wittke)	Grand Junction, CO	\$233,096.00
Western Colorado Truck (Mack/New Way)	Fruita, CO	\$240,398.00
Transwest (Autocar/New Way)	Grand Junction, CO	\$255,506.00

After reviewing the specifications between the Heil body and the EZ Pack refuse body, there were no overriding variance from specifications. From a Fleet standpoint the body warranty was the greatest concern. The EZ Pack body warranty must be completed by the manufacture, which is located in Ohio, and would require the City to transport the truck to them, or pay travel expenses for them to come to us for the warranty. Both the EZ Pack and Heil come with a standard 1 year warranty, however the EZ Pack offers a 1 year complete hydraulic cylinder warranty compared with a 5 year hydraulic cylinder warranty offered by Heil. The primary difference in the standard Heil 1 year warranty is that the City Fleet division is an authorized in house Heil warranty center. This allows the Fleet Services Division to perform warranty work from our shop and bill our time and additional materials back to the manufacture. Heil also offers a 5 year warranty on their hydraulic cylinders.

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 positively affect the environment by using CNG compared with diesel. Not only is CNG a cleaner burning fuel, but when it is combined with the “operate at idle” package, the City also saves on fuel consumption, The “operate at idle” feature reduces fuel consumption by not requiring the unit to run at higher RPM’s while dumping and compacting garbage, which is what the truck does approximately 75% of the time.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 2/23/12

Author: Jay Valentine

Title/ Phone Ext: 1517

Proposed Schedule: 3/7/12

2nd Reading

(if applicable): _____

File # (if applicable): _____

Attach 14

CITY COUNCIL AGENDA ITEM

Subject: Purchase of Two Side Load Refuse Trucks
Action Requested/Recommendation: Authorize the City Purchasing Division to Award a Contract to Purchase Two 2012 Mack CNG Refuse Trucks from Faris Machinery of Grand Junction, CO in the Amount of \$559,606
Presenter(s) Name & Title: Jay Valentine, Financial Operations Manager

Executive Summary:

This purchase request is for **two (2)** Mack Compressed Natural Gas (CNG) Refuse Trucks to replace two (2) diesel units currently in the City’s fleet. These truck chassis will be fitted with a Labrie body and purchased from Faris Machinery. The price reflected is net of a \$35,500 trade in offered for the current truck. The remaining replacement truck will be retained by Fleet for use as a reserve vehicle. The Mack truck with Labrie body was determined to be the best value when applying life cycle cost analysis.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete refuse trucks per our specifications. A 2006 Mack truck with a 2000 Heil Python side load has been offered and accepted as a trade-in unit. The other side loader being replaced, Unit 640 is being retained by Fleet for use as a pool vehicle which will allow the Sanitation Division to use this unit when one of their trucks is down. This will give the Fleet Maintenance Division the opportunity to keep a front line truck long enough to thoroughly diagnose and repair what is wrong as opposed to having make a quick fix in order to get the unit back in operation.

The following firms responded to the Request for Proposal and the prices listed are net of the trade-in allowance and reflect the cost of two trucks:

FIRM	LOCATION	COST (2)
Western Colorado Truck Mack/New Way	Grand Junction, CO	\$547,678.00
Faris Machinery Mack/Labrie	Grand Junction, CO	\$559,606.00
Faris Machinery Mack/Scorpion	Grand Junction, CO	\$567,750.00
Faris Machinery RTI Scorpion	Grand Junction, CO	\$596,918.00
Faris Machinery RTI/Labrie	Grand Junction, CO	\$631,734.00
Hanson International International/G-S 27	Grand Junction, CO	Non-Responsive
Hanson International International/G-S 29	Grand Junction, CO	Non-Responsive
Hanson International International/G-S 31	Grand Junction, CO	Non-Responsive
Transwest Autocar/New Way	Grand Junction, CO	Non-Responsive
Western Colorado Truck Mack/G-S 27	Grand Junction, CO	Non-Responsive
Western Colorado Truck Mack/G-S 29	Grand Junction, CO	Non-Responsive
Western Colorado Truck Mack/G-S 31	Grand Junction, CO	Non-Responsive

After review, Faris machinery offering a Mack Chassis and a Labrie body was chosen over the Western Colorado Mack Truck with a New Way body because of past experience with New Way. The Solid Waste Division has experienced manufacturer defects with the current New Way that were known by the manufacturer to be problematic. The manufacturer did not inform Solid Waste or Fleet of the defects until after the warranty period had expired and the component failed. They did, however, sell the Fleet Division the replacement parts at a reduced cost and Fleet performed the repair. In contrast, when there was a manufacturer defect on the current Labrie body, the truck was taken to the local dealer who repaired the problem and extended our warranty an additional year at no cost to the City.

Faris has a local dealer who will perform warranty repairs. New Way repairs would have to be performed in house or transported to the nearest dealer in Iowa.

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 positively affect the environment by using CNG compared with diesel. Not only is CNG a cleaner burning fuel, but when it is combined with the “operate at idle” package, the City also saves on fuel consumption, The “operate at idle” feature reduces fuel consumption by not requiring the unit to run at higher RPM’s while dumping and compacting garbage, which is what the truck does approximately 75% of the time.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: February 23, 2012
 Author: Terry Brown
 Title/ Phone Ext: GIS Manager,
1561
 Proposed Schedule: March 7,
2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 15
CITY COUNCIL AGENDA ITEM

Subject: Contract for City Hall Auditorium Remodel Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Asset Engineering Limited of Grand Junction, CO for the City Hall Auditorium Remodel Project in the Amount of \$325,000
Presenter(s) Name & Title: Rich Englehart, Acting City Manager

Executive Summary:

This request is to award a construction contract for the remodel of the City Hall Auditorium. The project encompasses a reconfiguration of the room to allow for presenters to be seen by both the City Council and the audience (there will be a public presentation podium and a staff presentation podium) and a shifting of the fixed seating for better accessibility. The project includes installation of upgraded technology for improved audio and video presentation to the public in the audience and viewing the broadcast via television or web. While the auditorium is under construction, City Council and Planning Commission meetings will be held at the Mesa County Hearing Room in the Old Courthouse. If the contract is awarded, the time frame for construction will be March 19 through May 15, 2012.

Background, Analysis and Options:

The Auditorium is used for City Council Chambers, Community and Civic meeting space and as the Planning Commission main hearing space. The auditorium must continue to support space for Council members, constituents, media, and City Staff members.

Project Goals and Objectives

- To create a more efficient room for this multipurpose room.
- Relocate podium so that the City Manager and City Attorney address Council as well as the public.
- Assign an area for Media that would not affect egress from the room.
- Raise lower section where podium currently exists to use it as a raceway for cabling throughout the room.
- Improve AV and broadcasting quality for television and the web.

The City Council Auditorium shall utilize the existing electric projection screens. The data/video projectors will be replaced with high definition (HD) equipment and will be capable of displaying video from any source.

The sound system will be upgraded to improve audio output and will include control of the individual microphone volumes.

The City Clerk's and City Manager's desks will house the control panel for the audio video system. This control panel shall control all functions of the audio video system.

The pan/tilt/zoom cameras located on the ceiling at the middle and rear of the Auditorium will be replaced and relocated to the rear wall to reduce the video angle and increase overall viewing of the Council members. Additional cameras will be located up front to provide a camera for the Staff and public presentations

The current (ALS) Assisted Listening System shall be replaced with a multi-channel assisted listening system to meet the federal ADA requirements.

The Broadcast Booth will also be upgraded to HD equipment and will include a digital broadcast audio/video time delay to allow the operator to edit/censor information being distributed to the public.

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA).

The following bids were received:

Firm	Location	Amount
Asset Engineering Limited	Grand Junction, CO	\$325,000
PNCI Construction	Grand Junction, CO	\$326,290
Ford Construction	Grand Junction, CO	\$333,475
Merritt & Associates	Grand Junction, CO	\$346,000

This project is scheduled to begin on Monday, March 19, 2012 with an expected final completion date of Tuesday May 15, 2012. Arrangements have been made with Mesa County to hold all City Council and Planning Commission meetings during that time frame in their Hearing Room at the Old Courthouse. Outside users have been able to make alternative arrangements for their events. Internal users have been able to be relocated in other meeting locations within City Hall.

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

Through improvements of the meeting environment and multimedia equipment City Council can more effectively communicate with the citizens as they continue to pursue their Comprehensive Goals and Policies.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The funding to complete this project is in the 2012 General Fund Capital Improvement Projects (CIP) budget.

Project Budget	\$374,304
Bid Amount	\$325,000
Funds Remaining	<u>\$ 49,304</u>

Legal issues:

N/A

Other issues:

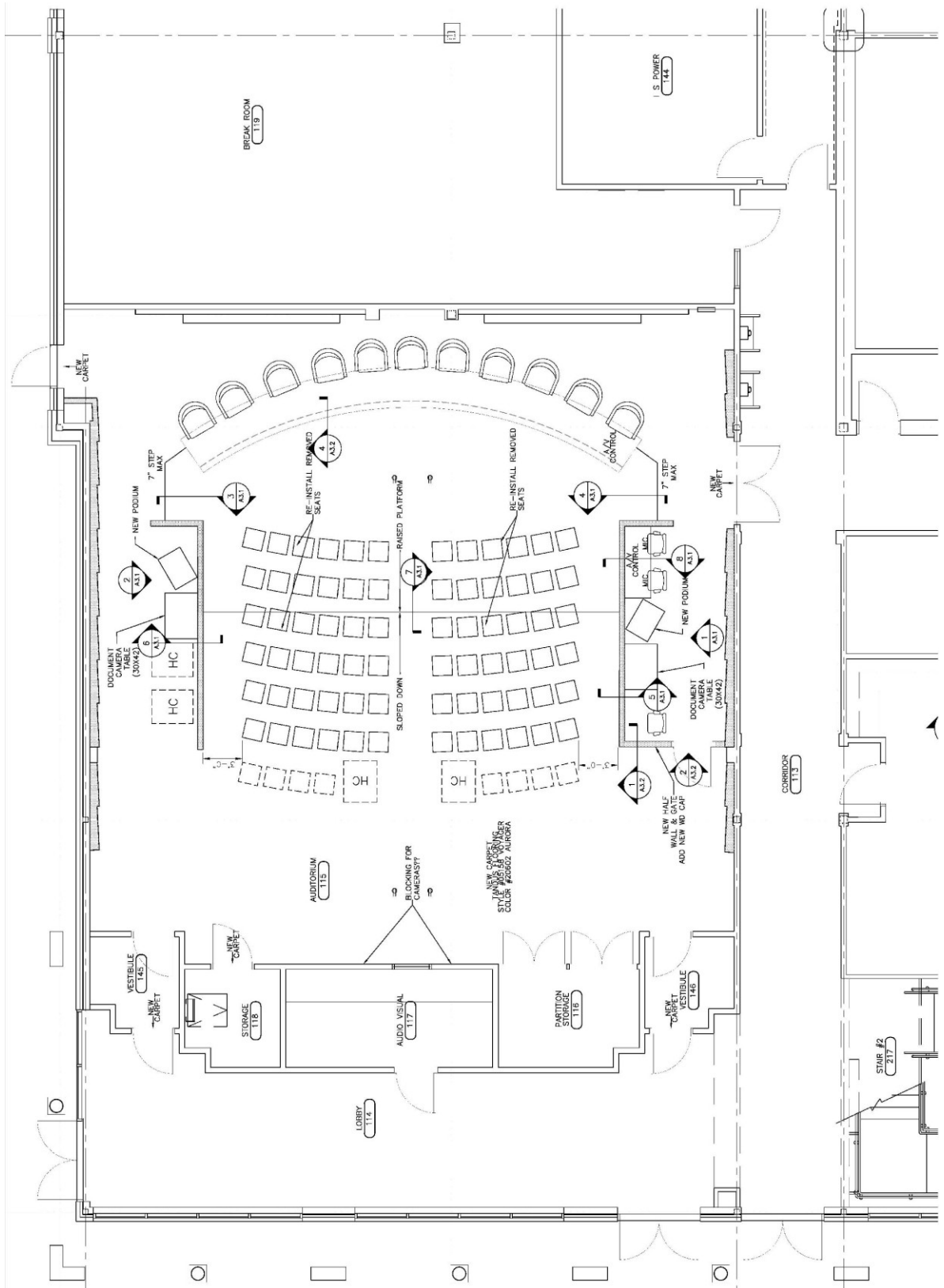
N/A

Previously presented or discussed:

N/A

Attachments:

Graphic of New Configuration



BRICK ROOM
118

1'S POWER
144

NEW CARPET

7' STEP MAX

NEW PODIUM

DOCUMENT TABLE (30x42)

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

RAISED PLATFORM

SLOPED DOWN

RE-INSTALL REMOVED SEATS

RE-INSTALL REMOVED SEATS

7' STEP MAX

NEW PODIUM

DOCUMENT TABLE (30x42)

CONTROL

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

M.C.

NEW WALL W/ GATE

ADD NEW WD CAP

AUDITORIUM
115

BLOCKING FOR CAMERAS??

STAINLESS STEEL FINISHING
COLOR #2002Z ALUMINUM

VESTIBULE
145

NEW CARPET

STORAGE
118

AUDIO VISUAL
117

PARTITION STORAGE
116

NEW CARPET

VESTIBULE
146

CORRIDOR
113

STATUS #2
217

LOBBY
114



Date: 02-23-2012
 Author: Troy Smith
 Title/ Phone Ext: Deputy Chief of Police 3563
 Proposed Schedule: March 7, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

**Attach 16
 CITY COUNCIL AGENDA ITEM**

Subject: Purchase Crime Scene Response/Evidence Collection Vehicle
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase and Equip a Crime Scene Response and Processing Vehicle for the Grand Junction Police Department in an Amount not to exceed \$136,334
Presenter(s) Name & Title: John Camper, Chief of Police Troy Smith, Deputy Chief of Police

Executive Summary:

The 21st Judicial District Law Enforcement Forfeiture Board has awarded funding in the amount of \$136,334 to the Grand Junction Police Department for the purchase of a new Crime Scene Response and Evidence Collection Vehicle. The vehicle currently being used is a repurposed 1990 Chevy Van. The current vehicle does not provide the necessary platform to properly respond or process a crime scene and lacks basic safety equipment.

Background, Analysis and Options:

The requirements and sophistication of forensic evidence collection have enhanced greatly in the past twenty two years, since our current evidence processing vehicle was purchased. In fact the criminal justice system has struggled in many ways to keep pace with emerging technology and the public expectations with respect to the collection, analysis and successful use of forensic evidence in criminal prosecutions.

The Grand Junction Police Department has undertaken significant effort over the years to keep pace with the scientific requirements of forensic evidence preservation, collection, and analysis. We have purchased some very specialized equipment for use on major crime scenes, such as, an Alternate Light Sources, GPS units, video recording, digital measuring devices, chemicals and other items used in the collection of forensic evidence. All of this equipment is transported to crime scenes in our current evidence vehicle.

The current Evidence Collection Vehicle that is used to respond and process crime scenes is inadequate; it lacks safety devices including air bags, shoulder seat belts and ABS brakes. The above listed specialized processing equipment is stored on open shelving in the current vehicle, which is potentially hazardous to people and equipment

during response to crime scenes. The current vehicle lacks the ability to store items in a secure fashion that reduces the chances of cross contamination and provides a strong chain of custody. As a result, additional personnel must be assigned to the vehicle during crime scene processing.

The Grand Junction Police Department has successfully secured funding from the 21st Judicial District Forfeiture Board to fund the purchase of a new state of the art crime scene response and evidence processing vehicle. The new vehicle will allow for safe and secure storage of equipment and chemicals; it will allow for evidence to be properly stored in a manner to minimize cross contamination; finally it will provide appropriate work surface and lighting to accommodate the highly specialized work required at today's modern crime scene. This vehicle can also be used for a small command center when the need arises.

The Forfeiture Board has approved \$136,334 be used for this purchase. The City Purchasing Division, Fleet Division and the Police Department have collaborated to complete an RFP process. A formal solicitation was advertised in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete evidence collection vehicles per our specifications.

The following firms responded to the Request for Proposals:

FIRM	LOCATION	COST
Sirchie Acquisition Company LLC	Medford, NJ	\$106,421.46
Braun Northwest, Inc.	Chehalis, WA	\$122,646.00
Summit Bodyworks	Commerce City, CO	\$127,423.14
Farber Specialty Vehicles	Reynoldsburg, OH	\$167,855.00
Pierce Manufacturing, Inc.	Appleton, WI	\$209,195.00

After reviewing the five responses received, it was determined the Sirchie vehicle provides the best overall value. Additional equipment, such as a communications radio, photographic and observation deck, storage, flood lights, and mounted ladders will be installed which is estimated to bring the full operational cost of the Crime Scene Response and Processing vehicle to the \$136,344 in forfeiture funds that were awarded for the purchase of this specialized vehicle.

This vehicle will become part of the City's fleet and replacement costs will be the sole responsibility of the City of Grand Junction. Funds will be accrued annually over a 15 year period for the purpose of replacement.

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 purchase of this specialized equipment will allow for much better delivery of Police Services to the community and will ultimately strengthen the criminal prosecution of offenders. Scientific and forensic services are highly effective at reducing crime and enhancing the community's confidence in their police.

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 assist in supporting lower crime rates and increase the community's perception of safety. Lower crime rates and the community's perception of safety have an impact on the economy and its overall health.

Board or Committee Recommendation:

The 21st Judicial District Forfeiture Board has unanimously approved this expenditure from the funds and strongly supports law enforcement in its region having increased capacity in forensic evidence collection and processing.

Financial Impact/Budget:

This expenditure is fully covered by the \$136,334 in forfeiture funds. The 2012 budget will be amended to include the revenue and expense and will be part of this year's supplemental appropriations.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: February 27, 2012
 Author: Rob Schoeber
 Title/ Phone Ext: Parks and Recreation Director / ext. 3881
 Proposed Schedule: March 7, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 17
CITY COUNCIL AGENDA ITEM

Subject: Contract for Food and Beverage Services at City-owned Golf Courses
Action Requested/Recommendation: Ratify the Contract between City of Grand Junction and PAT Services, LLC to Provide Food and Beverages Services for Lincoln Park and Tiara Rado Golf Courses
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Financial Operations Manager

Executive Summary:

This approval would support the contract for PAT Services, LLC to operate the grill at Lincoln Park Golf Course and the restaurant at Tiara Rado Golf Course. The previous contract was terminated in December 2011 at the request of the previous vendor. Following a formal RFP process PAT, LLC, was interviewed by a panel of City staff and community members who unanimously supported their proposal.

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 at City owned courses. 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, leaving both courses without food and beverage services.

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 proposal from PAT Services involves a partnership between Lonnie Miller and Jack Sommers. Both operators have extensive experience with golf course operations and food services in the Grand Junction area.

The interview process included a question and answer session and a food tasting with a panel of twelve. The panel consisted of City staff and several local community members residing near the Tiara Rado Golf Course. The panel unanimously supported the proposal by PAT Services.

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, patrons of the golf courses and general community members will have access to better quality food and beverage, at better prices, and all at a high level of service.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The contract, in essence, states that PAT Services, LLC, will pay 5% of gross sales at Lincoln Park from April 1st - October 31st (defined as the golf season). At Tiara Rado, PAT will pay \$800 per month rent for throughout the golf season and will pay 5% of gross revenue January through December. A beverage cart rental fee will also be charged at both courses throughout the golf season with a daily rate charged if the cart is used during the off season. If the contract is approved, the term will be for two years, with the option to renew for three additional one year periods.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This proposal was presented during a City Council Workshop on February 6, 2012 and authorization was given to Staff to negotiate the contracts at the February 13, 2012 City Council meeting.

Attachments:

Contract

AGREEMENT

THIS AGREEMENT, made this ____ day of February 2012 by and between the CITY OF GRAND JUNCTION, a municipal corporation, hereinafter referred to as "CITY" and PAT Services, LLC, a Colorado limited liability corporation, hereinafter referred to as "CONCESSIONAIRE."

WITNESSETH:

This agreement contemplates lease of all restaurant, food and beverage service facilities located on the premises of Tiara Rado Golf Course (Tiara Rado) located at 2057 S. Broadway and the Lincoln Park Golf Course (Lincoln Park) located at 800 Mantlo Circle, Grand Junction, Colorado (collectively known as the "Premises" or the "Facilities" unless specific references in context apply). The Concessionaire's purpose, as stated in its response to the CITY's request for proposal RFP-3403-12-SDH is to fulfill the food and beverage service needs of patrons of Tiara Rado and Lincoln Park. The proposal and response are incorporated herein by this reference as if fully set forth. Accommodating the golf patrons using the Premises shall be the Concessionaire's first priority.

I. LEASED PREMISES/UTILITIES/HOURS

- A. The Concessionaire shall have the exclusive right to operate on the Premises food service and vending operations, including food and beverage sales, tobacco and snack food product sales and other machine vended items. There shall be no smoking in any enclosed area of the Premises. Failure to provide any service provided for herein or otherwise commercially required or reasonably requested by the City, in a suitable quality, will be considered a breach of this Agreement and the Concessionaire will be considered in default. The Facilities outlined in this Agreement shall be exclusively managed and controlled, subject to the limitations herein contained, during the pendency of this Agreement by the Concessionaire.
- B. City agrees to lease to Concessionaire the facilities located at Tiara Rado, including the restaurant, bar and snack bar facility, and beverage cart from March 1, 2012 to February 28, 2014 on terms and conditions stated below, unless or until the Concessionaire or the City is in breach.
- C. City agrees to lease to Concessionaire the facilities located at Lincoln Park, including the snack bar facility, and beverage cart from March 1, 2012 to February 28, 2014, on terms and conditions stated below, unless or until the Concessionaire or the City is in breach.
- D. The City reserves the right to renew this contract for three (3) additional one (1) year periods annually upon review and recommendation of the Parks and Recreation Director, the satisfactory negotiation of terms, and the annual availability of budget appropriation.
- E. Facilities shall be open at least all hours the golf courses are open, plus one-half hour past sunset. All special events or gatherings shall be scheduled so as not to interfere with golf activities. Golf activities shall have first priority to use the Facilities.

F. The Concessionaire shall maintain the Premises and Facilities in good repair. The City shall maintain the exterior of the Facilities in good repair.

G. The Concessionaire shall pay commercial trash removal fees and shall pay all grease disposal costs.

H. The Concessionaire shall pay the cost of gas, electric, sewer and water utilities and alarm services for the Tiara Rado Facility. The Concessionaire shall pay a prorated cost, as determined by mutual agreement between the Director and the Concessionaire, of gas, electric and alarm services for the Lincoln Park Facility; the City shall pay the sewer and water utilities for the Lincoln Park Facility. Nonpayment of any or all utility charges as they become due shall be a breach of this Agreement. The Concessionaire shall disclaim and hold harmless the City from all liability and responsibility for utility charges (except trash removal).

I. The Concessionaire shall promptly and timely pay any and all vendors who supply materials, merchandise, food, food stuffs, liquor, wine, beer or other beverages or other goods to the Concessionaire. Nonpayment of any or all vendors or account delinquencies of thirty (30) days or more shall constitute a breach of this Agreement.

J. The Concessionaire shall bear the cost of insect and rodent control. Insect and rodent control shall be provided at each location by a licensed contractor of the Concessionaire's selection. Should insect and rodent control not be satisfactory, as determined by the City in its sole discretion, the City may as a condition of this agreement, require the Concessionaire to increase the frequency or change the method of extermination services at the facilities.

K. The Concessionaire shall be responsible for all telephone, internet and cable/satellite television expenses, charges and fees.

L. The Concessionaire shall be responsible for interior maintenance of all portions of the Premises and maintain the same in a first class condition. Maintenance shall include painting walls and ceilings, maintaining carpet and floor coverings and proper maintenance of all fixtures, including tables, chairs and the like. The City and Concessionaire will equally divide the cost of replacement of City -owned floor coverings, window coverings, tables and chairs as required by the normal course of wear and tear occasioned by the food service business. Any and all replacement shall occur only upon the mutual consent and concurrence of the Concessionaire and the City. Such consent and concurrence shall not be unreasonably withheld by either the City or the Concessionaire.

M. The Concessionaire shall maintain, repair and replace all equipment and/or furnishings provided by the Concessionaire under the terms of this Agreement. The Concessionaire acknowledges that the Premises and City-supplied equipment are in good and satisfactory condition and accepts the same.

N. In the operation of the Agreement, it shall be understood and agreed that the Concessionaire is an independent contractor and not an agent, servant or employee of the City.

II. INSPECTION AND ALTERATION OF PREMISES

A. Concessionaire agrees that the Director of Parks and Recreation, or his duly authorized agent(s), shall have the right to enter the Premises at any reasonable time to inspect the same.

Costs for additional electrical wiring, outlets, facilities, shelving, fixtures, improvements or installations installed by the Concessionaire shall be the sole responsibility of the Concessionaire and shall be done only with the written consent of the City and shall become the property of the City at conclusion or termination of this Agreement.

B. The use of extension cords shall be as limited by fire, building and electrical codes. All signs erected on the Premises by the Concessionaire shall conform to applicable codes and shall not be erected or installed until the City has given its approval in writing. All improvements and or renovations including, but not limited to, paint, floor coverings, window coverings and decorating shall be made only with prior approval of the City. City and Concessionaire agree that the Director of Parks and Recreation or his designee is the party to whom any and all notices required to be given under this Agreement by Concessionaire shall be delivered and the person from whom all City consents shall be obtained.

III. LICENSES, TAXES AND FEES

A. It is further agreed and understood by the parties that certain licenses issued by the City, the County and the State are necessary requirements to Concessionaire's operation. Concessionaire agrees to obtain all necessary licenses at its sole and separate expense and shall maintain the same in full force and effect during the term of and under the conditions of this Agreement.

B. The registered managers for purposes of liquor licenses at the premises shall be Lonnie Miller and Jack Sommers. As a condition of this Agreement, Jack Sommers shall be the registered manager of the Hotel/Restaurant liquor license for the clubhouse premises and optional premise licenses for the Tiara Rado Golf Course. Lonnie Miller shall act as manager of the 3.2% beer license at Lincoln Park. This Agreement shall serve as the management agreement for that license. The Concessionaire shall pay the annual renewal fees for all licenses. Beer shall be the only alcoholic beverage allowed on the Lincoln Park Golf Course and/or in the food service area. All beverages served shall be canned or contained in plastic cups or containers if consumed on the golf courses. Concessionaire shall strictly enforce and limit containers as provided by this paragraph and furthermore, the Concessionaire and/or the Manager shall not serve or dispense beverages in violation of applicable law.

C. Service in violation of this Agreement and/or applicable law or the loss of or the failure to renew the Tiara Rado liquor licenses and/or actions that result in the loss of the beer license at Lincoln Park shall be deemed a breach of this Agreement.

D. Concessionaire shall adhere to and comply with all liquor, wine and beer laws, codes or regulations of the State of Colorado, City of Grand Junction or other regulatory entities having jurisdiction. Concessionaire shall have and does affirmatively

acknowledge its duty to be circumspect and prudent with regard to over-service, underage-service and compliance with commercially reasonable alcohol service practices.

E. Concessionaire shall pay all license fees, taxes and all retail sales taxes on the products or services which the Concessionaire provides hereunder, including, but not limited to, all federal and state payroll and income taxes, including withholding, state and local sales taxes, compensation payments, unemployment insurance, and other taxes with respect to services provided under this Agreement and all other taxes arising from the Concessionaire's operation.

F. The Concessionaire and all Concessionaire's employees shall attend the Alcohol Server Responsibility Class, or similar class approved by the City, on no less than an annual basis beginning at the employee's date of hire.

IV. EMPLOYEES OF CONCESSIONAIRE

A. In the operation of the Facilities, Concessionaire will need to employ certain personnel. It is agreed and understood that any person or persons employed by the Concessionaire shall be employees of Concessionaire and not the City. The Concessionaire assumes full responsibility for the action(s) of such personnel while performing service(s) pursuant to this Agreement and shall be solely responsible for supervision, payment of wages or salary, withholding and income taxes, social security taxes and unemployment insurance, as required by law. Concessionaire further agrees that Worker's Compensation insurance shall be provided for said employee(s) in conformity with the Colorado law and that a certificate of Worker's Compensation Insurance evidencing continuous coverage shall be filed with the City Risk Manager.

B. The Concessionaire and each of its agents and employee(s) shall provide at all times courteous service to customer(s). Concessionaire shall employ, train and deploy employees in optimum numbers who are proficient, productive and courteous to patrons. Concessionaire shall furnish all necessary qualified supervision for the performance of food and beverage service and agrees to maintain highly competent management staff at all times. Concessionaire and its employees shall, no less than once per year per employee, attend the City's customer service training. The cost of the training shall be borne by the City.

V. INSURANCE

A. Concessionaire agrees to procure and maintain in full force and effect, at Concessionaire's sole expense, commercial general liability insurance and liquor liability insurance for and covering the Premises naming the City of Grand Junction, its agents, servants, employees and elected and appointed officials as additional named insureds. This insurance shall reflect minimum coverage in the following amounts:

COVERAGE

Injury or death	\$ 500,000
Property damage	\$1,000,000
Product liability	\$ 500,000
Liquor liability	\$ 500,000
Automobile liability	\$ 500,000

B. A certificate evidencing such insurance policy coverages shall be provided to the City Risk Manager and shall have a provision that any and all of the same shall not expire or be canceled or terminated without first giving written notification thereof to the City Risk Manager thirty (30) days prior to termination, expiration or cancellation. A renewal policy shall be delivered to the City at least fourteen (14) days before a policy's expiration, except for policy(ies) in effect upon termination of this Agreement. Failure to maintain such insurance coverage shall be deemed breach of this Agreement.

C. Concessionaire shall furnish fire, theft and contents loss insurance for Concessionaire-owned material(s), supplies and equipment. City will not be responsible for any loss of, or damage to, or replacement of material, supplies and equipment of Concessionaire due to theft, natural disasters or other events beyond the control of the City. If City property, material(s), supplies or equipment are damaged by acts or omissions of Concessionaire, agent(s), or employee(s) of Concessionaire, Concessionaire shall be responsible for the depreciated cost of replacement, whether replaced by the City or not. City-owned material(s), supplies and equipment are insured against fire and theft for acts not occasioned by Concessionaire, agents or employees of Concessionaire.

VI. WAIVER OF SUBROGATION

Concessionaire, its agent(s), employee(s) and insurers hereby release the City, its officers, employees, agents assigns ("City") from any and all liability or responsibility, including anyone claiming through or under City by way of subrogation or otherwise, for any loss or damage which Concessionaire, its agents or insurers may sustain incidental to or in any way related to Concessionaire's operation under this contract, except for loss or damage due to breach of this Agreement by the City or due to the City's gross negligence or willful or wanton conduct.

VII. LIABILITY AND INDEMNIFICATION

The Concessionaire shall indemnify and hold harmless the City against all action(s), claim(s), proceeding(s), demand(s), loss(es), cost(s), damage(s) and expense(s) whatsoever which may be brought against or suffered by the City or which it may sustain, pay or incur, by reason of, or on account of any injury, illness or death of persons and/or damage to property arising out of, or incidental to, the Concessionaire's provision of food and/or beverage service(s) herein provided for and/or any negligence, act of omission or commission, by Concessionaire's employee(s), licensee(s) or invitee(s). The Concessionaire's agreement to indemnify and/or hold harmless shall survive termination, expiration or cancellation of this Agreement and/or termination or expiration of any or all insurance coverage required hereunder.

VIII. STANDARDS OF PERFORMANCE

A. Providing quality food and beverage service to golf course patrons shall be the Concessionaire's top priority. The Concessionaire shall organize, operate and manage efficiently the food and beverage operations of the Facilities to provide high quality food, beverage and vending services in a clean, attractive and pleasant environment.

B. As an express condition of this Agreement, the City requires the Concessionaire to have and provide adequate capitalization to operate the Facilities at the expected level of excellence. To ensure adequate ability to perform, Concessionaire shall agree and allow the City to conduct routine credit and financial background checks of the business or corporate finances of the Concessionaire. If each or any of such inquiries disclose insufficient capitalization or outstanding judgment(s), liabilities or delinquencies which may impair or prevent the proper operation of the facility, the City may declare this Agreement breached, void and of no effect.

C. Concessionaire hereunder shall provide unencumbered capitalization of \$10,000.00 and shall maintain a net worth of no less than \$10,000.00, as determined by generally accepted accounting principles (as opposed to generally accepted tax accounting principles). The City may, in writing, accept smaller amounts of capitalization and net worth if Concessionaire shows reasonable cause therefor. The Concessionaire shall maintain the equipment, assets and the Premises in good and serviceable condition.

D. Concessionaire's responsibility shall include, but not be limited to, the following as costs and requirements of operation:

Purchasing all inventory and supplies required for food service operations;

Routine cleaning of the food preparation areas and floors, storage areas and counter tops and service areas including, but not necessarily limited to, cleaning all hoods not less than two times per year;

to: Supplying and laundering of kitchen and banquet linen including, but not limited to uniforms, aprons, cleaning cloths, table cloths, napkins, *etc.*;

Purchasing replacement small wares as necessary, including, but not necessarily limited to: china, glassware, flatware, cooking utensils and sundry items. Any and all replacement shall be deemed a cost of Concessionaire's operation;

with Installing, servicing and maintaining vending machines in good repair at such locations as may be agreed upon and keeping the machines adequately supplied with merchandise;

Keeping all Premises, including patio and service areas, clean and sanitary in conformance with the guidelines in Appendix A, attached hereto and incorporated by reference. The City shall provide paper and soap products for restrooms, but the Concessionaire shall be responsible for restroom cleaning and restocking;

Transportation of all waste materials, including grease, from the food/beverage areas to the garbage pick-up area in a manner designated by the City and health/restaurant codes. The Concessionaire shall not discharge any grease into the building drains but shall keep grease in proper containers for disposal by the Concessionaire. If the Concessionaire fails to comply with this provision, any cost, charge or expense involved in opening, cleaning or repairing drains necessitated by such failure shall be paid by the Concessionaire;

Maintain all food service equipment (both City provided and Concessionaire provided) in good repair. Concessionaire shall be responsible for repair and/or replacement of City provided equipment used in the fulfillment of this Agreement, normal wear and tear excepted;

Provide beverage sales on the golf course as deemed appropriate by the Parks and Recreation Director or designee.

E. The Concessionaire shall plan and prepare imaginative menus with an adequate variety of products, in consultation with the City's designated representative, and in accordance with City specifications. Only quality food and beverages shall be purchased and served by Concessionaire. Upon delivery, all merchandise shall be checked for quality and shall be stored in proper areas in sanitary containers, which are dated for effective rotation of stock on a first-in, first-out basis.

F. The City may require the Concessionaire to sell items that the City reasonably deems necessary to the operation of the facilities. The City may limit or require the discontinuance of the sale of products which the City reasonably deems not in the best interest of the operation of the Facilities.

G. The City reserves the right to reasonably regulate the prices charged by the Concessionaire. The Concessionaire shall provide a price list for all items it proposes to sell. Each January during the term hereof, the City's designated representative and the Concessionaire shall review pricing structures and may, by agreement and for good cause, alter prices of items offered for sale.

H. At the City's option a survey of Facility users by the City or an independent contractor may be conducted to determine Concessionaire's performance. Facility users may be surveyed to determine if they are "very satisfied," "satisfied," "dissatisfied," or "very dissatisfied" with the Concessionaire's operation. The acceptable performance standard shall be 75% of Tiara Rado Facility users and 50% of Lincoln Park Facility users "satisfied" or "very satisfied" with the food and beverage concession. A rating below either or both satisfaction standards may be considered by the City as grounds for declaring the Concessionaire in breach of this Agreement. If a user survey results in customer satisfaction less than required by this Agreement, the Concessionaire may contract and pay for a second survey to be performed by an independent third party agreed to by the City and the Concessionaire. All costs of this second survey shall be at the Concessionaire's sole expense. If the results of the second survey show customer satisfaction to be at or above standard, Concessionaire will be deemed to have met a standard of acceptable performance. Failure to attain

customer satisfaction at one Facility shall not be deemed a breach of this Agreement for the other Facility.

IX. TERMINATION

A. The Concessionaire must be able at all times to meet the standard of 75% customer satisfaction as determined by the user survey explained in paragraph VIII (H).

B. In the event that compensation provided for is in arrears, or if Concessionaire is in default of any covenant, term or agreement as herein provided, the City shall give the Concessionaire a written notice specifying the default. In the event Concessionaire fails to remedy and cure said default within ten (10) calendar days from mailing of such written notice, the City shall be entitled to declare this Agreement terminated and may immediately reoccupy the premises with or without process of law using such reasonable force as may be necessary without being liable to prosecution for damages therefor. In the event of repeated default by Concessionaire, the City may declare this Agreement terminated and may reoccupy as provided. Repeated default(s) shall be defined as three (3) notices of violation within a twelve- (12) month period. Concessionaire covenants and agrees to surrender and deliver up said premises peaceably to the City upon expiration or termination. Any notice provided for herein may be mailed or may be served upon the Concessionaire by delivering a copy thereof to it in person or by leaving it with any person employed by the Concessionaire at the concession.

C. Any notice or communication of default shall be deemed made if personally served or received by certified mail at:

CITY OF GRAND JUNCTION
Attn: Director of Parks and Recreation
1340 Gunnison Ave. Grand Junction, CO 81501

CONCESSIONAIRE
2057 South Broadway, Grand Junction, CO 81503
800 Mantlo Circle, Grand Junction, CO 81501

The City or Concessionaire may from time to time change the above address upon written notice to the other.

D. In the event of litigation hereunder, the prevailing party shall be entitled to recover its reasonable attorney's fees in addition to all other damages or remedies authorized by law.

E. Upon termination or expiration of this Agreement, Concessionaire agrees to return all equipment and supplies furnished by the City. Said equipment and supplies shall be in as good condition as originally furnished, ordinary wear excepted.

F. Notwithstanding any provision to the contrary, upon termination by the City for default by Concessionaire, Concessionaire's duties to indemnify and hold harmless the City shall continue and survive.

G. Upon termination or expiration of this Agreement, for any reason, all installed equipment purchased by the Concessionaire becomes the property of the City. The City agrees to pay Concessionaire depreciated fair market value for this equipment if the City desires to retain said equipment. Any equipment the City does not want will remain the property of the Concessionaire and will be removed at no expense to the City. An independent third party appraiser shall determine value of Concessionaire's equipment if the parties disagree. Cost of appraisal shall be the City's sole responsibility.

H. The City may terminate this Agreement if any of the liquor or beer licenses obtained or managed by Concessionaire are revoked, suspended or any action or proceeding is initiated by the City or State against the licensees and/or the Manager or any person operating under the direction or authority of the Manager.

I. Any failure by the City to give Concessionaire any notice hereunder in a timely manner, e.g. a notice of breach or default, shall not be deemed to waive the City's right to do so thereafter.

X. ASSIGNING OR SUBLETTING PROHIBITED

Concessionaire shall have no right to assign, sell, transfer or in any way convey any of the rights or obligations attached or arising hereunder. Further, the portion of this Agreement relating to the granting of this concession is a personal service agreement and the parties agree and understand that the Concessionaire shall not assign or in any way divest itself of any of the duties or responsibilities provided herein.

XI. PATENTS, TRADEMARKS, ETC.

Concessionaire represents that it is the owner of and fully authorized to use any and all services, processes, machines, articles, names or slogans used by it in its operation under or in any way connected with this concession. Concessionaire agrees to save and hold the City, its officers, employees, agents, and representatives free and harmless from any loss, liability, expense, or claim for damages in connection with any actual or alleged infringement of any patent, trademark, or copyright or unfair competition arising out of the operations of this concession or in any way connected to this concession.

XII. SUSPENSION OF OPERATIONS

If either or both of the Facilities are closed for a period in excess of three (3) days due to no fault of the Concessionaire for reasons such as fire or natural disaster, the monthly rent payments to the City shall be suspended on the third day of closure but shall recommence when reopened. In the event of a closure more than fourteen (14) consecutive days, the City may require that Concessionaire will operate out of a temporary facility and provide minimum food and beverage service as directed by the City. Operation of such temporary facility(ies) shall be at the Concessionaire's sole expense. The Concessionaire shall be responsible for the cost and availability of utility

services for such temporary facility(ies). The Concessionaire may choose not to install the utilities and may terminate the Agreement if the cost of installation is, in the Concessionaire's sole discretion and determination, prohibitive. City shall receive compensation of 5% of gross sales during temporary operations.

XIII. COMPENSATION TO CITY

A. In consideration of the lease of the Premises to the Concessionaire, the Concessionaire shall pay the City according to the following schedule:

04/01 to 10/31	\$800.00 per month, plus 5% of monthly gross sales for Tiara Rado
11/1 to 2/28	5% Gross Sales for Tiara Rado
05/01 to 10/31	5% of gross monthly sales for Lincoln Park
10/31 to 04/1	No compensation due for Lincoln Park
04/01 to 10/31	\$403 per month from April 1 st through October 31 st for (2) Beverage Carts Lease. \$15 per actual day of use November 1 st through March 31 st for (2) Beverage Carts Rental. Days of use at Concessionaire's discretion.

Compensation due the City under any extension of this Agreement shall be negotiated to the mutual satisfaction of the parties at that time. Compensation for the first year of this agreement will begin May 1, 2012.

B. The Concessionaire shall make payments monthly on or before the 20th day of the month. The percentage sales is payable in arrears. Gross sales tabulation reports shall be submitted with payments. Payments shall be made not later than the seventh day of the month following the month of calculation.

C. For the purpose of this Agreement, gross sales shall be defined as the total amount of money or the equivalent thereof in kind received by the Concessionaire in exchange for the goods or services rendered by Concessionaire at the Premises. Gross receipts shall also include any and all monies received from the operation of any vending machines owned by Concessionaire or leased by Concessionaire from third parties. Concessionaire agrees that it shall keep a true and accurate account of all monies received pursuant to this Agreement and deliver the required monthly financial report to the City Financial Operations Manager.

D. At the conclusion of the term of this Agreement the parties may, conditioned on full and faithful performance of and under this Agreement by the Concessionaire, renew the agreement on then mutually acceptable terms. Renewal, if exercised, shall be annually for up to two years. Concessionaire may renew the agreement for none, one or both premises. If Concessionaire opts to renew, any subsequent extension or renewal of this Agreement if any shall be subject to the approval by the then seated City Council.

XIV. FINANCIAL REPORTING

A. Beginning April 30, 2012, Concessionaire shall furnish to the City a complete profit and loss statement, prepared on the accrual accounting basis, utilizing generally

accepted accounting principles, for all food, beverage, vending activities and sales of goods. The format of these statements should generally follow that outlined in Schedule A, hereto attached and incorporated by reference.

B. Concessionaire shall keep proper, adequate and accurate books and records, prepared in accordance with an accounting system satisfactory to the City, of all business and transactions engaged in under this Agreement. Such records shall include, without limitation, the daily receipts (including cash register tapes), daily sales and business done by the Concessionaire in, on, from or through the premises. The Concessionaire shall preserve and make available for audit and examination by the City such books and records, as well as a copy of all business and sales tax returns to be filed with the City, Mesa County and the State of Colorado. Audits may be conducted by the City upon three (3) days written notice at any time, but said audit(s) shall not be required unduly or excessively, and in no event shall exceed one (1) per month.

XV. BANKRUPTCY, REORGANIZATION

This Agreement and all rights of Concessionaire hereunder, shall terminate if:

A. Concessionaire, while in possession of the Premises, files a petition in bankruptcy, or insolvency, or for reorganization under the Bankruptcy Code, or voluntarily takes advantage of any such filing by answer or otherwise, or makes an assignment for the benefit of creditors; or

B. Involuntary proceedings under any bankruptcy law or insolvency act are instituted against Concessionaire, or if a receiver or trustee is appointed of all, or substantially all, of the property of Concessionaire, and such proceedings are not dismissed or the receivership or trusteeship vacated within thirty (30) days after the institution or appointment.

XVI. EQUAL OPPORTUNITY

The Concessionaire agrees not to exclude anyone from participation in or deny anyone any benefits of Concessionaire's services, or otherwise subject anyone to discrimination because of the person's race, sex, color, religion, national origin or physical handicap. Concessionaire warrants that it will comply with all applicable local, state and federal laws relating to employment practices.

XVII. ATTACHMENTS

Attached and incorporated herein:

Appendix A Cleanliness Guidelines

Schedule A

Financial format for optional submittal purposes -
food, beverage and vending sales.

XIX. OTHER

A. In the event of any dispute arising hereunder, either the City or the Concessionaire may request in writing that the matter be heard by the Grand Junction Parks and Recreation advisory Board (Parks Board). Upon receipt of such request, the Parks Board shall schedule a public meeting at which time the parties shall be entitled to present such information and testimony as they desire. The Parks Board shall thereafter render a decision by majority vote resolving the matter. The Parks Board shall hold such meeting and render its decision within 90 days of the initial request letter. If either party is dissatisfied with the decision of the Parks Board, or if the Parks Board does not act within the 90-day period, they may take such other legal action as is available to them, including filing a complaint in court. However, neither party may file any court proceeding without first seeking a resolution of the dispute by the Parks Board.

IN WITNESS WHEREOF, the parties have hereunto placed their hands and seals the day and year first above written.

CITY OF GRAND JUNCTION, COLORADO
a municipal corporation

by _____
Jay Valentine, Financial Operations Manager

CONCESSIONAIRE: PAT Services, LLC

by _____
Lonnie Miller, PAT Services, LLC

by _____
Jack Sommers, PAT Services, LLC

Appendix A

Cleanliness Guidelines

The Concessionaire shall maintain the Facilities, including, but not limited to the kitchen, food preparation, dining, service and banquet areas and all equipment, fixtures, materials, utensils, accessories and other items therein in a clean and sanitary manner.

Concessionaire shall clean and maintain the restrooms at Tiara Rado. The City shall clean and maintain the restrooms at Lincoln Park. Concessionaire shall comply with all applicable health and sanitation laws and regulations in effect for the food/beverage preparation and service areas. The Concessionaire shall permit and facilitate inspection of the food/beverage preparation and service areas by the City and its representatives and by any and all authorized public health, sanitation, building and fire authorities.

The following shall establish the minimum sanitation guidelines for the Concessionaire:

1. The sanitation code of the U.S. Food Service Industry as published by the National Restaurant Association.
2. All State of Colorado Laws, Acts, Statutes and Regulations governing food and beverage service operations.
3. All applicable City of Grand Junction and Mesa County public health/sanitation regulations, rules and codes.
4. All applicable Federal Government Laws, Acts, Rules and Regulations.
5. Any and all applicable statutes, codes, regulations or requirements enacted by the City, County, State or Federal government or which become effective during the pendency of the Agreement.

Sanitation Regulation and Job Inspection

1. Informal inspections of the Facilities are to be conducted weekly by the Concessionaire. An inspection checklist is to be prepared and completed by the Concessionaire for each inspection, and said checklists are to be made available to the City upon its request. A complete report of corrective measures taken or to be taken for any deficiencies noted should accompany the inspection report.
2. Informal inspections of the Facilities are to be conducted daily by the concessionaire with immediate corrective measures taken for any deficiencies noted.
3. Formal inspections of the Facilities are to be conducted a minimum of four (4) times per year, on a quarterly basis, by the City's designated representative, accompanied by the Concessionaire.

Schedule A

FINANCIAL STATEMENT FORMAT FOR OPERATION SUBMITTAL PURPOSES

FOOD, BEVERAGE AND VENDING SALES

<u>Sales</u>	<u>Amounts (\$)</u>	<u>%</u>
<u>Food Service</u>		
- Catered Affairs		
- Cafeteria Operations		
<u>Beverage Service</u>		
- Catered Events		
- Cafeteria Operations		
<u>Coin Operated Vending</u>		
- Vending		
TOTAL FOOD, BEVERAGE & VENDING SALES	_____	_____
<u>Cost of Sales</u>		
<u>Food Service</u>		
- Catered Affairs		
- Cafeteria Operations		
<u>Beverage Service</u>		
- Catered Events		
- Cafeteria Operations		
<u>Gross Profit</u>		
<u>Food Service</u>		
- Catered Affairs		
- Restaurant Operations		
<u>Beverage Service</u>		
- Catered Events		
- Restaurant Operations		
<u>Coin Operated Vending</u>		
- Vending		
<u>Miscellaneous Sales</u>		

Total Gross Profit	_____	_____
Other Income	_____	_____
TOTAL INCOME	_____	_____

Controllable Expenses

Payroll		
Employee Benefits		
Employee Meals		
Direct Operating Expenses		
- Replacement		
- Insurances		
- Extermination		
- Janitorial & Paper		
- Laundry & Uniforms		
- Telephone & Office		
- Ice		
- Miscellaneous		
Advertising & Sales Promotion		
Administrative & General		
Repairs & Maintenance	_____	_____

TOTAL CONTROLLABLE EXPENSES	_____	_____
Profit before depreciation		
Depreciation (minor pieces of equipment Contractor may provide)		

OPERATING PROFIT		
Additions to or Deductions from Profit	_____	_____

NET PROFIT

Coin Operated Vending

- Vending

TOTAL FOOD, BEVERAGE & VENDING SALES	_____	_____
---	-------	-------

Attach 18
CITY COUNCIL AGENDA ITEM

Subject: Contract for Architectural Services for the Avalon Theatre Addition and Renovation
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Westlake, Reed, Leskosky of Cleveland, OH for Architectural Services in the Amount of \$481,029
Presenter(s) Name & Title: Harry Weiss, Downtown Development Authority Director Debbie Kovalik, Economic, Convention, and Visitor Services Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is to award an architectural services contract for the Avalon Theatre Addition and Renovation. The services will reorder the proposed phases from the 2010 Avalon Theatre Master Plan and prepare bid documents for a large addition on the east side of the theatre that will help transform the 91 year old theatre into a full service performing arts center. The DDA requests that the City fund \$110,476 of the contract to cover a portion of the schematic design as its share of the project.

Background, Analysis and Options:

In 2010, the Downtown Development Authority (DDA) and the Avalon Theatre Foundation Board (ATFB) retained the firm of Westlake, Reed, Leskosky (WRL) to complete the Avalon Theatre Master Plan that assessed the existing building and prepared conceptual plans for a fully functional regional performing arts to be funded through a combination of public monies and private philanthropy. The DDA pledged \$3 million as a challenge grant to the ATFB, requiring \$3 of private funds for every \$1 of DDA support. The Master Plan identified 3 phases of construction to be implemented over time as funding was secured.

- Phase I Minimum required that would allow the Grand Junction Symphony Orchestra to move into the theatre \$5.8 million
- Phase II Addition to the east of the Avalon totaling almost 12,000 square feet to provide additional public lobbies, concessions, restrooms, ADA accessibility throughout the theatre, multipurpose room and

Phase III	<p>construct an unfinished basement under the addition for future dressing rooms. \$3.5 million.</p> <p>Completion of the master plan including completion of the multipurpose room into a fully functional movie room and buildout of the dressing rooms. (\$1 million)</p>
-----------	--

In recent months the City, DDA, and ATFB have revisited the funding and implementation assumptions in the Master Plan in order to craft an improved project development strategy. The primary objectives of the new strategy are:

- To re-phase the construction
 - to first complete the “core elements” necessary to make the facility more serviceable for patrons, and ADA/building code-compliant (these “core elements” are largely described in the Master Plan Phase 2), and,
 - to maintain continuous operation of the Avalon throughout the development, avoiding extended periods of “dark” nights while sustaining on-going operating revenues and staffing continuity.
- To capture potential construction cost savings resulting from present favorable market conditions, and to mitigate inflation risk and exposure to interest rate fluctuations, by accelerating the start of construction to Fall 2012 from Dec 2017.
- To release DDA funds for construction as early as possible (thus, facilitating accelerated commencement) and recasting those funds from a pledge to committed support which can then be used for matching purposes for foundation grant applications and to stimulate local philanthropic commitments.

DDA has already agreed to change its financial commitment to the project from the original challenge grant to an outright commitment of \$3 million of TIF-financed capital funding for the development of the “core elements” of the Avalon. This work could be easily separated from Phase I, fit the available funding, and expand operations into a full service performing arts building while establishing this street corner as a key focal point.

A new Joint Participation Agreement among the City, DDA, and ATFB will be drafted to memorialize the roles each of these entities will play in the public-private partnership to support the Avalon. That Agreement will also describe the financial commitments of each entity in support of the expenses incurred for design services contemplated by this contract.

DDA and City Staff recommend entering into a contract with WRL who has assembled a collaborative team that utilizes many local firms. WRL has a strong national resume of working with historic structures and specializes in cultural art centers. Over 14 different design disciplines will be involved including architectural, structural, mechanical, electrical, plumbing, civil, landscape, acoustic, lighting, security, information technology, geotechnical, life safety and code, multi-media (audio visual), interior design, and fire protection. WRL has identified at least seven local consultants,

including local architects Blythe and Chamberlain, that will be utilized for this work as they recognize the importance of bringing in local expertise.

The general scope of the services to be obtained in this contract includes taking the Master Plan concepts through architectural schematics, cost estimating, design development, budget development, value engineering, and final construction documents for competitive bidding. WRL will work City Staff, DDA Staff and ATFB appointee(s) to ensure the work meets the project goals.

The proposed fee structure covers the following:

Design Phase	Phase II	Phase I	Phase III	Total Contract
Schematic Design (30% plans)	\$110,851	\$48,125	\$51,500	\$210,476
Design Development (50% plans)	\$78,781	----	----	\$78,781
Contract Documents (100% plans)	\$122,491	----	----	\$122,491
Bidding/Contract Administration	\$69,281	----	----	\$69,281
Total all phases	\$381,404	\$48,125	\$51,500	\$481,029

The City and the DDA intend to maintain this contract as funding emerges to complete not only Phase II of the WRL Master Plan Study, but also Phase I and Phase III. Therefore all work completed under this contract will accommodate and integrate into completion of those other phases.

In the fall of 2009, WRL was chosen through a formal solicitation process by a committee consisting of representatives from the City of Grand Junction, Downtown Development Authority, and the Grand Junction Symphony.

Construction is anticipated to begin Fall of 2012 and is envisioned to take approximately 11 months. Construction will be phased to allow the existing Avalon Theatre to function during construction to the maximum extent practicable.

Schedule

March 29/30, 2012 or April 1/2	Interim Schematic review
May 2, 2012	Schematic design phase scope/cost work session with project management team
May 3, 2012	Schematic design phase review with Avalon Foundation board, Symphony, and other funders
May 30/31, 2012	Interim Design Development review
June 20, 2012	Design Development phase scope/cost work session with project management team
June 21, 2012	Design Development phase review with Avalon Foundation board, Symphony, and other funders

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

The Avalon Theatre Addition and Renovation Project supports the following Goals from the comprehensive plan:

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.*

Reinvestment in the Avalon Theatre is an essential component of continued development in the downtown area. The project will help transform the aging theatre into a full function performing arts center and anchor the east end of Main Street.

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

This project will help complement and enhance the architectural character of the Downtown Area and will comply with the guidelines and design standards of the Strategic Downtown Master Plan. This project will incorporate historical lighting, colored concrete surfaces, landscaping, gathering areas, and other furnishings that enhance the cultural and social vitality of Main Street.

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

While not a “park” per se, the Avalon Theatre does serve as a primary anchor to the Downtown Shopping Park and provides a community venue for a wide variety of entertainment. The addition and renovation of the theatre will transform the 91 year old theatre into a full service performing arts center. These improvements combined with a year-round schedule of promotions and special events will boost the energy and economic vigor of our community and region.

Board or Committee Recommendation:

The Downtown Development Authority met on Thursday, February 23, 2012, affirming its support of the change from design/build to design/bid/build procurement, its support for the proposed structure of WRL teaming collaboratively with local design and professional services for design services under the scope of the proposed contract, and affirming the DDA’s commitment of \$3 million of TIF-funded capital for the “core elements” phase of the Avalon renovation and expansion.

Financial Impact/Budget:

DDA's \$3 million capital commitment will be funded through issuance of debt in 2012, most likely in the form of a private bank placement, and in conjunction with additional financing for repayment to the City of Grand Junction for the Uplift Project. Upon final determination of the new Phase 1 project scope, the DDA will amend its 203 Capital Fund budget funding to include this project.

DDA Board requests that the City and the ATFB fund the schematic design phase (\$210,476) of this contract.

Therefore the funding would be broken down as follows:

Avalon Theatre Foundation Board	\$100,000
City of Grand Junction	\$110,476
<u>Downtown Development Authority</u>	<u>\$270,553</u>
Total	\$481,029

Legal issues:

N/A

Other issues:

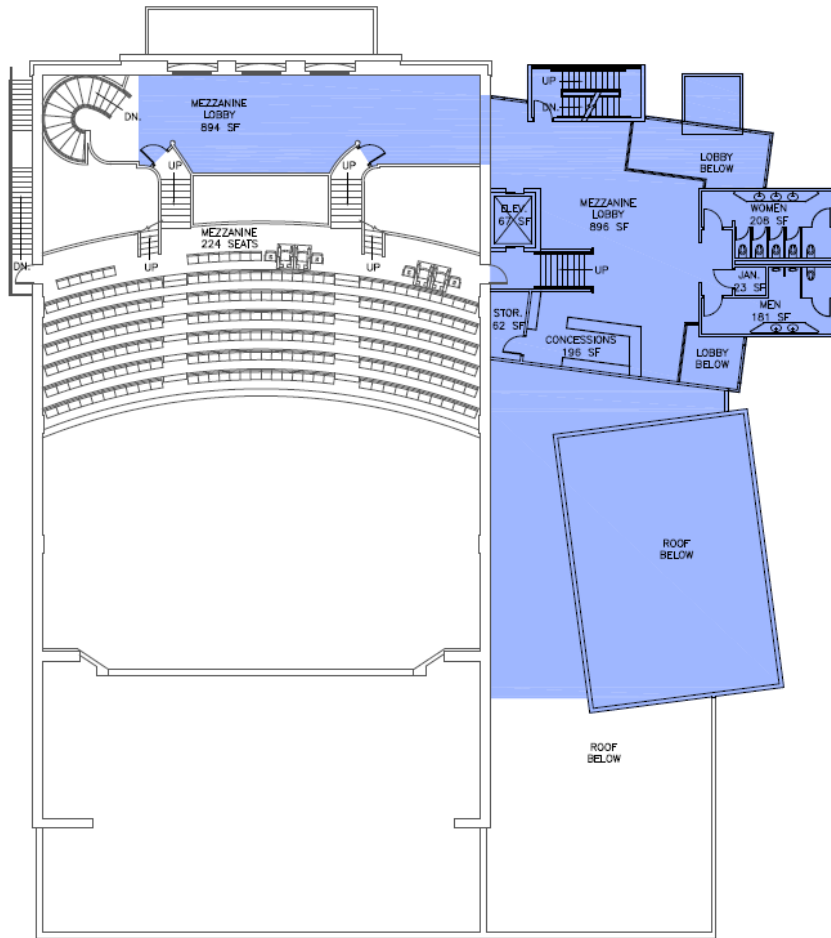
N/A

Previously presented or discussed:

N/A

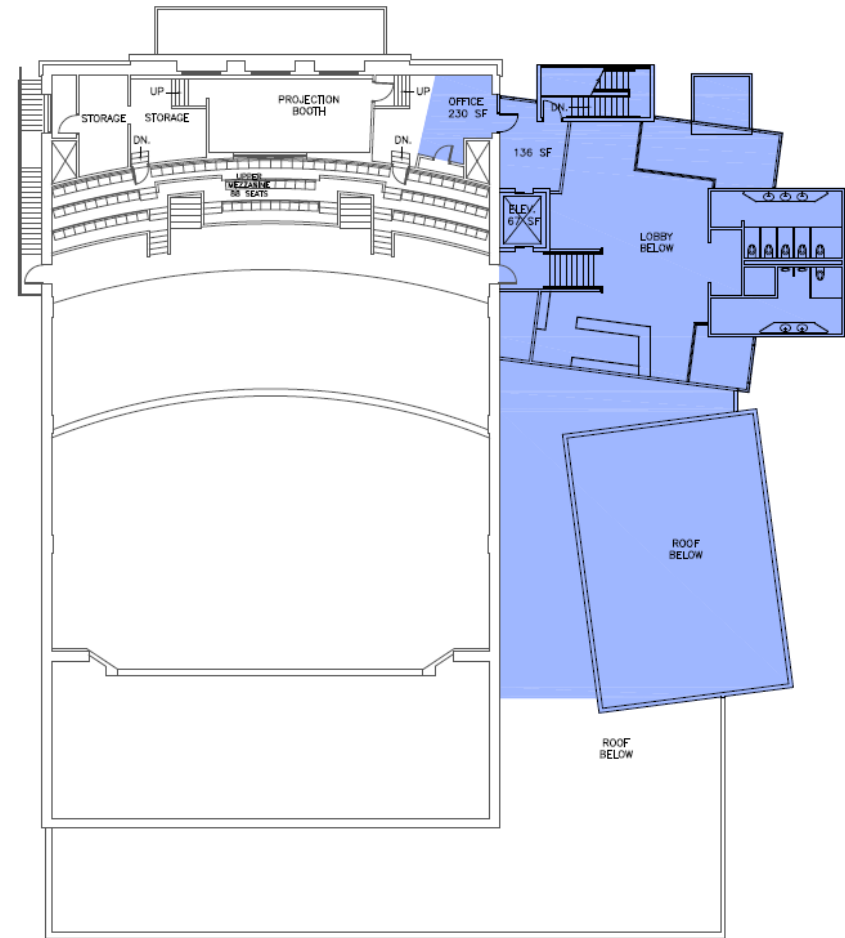
Attachments:

2010 Building Assessment and Concept Design – Phase II drawings



PHASE II MEZZANINE ADDITION
2,327 SF GROSS

PROPOSED
MEZZANINE



PROPOSED
UPPER MEZZANINE

PHASE II - Mezzanine and Upper Mezzanine Floor Plans





**Attach 19
CITY COUNCIL AGENDA ITEM**

Date: February 22, 2012
Author: Brian Rusche
Title/ Phone Ext: Sr. Planner/4058
Proposed Schedule:
Wednesday, March 7, 2012
2nd Reading (if applicable):
Wednesday, March 7, 2012
File #: ANX-2011-1328

Subject: Suncor Annexation and Zoning, Located at 2200 Railroad Avenue
Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Ashley Annexation, Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Annexation and Zoning Ordinances.
Presenters Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary: A request to annex 45.43 acres of property, known as the Suncor Annexation, located at 2200 Railroad Avenue and to zone the annexation, consisting of one (1) parcel of approximately 27.56 acres, along with 6.53 acres of railroad property, less 11.34 acres of public right-of-way, to an I-1 (Light Industrial) zone district.

Background, Analysis and Options: This annexation area consists of 45.43 acres, comprised of one (1) parcel of approximately 27.56 acres located at 2200 Railroad Avenue, 11.34 acres of public right-of-way, along with approximately 6.53 acres of railroad property. The property owners have requested annexation into the City to allow for development on the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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 Neighborhood Meeting took place on December 22, 2011. A Resolution Referring the Petition for Annexation was adopted on January 16, 2012. First reading of the Zoning Ordinance was February 13, 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. Resolution Accepting the Petition
8. Annexation Ordinance
9. 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

Staff Analysis:

ANNEXATION:

This annexation area consists of 45.43 acres, comprised of one (1) parcel of approximately 27.56 acres located at 2200 Railroad Avenue, 11.34 acres of public right-of-way, along with approximately 6.53 acres of railroad property.

The property owners have requested annexation into the City to allow for development on the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Suncor Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;

- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed:

ASHLEY ANNEXATION SCHEDULE	
January 16, 2012	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
January 24, 2012	Planning Commission considers Zone of Annexation
February 13, 2012	Introduction Of A Proposed Ordinance on Zoning by City Council
March 7, 2012	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
April 8, 2012	Effective date of Annexation and Zoning

SUNCOR ANNEXATION SUMMARY		
File Number:		ANX-2011-1328
Location:		2200 Railroad Avenue
Tax ID Numbers:		2701-313-10-004
# of Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		45.43 acres (including 6.53 acres of railroad property)
Developable Acres Remaining:		27.56 acres
Right-of-way in Annexation:		11.34 acres
Previous County Zoning:		County PUD (Planned Unit Development) with a Conditional Use Permit (CUP)
Proposed City Zoning:		I-1 (Light Industrial)
Current Land Use:		Industrial
Future Land Use:		Industrial
Values:	Assessed:	\$591,970
	Actual:	\$2,041,290
Address Ranges:		2200 – 2230 Railroad Avenue
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201
	Fire:	Grand Junction Rural Fire Protection District
	Irrigation/ Drainage:	Grand Valley Irrigation Company Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	N/A

ZONE OF ANNEXATION:

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 ¾ 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.

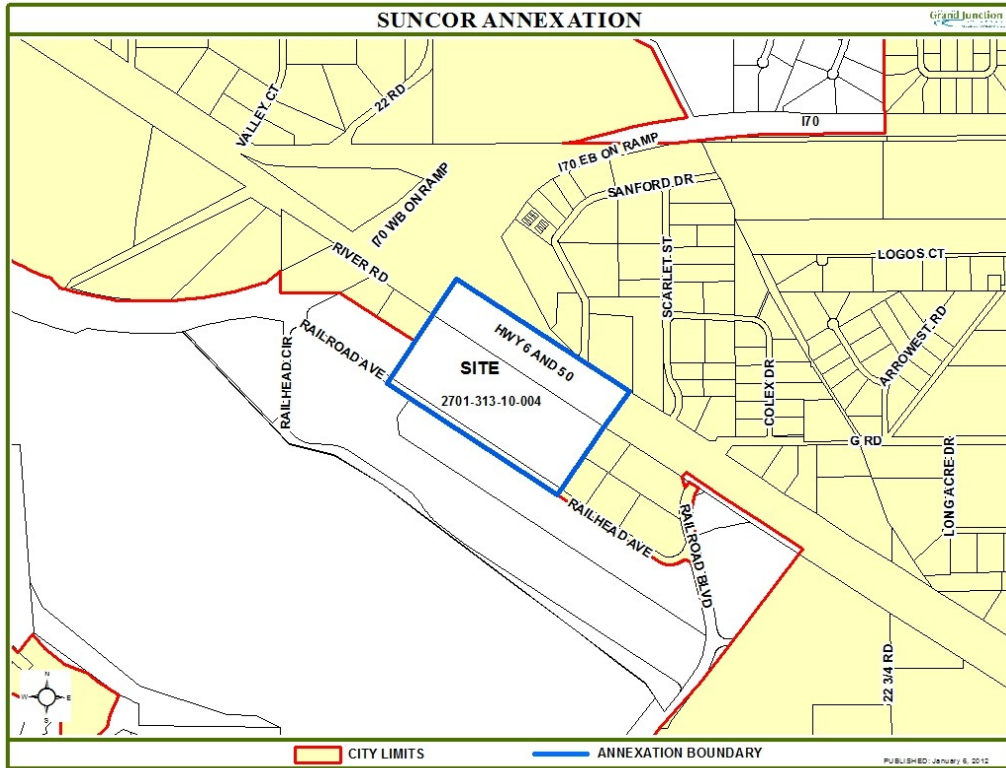
PLANNING COMMISSION RECOMMENDATION:

After reviewing the Suncor Annexation, ANX-2011-1328, for a Zone of Annexation, the Planning Commission made the following findings of fact and conclusions:

3. The I-1 (Light Industrial) zone district 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.

Annexation / Site Location Map

Figure 1



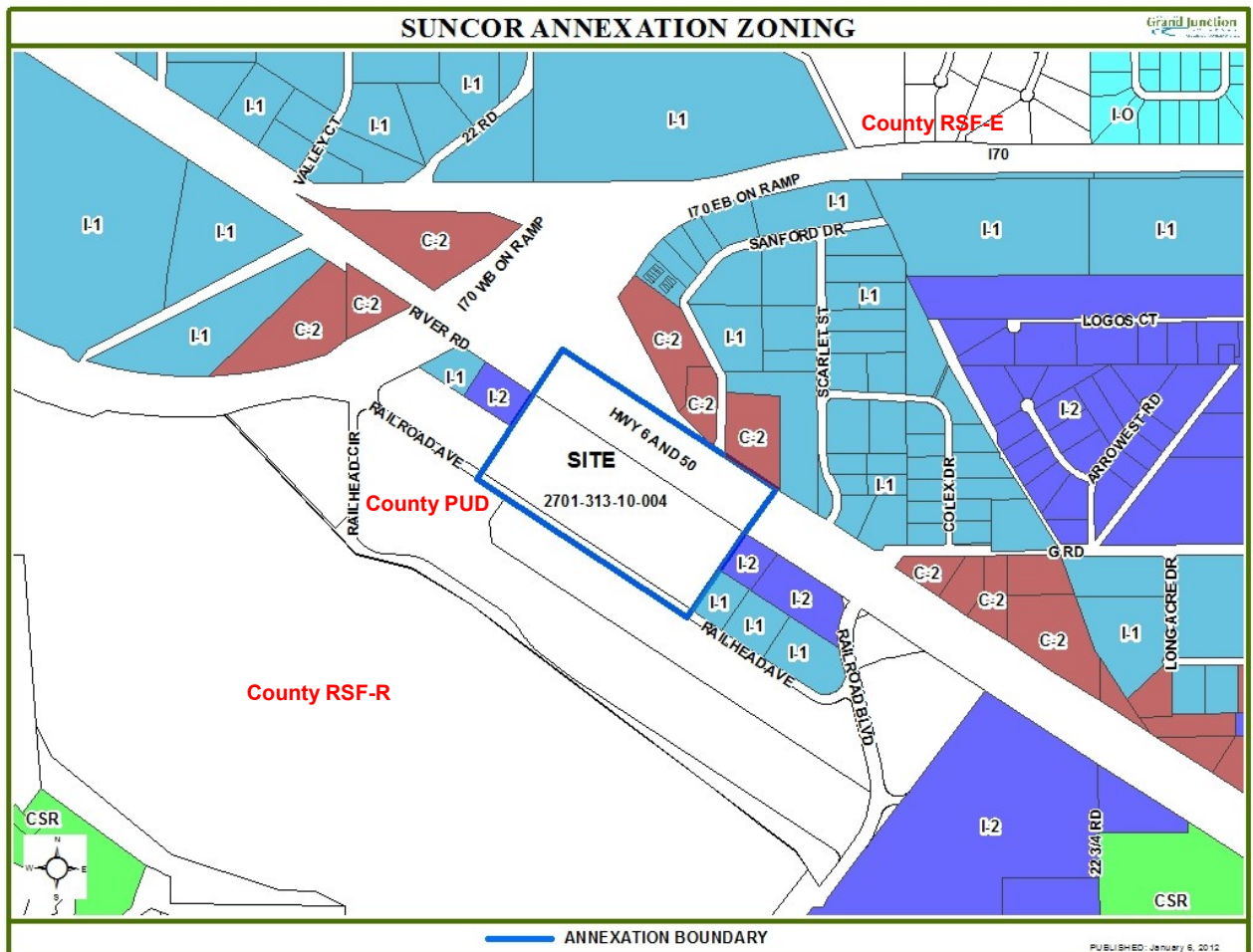
Aerial Photo Map

Figure 2



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 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.



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

ATTEST:
Monika Todd
Monika Todd, County Clerk
Sharon Kelly deputy

*MEPC
hearing was
Apr 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

RESOLUTION NO. ___-12

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION,
MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS THE

SUNCOR ANNEXATION**

**LOCATED AT 2200 RAILROAD AVENUE AND
INCLUDING A PORTION OF THE RAILROAD AVENUE, RIVER ROAD, AND
HIGHWAY 6 & 50 RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 16th day of January, 2012, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

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

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of March 2012; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED 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**

SUNCOR ANNEXATION

APPROXIMATELY 45.43 ACRES

**LOCATED AT 2200 RAILROAD AVENUE AND
INCLUDING A PORTION OF THE RAILROAD AVENUE, RIVER ROAD, AND
HIGHWAY 6 & 50 RIGHT-OF-WAY**

WHEREAS, on the 16th day of January, 2012, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of March, 2012; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

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

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

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

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 20

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: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Amendments to the Grand Junction Comprehensive Plan Future Land Use Map, Title 31 of the Grand Junction Municipal Code (GJMC)

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 voted to recommend approval of the proposed Future Land Use Map amendments at its February 14, 2012 meeting with the following findings of fact and conclusions:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

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.

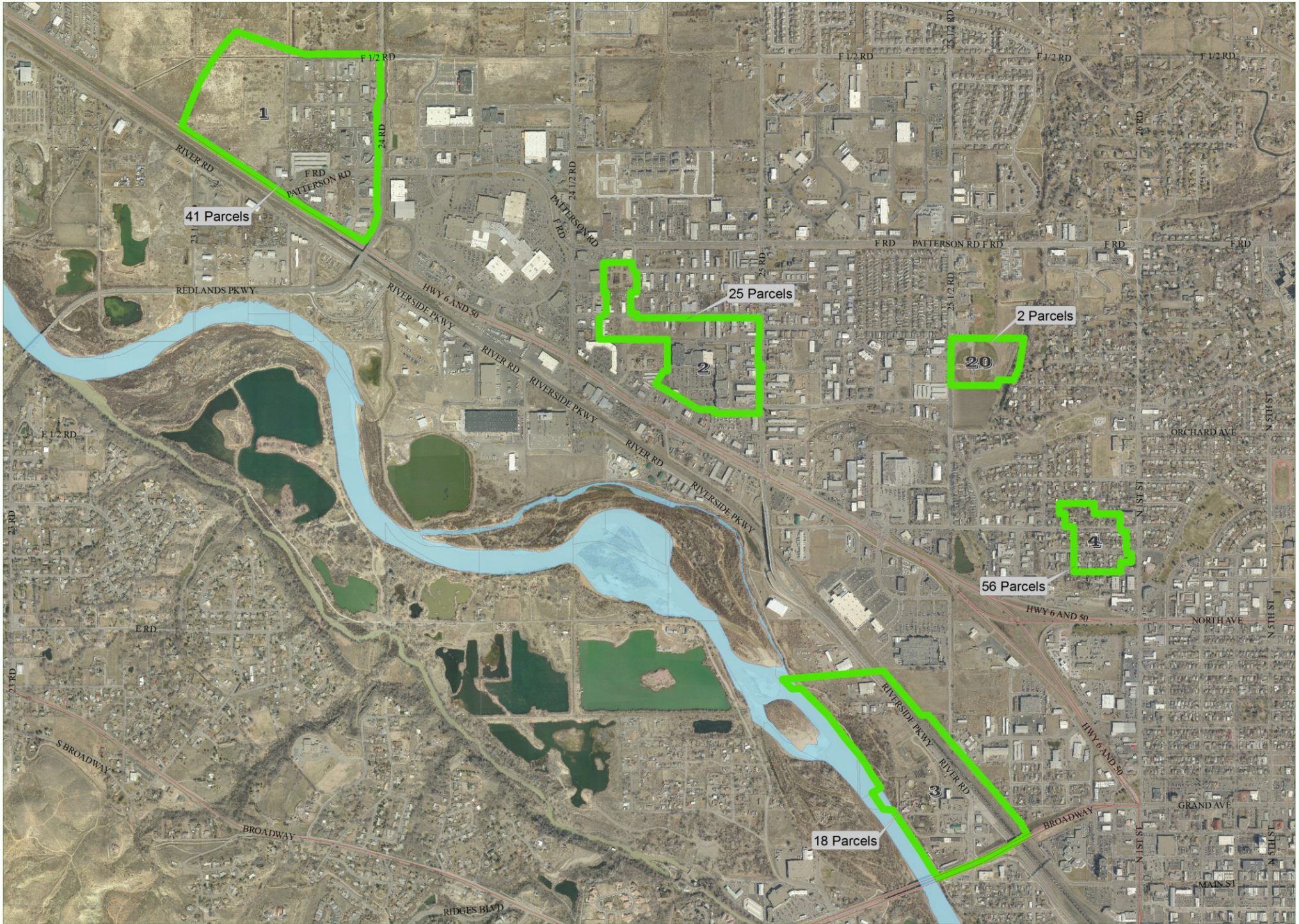
Previously presented or discussed:

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:

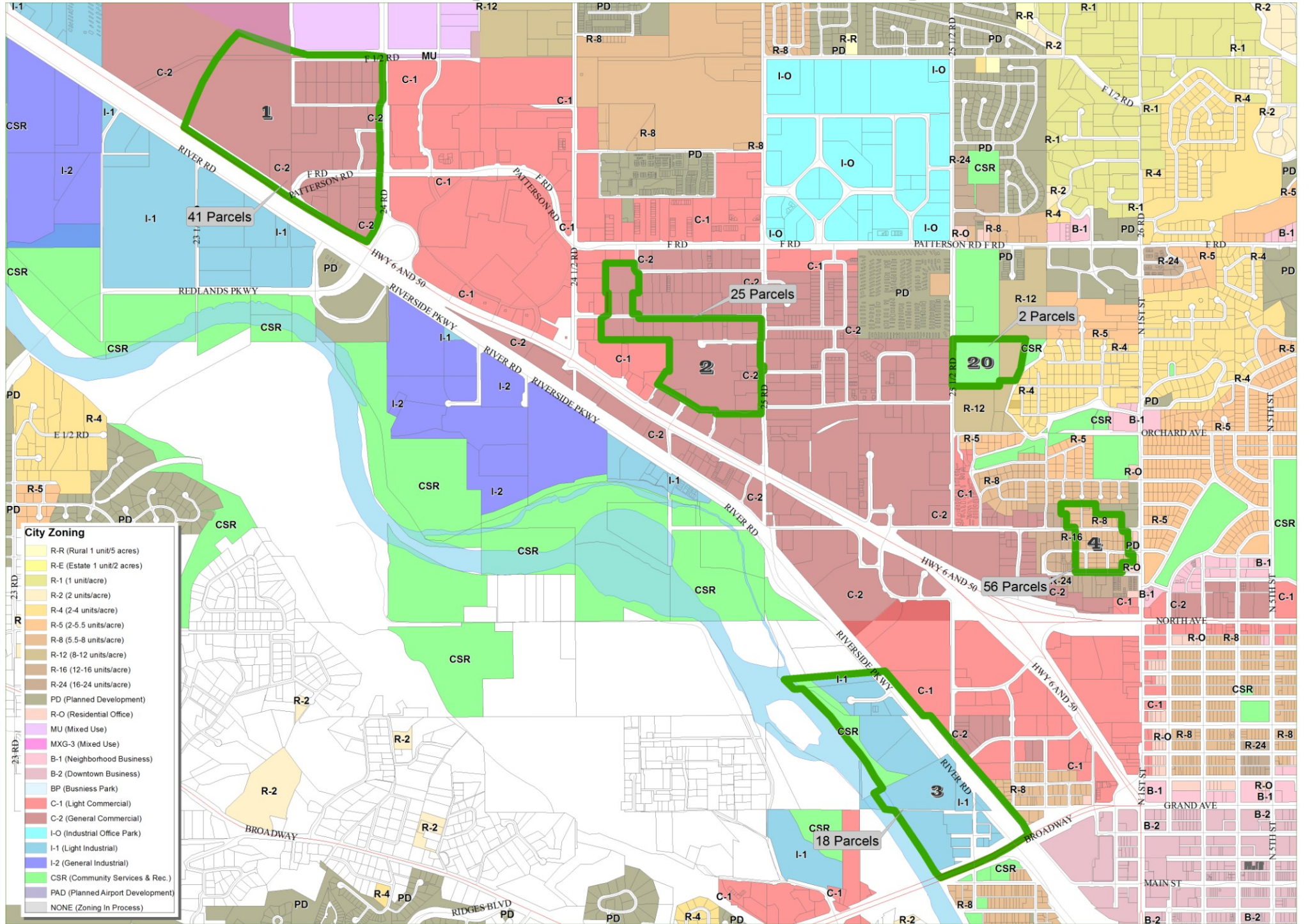
1. Location Map
2. Current City Zoning Map
3. Current Future land Use Map
4. Individual Area Maps
5. Citizen Comments
6. Proposed Ordinance with Map

Grand Junction Comprehensive Plan Future Land Use Map Amendments



 Comp Plan Amendment Area

Grand Junction Comprehensive Plan Future Land Use Map Amendments



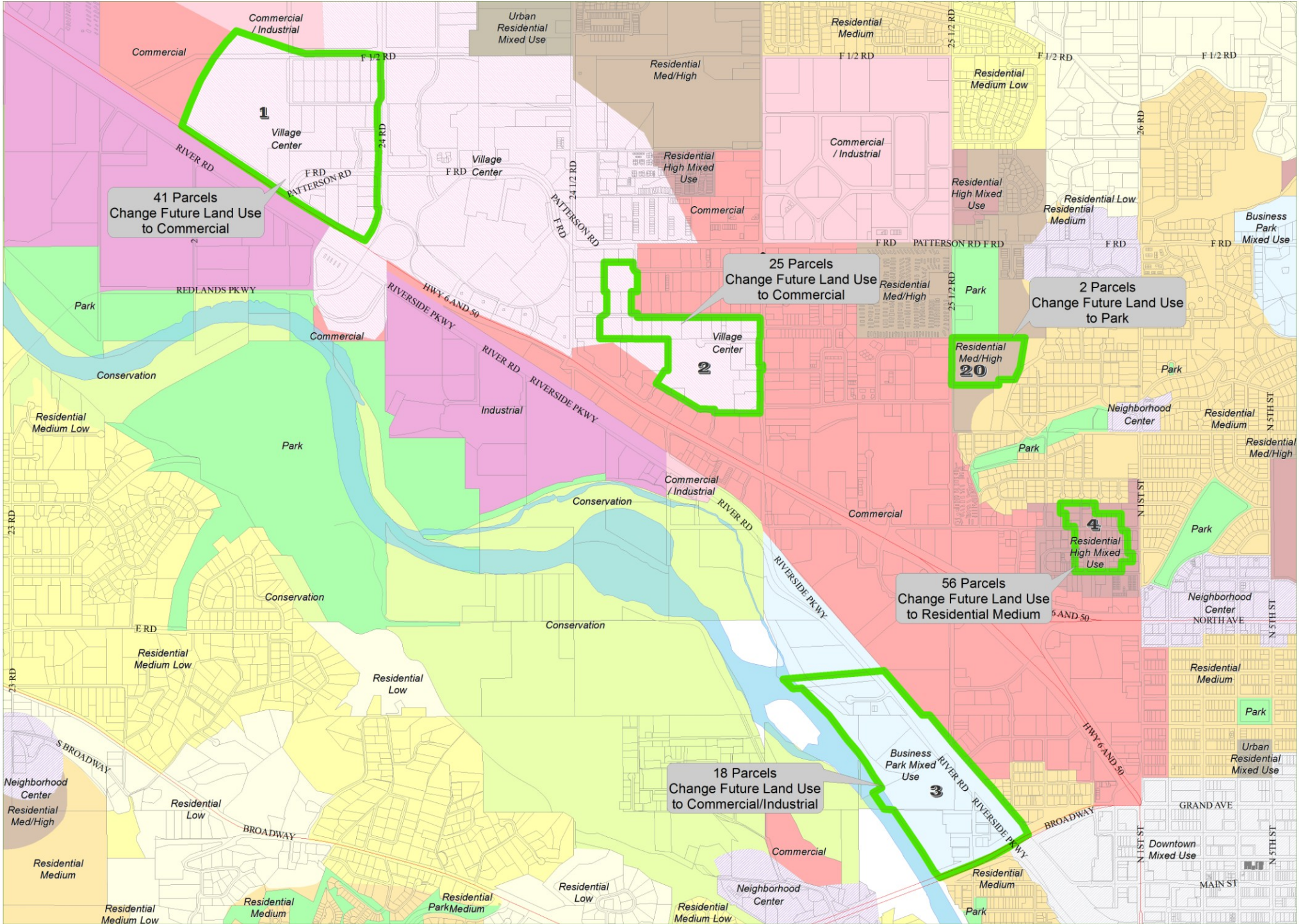
City Zoning

- R-R (Rural 1 unit/5 acres)
- R-E (Estate 1 unit/2 acres)
- R-1 (1 unit/acre)
- R-2 (2 units/acre)
- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-12 (8-12 units/acre)
- R-16 (12-16 units/acre)
- R-24 (16-24 units/acre)
- PD (Planned Development)
- R-O (Residential Office)
- MU (Mixed Use)
- MXG-3 (Mixed Use)
- B-1 (Neighborhood Business)
- B-2 (Downtown Business)
- BP (Business Park)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- I-O (Industrial Office Park)
- I-1 (Light Industrial)
- I-2 (General Industrial)
- CSR (Community Services & Rec.)
- PAD (Planned Airport Development)
- NONE (Zoning In Process)

Current City Zoning

Comp Plan Amendment Area

Grand Junction Comprehensive Plan Future Land Use Map Amendments



Current Future Land Use

 Comp Plan Amendment Area

Area 1

Location: Generally located north of Highway 6 and 50 and west of 24 Road.

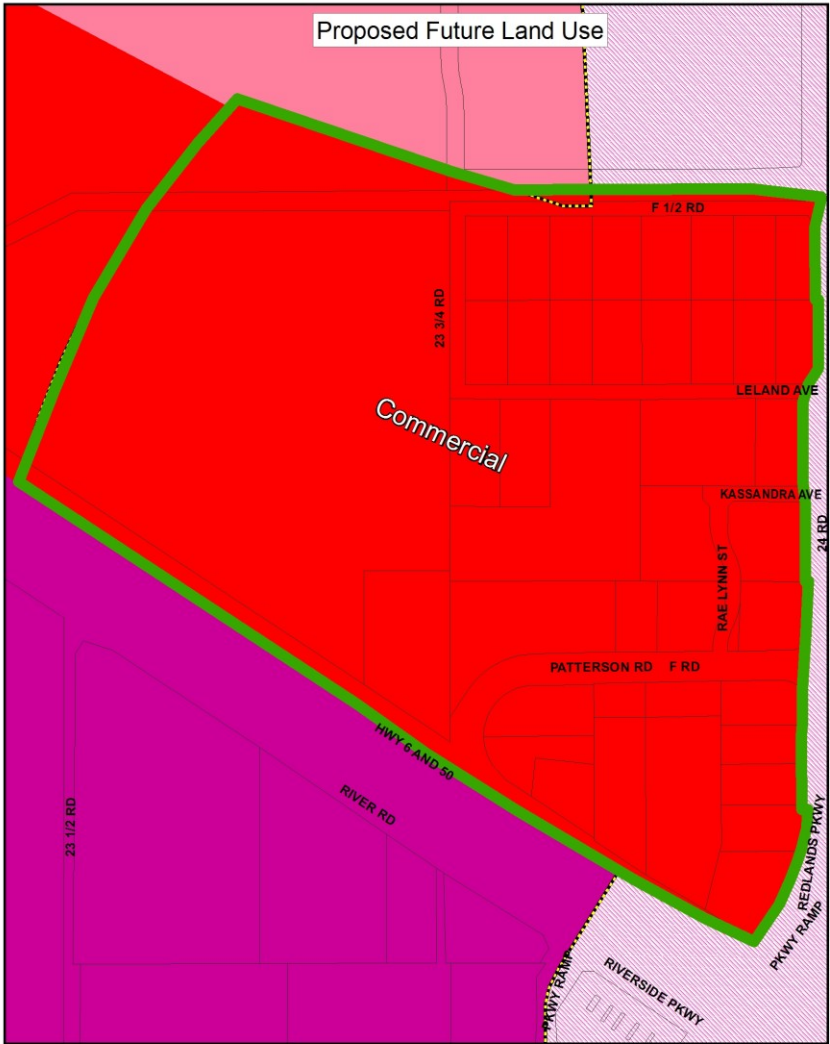
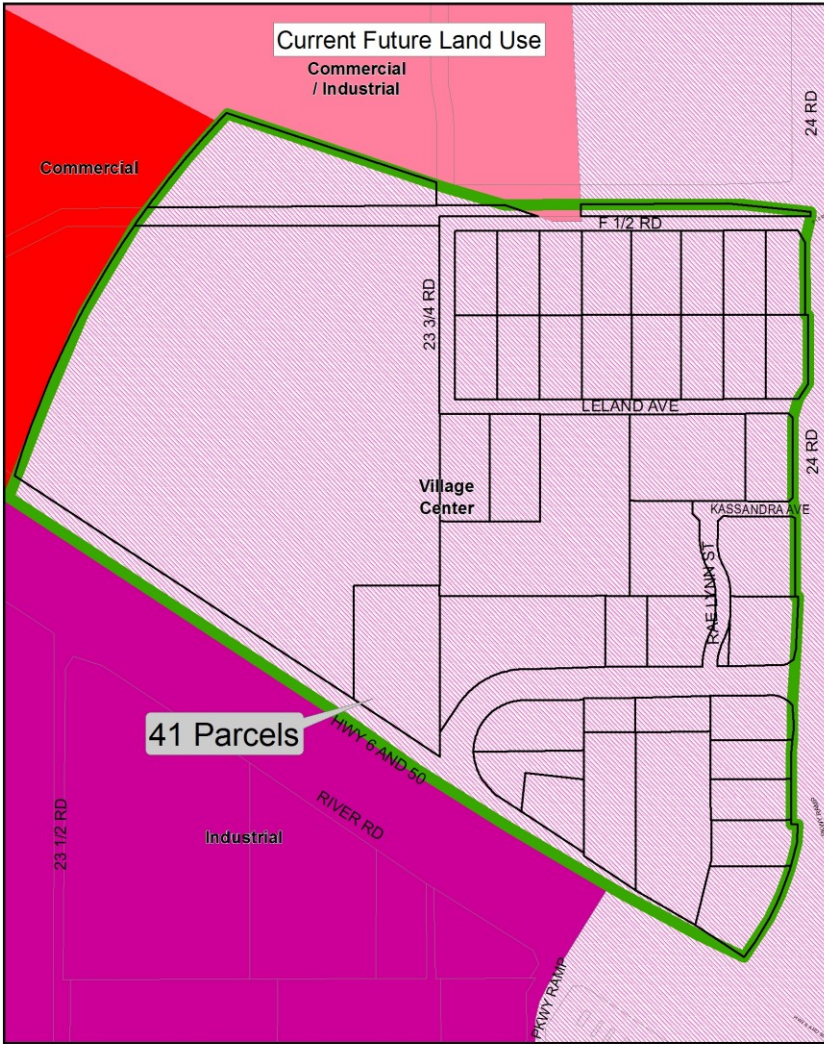
Parcels: 41 **Existing zoning:** C-2

Recommended change to future land use designation:

From: Village Center **To:** Commercial

Recommend changing future land use designation with no change to current zoning.

Comprehensive Plan Amendment - Area 1



Area #1 (41 Parcels)

Area 2

Location: Generally located north of Highway 6 and 50 and west of 25 Road.

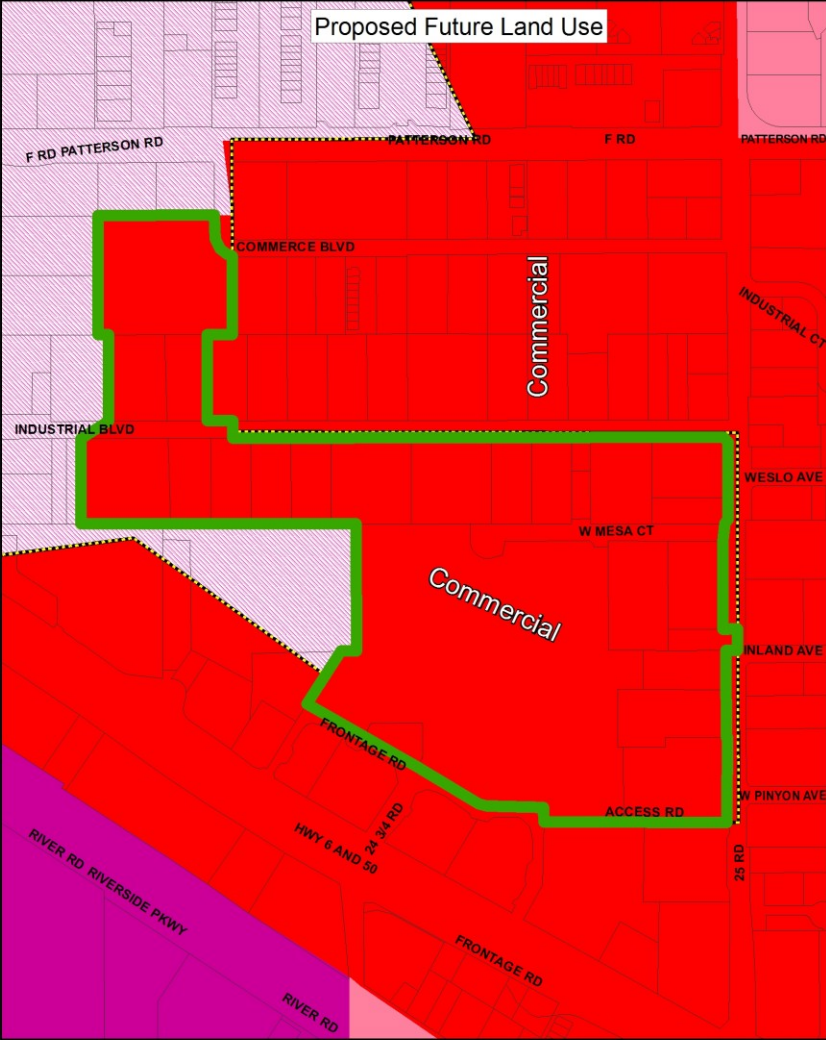
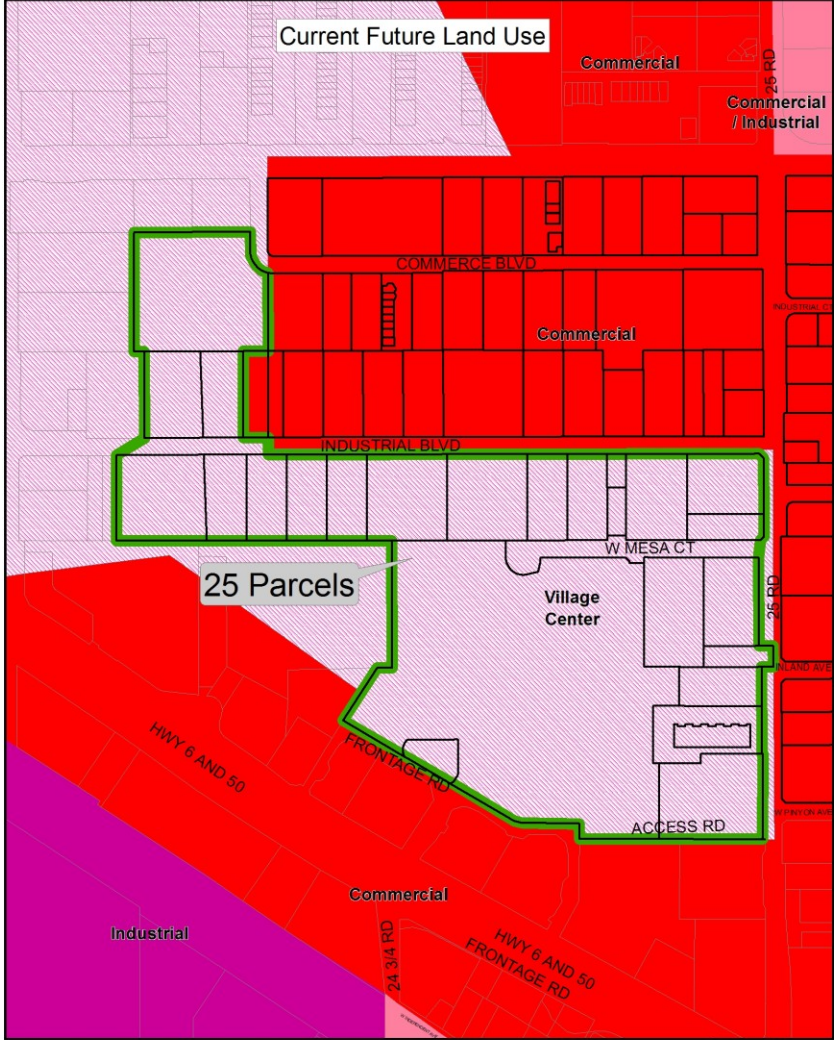
Parcels: 25 **Existing zoning:** C-2

Recommended change to future land use designation:

From: Village Center **To:** Commercial

Recommend changing future land use designation with no change to current zoning.

Comprehensive Plan Amendment - Area 2



Area #2 (25 Parcels)

Area 3

Location: Generally located north of Broadway and west of Riverside Parkway.

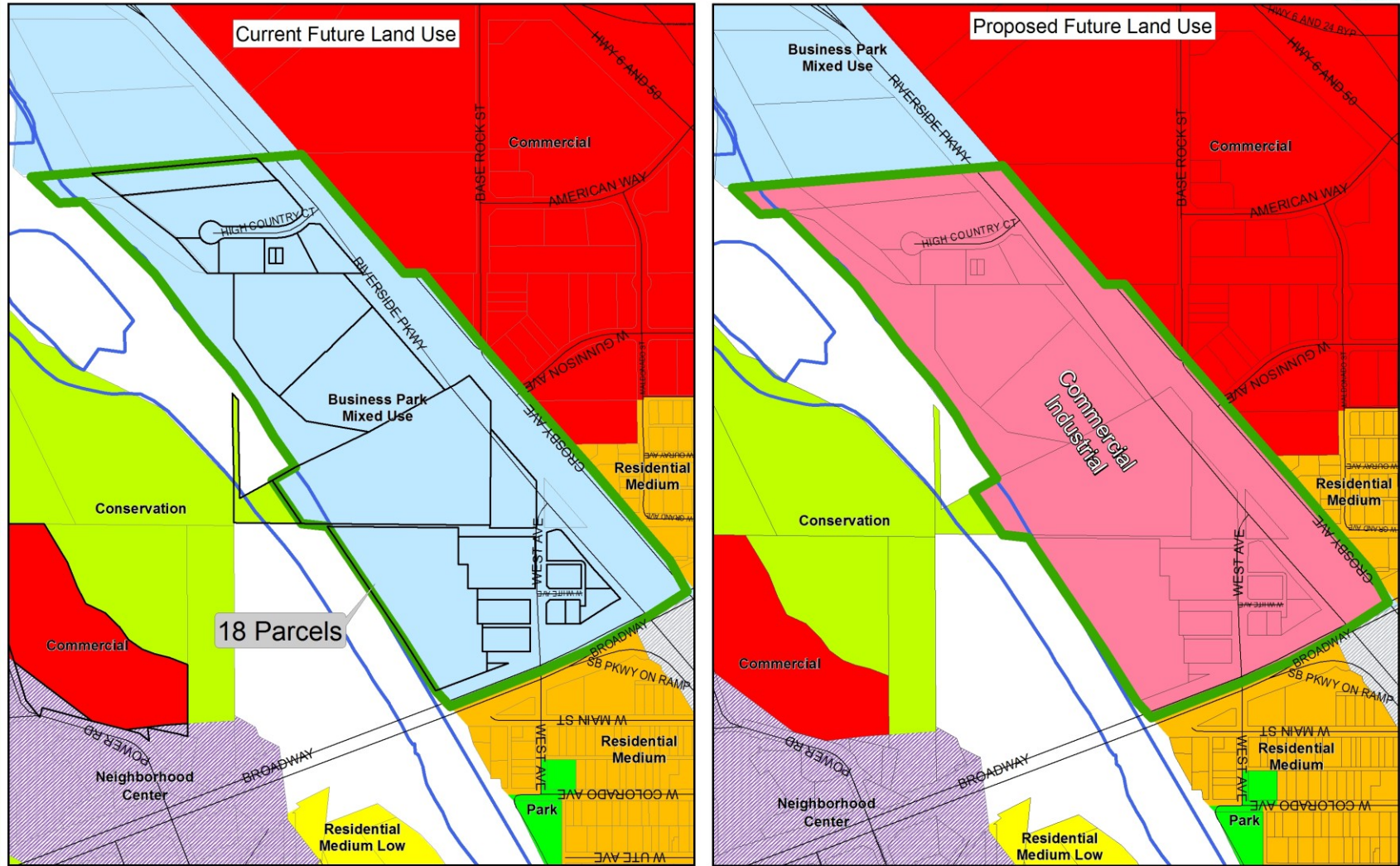
Parcels: 18 **Existing zoning:** I-1

Recommended change to future land use designation:

From: Business Park Mixed Use **To:** Commercial Industrial

Recommend changing future land use designation with no change to current zoning.

Comprehensive Plan Amendment - Area 3



Area #3 (18 Parcels)

Area 4

Location: Generally located north of Franklin Avenue and west of N. 1st Street.

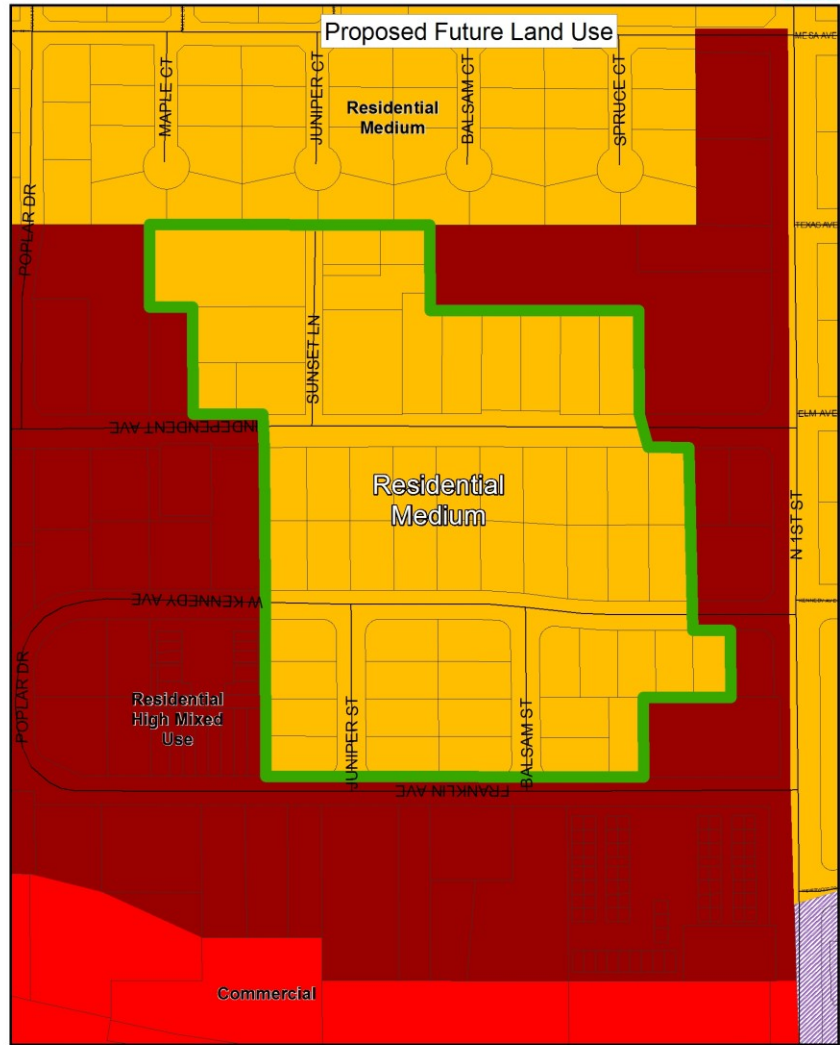
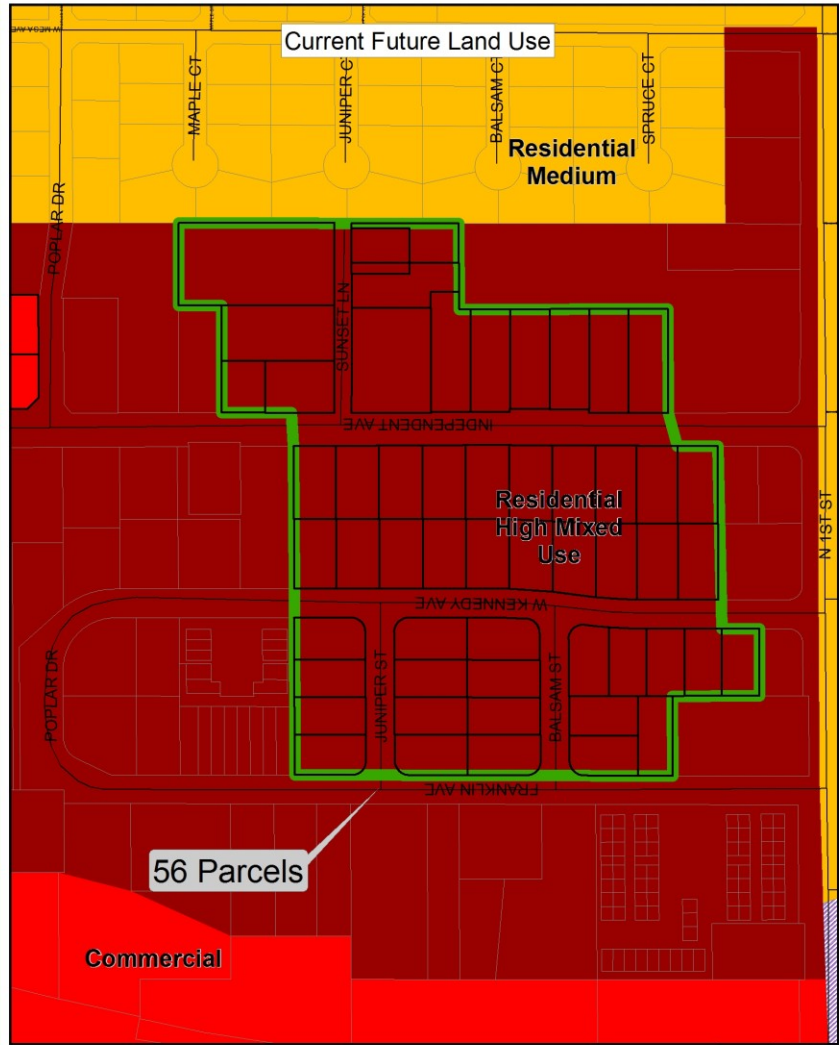
Parcels: 56 **Existing zoning:** R-8

Recommended change to future land use designation:

From: Residential High Mixed Use **To:** Residential Medium

Recommend changing future land use designation with no change to current zoning.

Comprehensive Plan Amendment - Area 4



Area #4 (56 Parcels)

Area 20

Location: Generally located east of 25 1/2 Road and south of Fire Station #3.

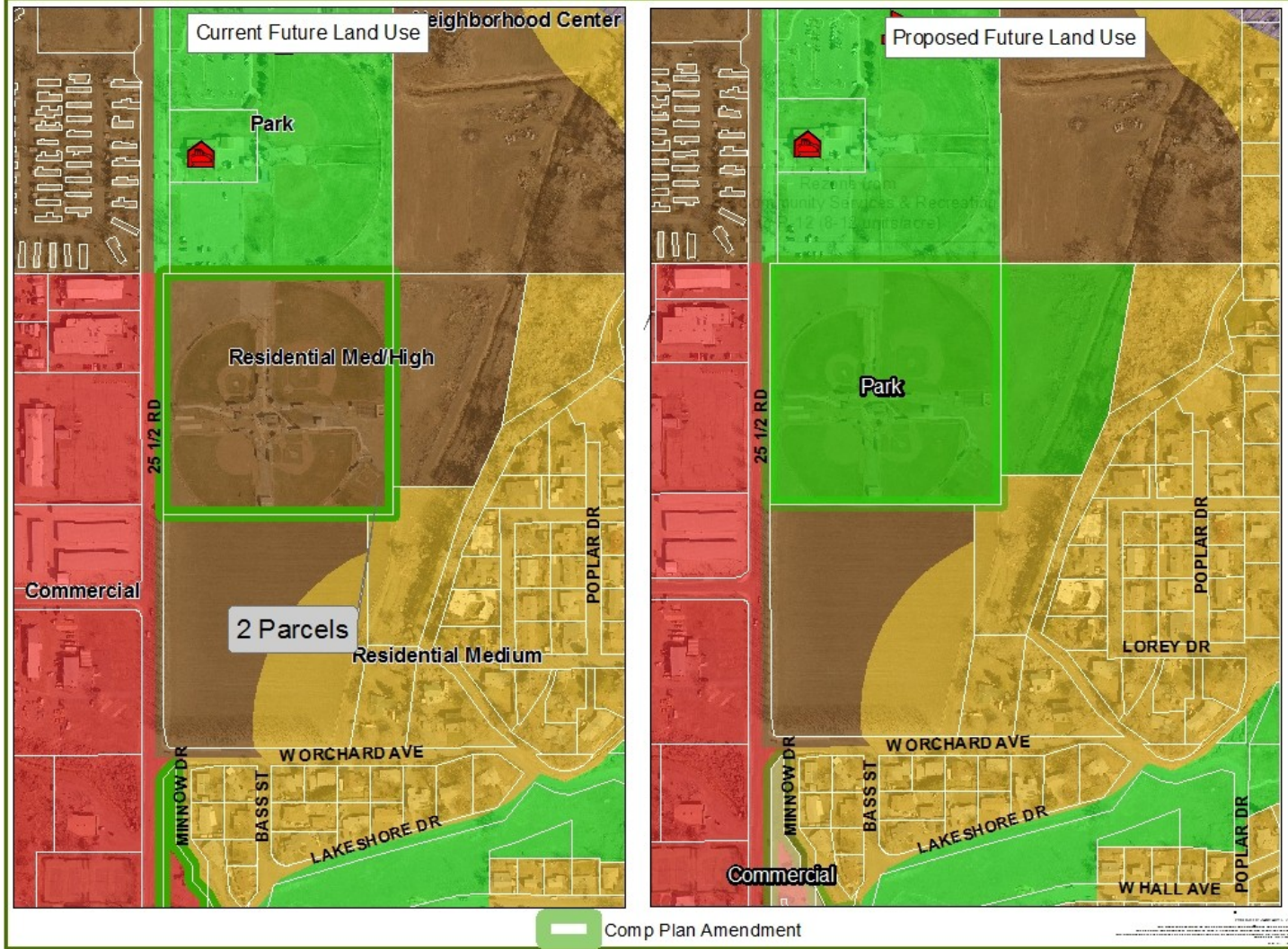
Parcels: 2 **Existing zoning:** CSR and R-12

Recommended change to future land use designation:

From: Residential Medium High **To:** Park

Recommend changing future land use designation with a subsequent rezone from R-12 to CSR.

Comprehensive Plan Amendment - Area 20



Citizen Comments

Greg – thanks for your help on this, you have answered our questions, thank you

Mike Tamblyn

From: Greg Moberg [mailto:gregm@ci.grandjct.co.us]
Sent: Monday, January 16, 2012 9:32 AM
To: Mike Tamblyn
Subject: Re: Grand Mesa Center - 2464 Hwy 6&50 - Land Use change

Mike,

The previous Future Land Use designation was Commercial/Industrial and the zoning has always been C-2 (General Commercial). You are right in your assertion that changing the Future Land Use designation to Commercial does not effect your property.

The property located along Highway 6 and 50 has historically been designated as Commercial. There are no proposed changes for those properties.

Greg

>>> Mike Tamblyn <MTamblyn@thfrealty.com> 1/13/2012 9:15 AM >>>
Greg - thanks for the additional info. Prior to the land use plan of feb 2010, was there a land use designation for this area? It appears zoning has always remained the same, so given we have a built out property this changes nothing for us.

What designation do the bellco and coldstone bldgs have on hwy 6 and 50? Thanks again for the info.

From: Greg Moberg <gregm@ci.grandjct.co.us>
To: Mike Tamblyn
Sent: Tue Jan 10 11:38:22 2012
Subject: Re: Grand Mesa Center - 2464 Hwy 6&50 - Land Use change

Mike,

Attached is a summary of the all of the Future Land Use designations. You can also access the entire Comprehensive Plan on the City's website, www.gjcity.org.

If you have any questions or if there is anything that I can clear up, do not hesitate to contact me.

Greg

>>> Mike Tamblyn <MTamblyn@thfrealty.com> 1/10/2012 9:07 AM >>>
Greg – I received your letter regarding the Comp Fund Amendment. Can you send me information on the Village Center description/requirements and the Commercial description/requirements? I would like to review the difference between the 2 designations.

Thank you.

Mike Tamblyn
THF Realty, Inc.
16888 East 144th Avenue

Brighton, CO 80601
303-637-0234 Office
303-378-4166 Mobile
314-429-0999 Fax

This comment concerns the proposed rezone map yellow area 4, which covers the Little League ball park on 25 1/2 Rd. I think the ball park serves the community very well at this location, and I would like to see it stay where it is. There are lots of kids living nearby who need the ball park for recreation, and their families rely on the location since they don't have to transport their kids to the ball park, the kids can walk to play or watch the games. The ball park is a wonderful addition to the community. We already have lots of housing in the area, but this is the only ball park near enough for families in the area to walk to and see their neighbors. The ball park is a community builder and it makes a great addition to the green space at Pomona Elementary, centrally locating children's activities. It would cause a hardship for many families if they have to transport their kids further out of town to participate.

Thanks for your consideration,
Marina Young

Citizen Contacts by Phone:

Dawn Capewell
214 W. Kennedy Avenue
201-7958

Phil Collins
2467 Commerce Blvd
245-5631

Chris Burning
2467 Commerce Blvd
800 443-2753

Lenny Oats
2380 Highway 6 and 50
920-1704

George Pavlakis
CFP Estate Ltd.
303 587-1492



January 19, 2012
City of Grand Junction
Subject: Zoning on commercial areas near the Mall
To Whom it May Concern;

The Grand Junction Area Chamber, having been involved in hosting an open house in the area referenced above for business owners in November of 2011, wishes to go on record as supporting a staff recommendation to keep the current C2 zoning in this area.

There are over a dozen businesses, currently located in this area that have future expansion plans that may not fit with a C1 zoning or may require conditional use permits. This could serve as a disincentive for future job growth in the short term when this community is in desperate need of such growth.

Additionally as the area around Grand Mesa Shopping Center has demonstrated market forces will be much more compelling than zoning restrictions in driving the kind of retail and commercial uses envisioned for this area by 2035. That growth will naturally occur and does not need the impetus of a change in zoning that could damage the economy in the short term.

Once again, we urge the Planning Commission and ultimately the Grand Junction City Council to maintain the current zoning in one of our "job creating" areas.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Schwenke". The signature is fluid and cursive, with a large initial "D".

Diane Schwenke
President/CEO

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN FUTURE LAND USE MAP

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.

In many instances it was determined that the current zoning is appropriate and consistent with the vision of the Comprehensive Plan. In several areas, it was determined the current land use designation called for a change in residential density or commercial or industrial intensity that did not fit the neighborhood.

In order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties, Staff recommends amending the Comprehensive Plan Future Land Use Map to be consistent with the existing zoning.

The proposed Future Land Use Map amendments were distributed to the Mesa County Planning Division and various external review agencies for their review and comment. The City did not receive any comments from Mesa County or external review agencies regarding the proposed Future Land Use Map amendments.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed 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 and Mesa County websites with information about how to submit comments or concerns. Several citizen comments were received during the review process.

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 amendments for the following reasons:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

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

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

The Grand Junction Comprehensive Plan Future Land Use Map and Blended Residential Land Use Categories Map are hereby amended as shown on the attached area maps.

INTRODUCED on first reading the 15th day of February, 2012 and ordered published in pamphlet form.

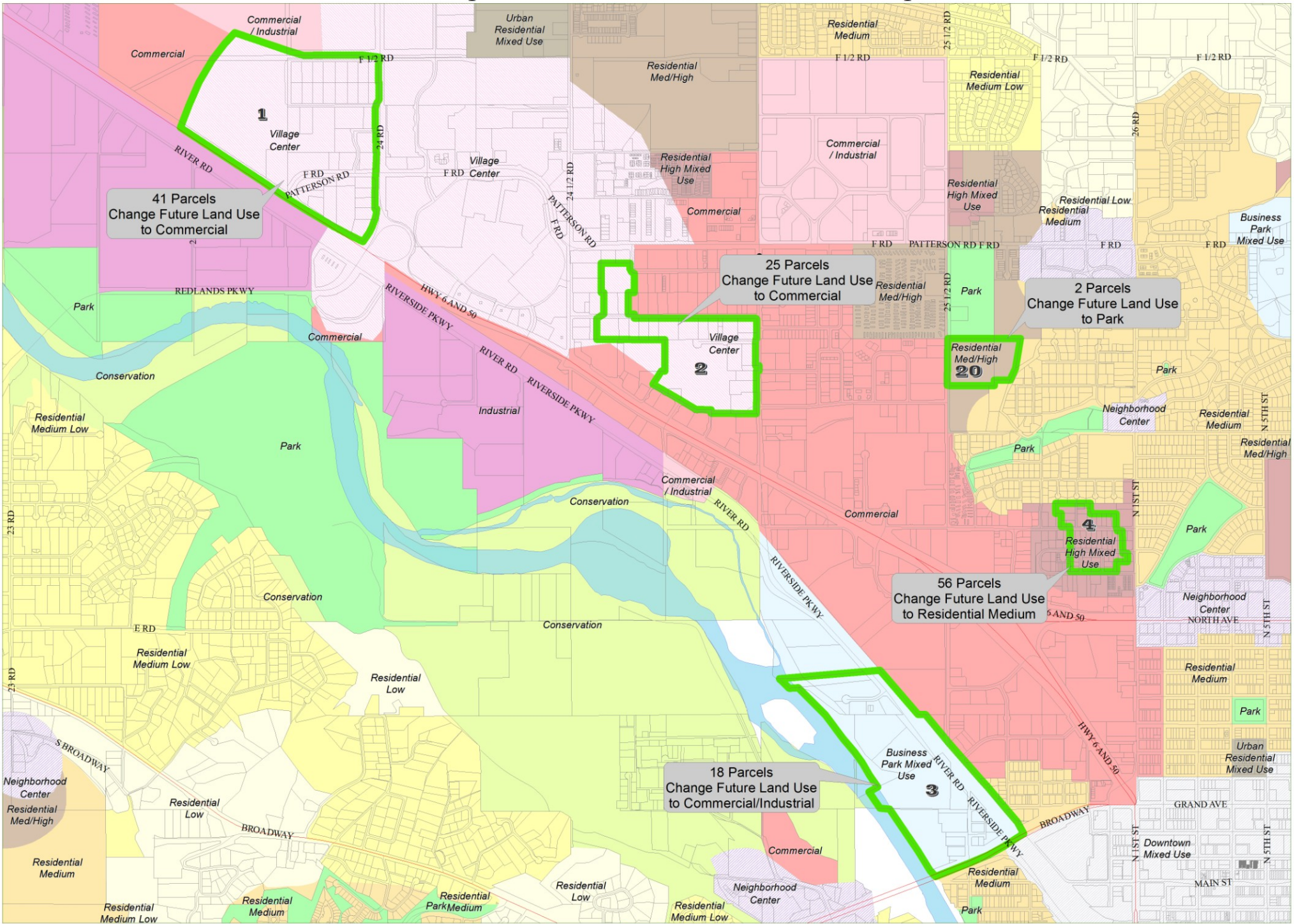
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Grand Junction Comprehensive Plan Future Land Use Map Amendments



41 Parcels
Change Future Land Use
to Commercial

25 Parcels
Change Future Land Use
to Commercial

2 Parcels
Change Future Land Use
to Park

56 Parcels
Change Future Land Use
to Residential Medium

18 Parcels
Change Future Land Use
to Commercial/Industrial

Current Future Land Use

Comp Plan Amendment Area



Attach 21
CITY COUNCIL AGENDA ITEM

Date: January 30, 2012
Author: Brian Rusche
Title/ Phone Ext:
Senior Planner / 4058
Proposed Schedule:
1st Reading - February 1, 2012
2nd Reading (if applicable):
2nd Reading - March 7, 2012
File # (if applicable): RZN-2011-1148

Subject: Rezone Two parcels Located at 355 29 Road and 2892 River Street

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

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.

Background, Analysis and Options:

The subject property was annexed into the City of Grand Junction on April 18, 1999 when the Weaver Annexation No. 2 became effective. A subsequent subdivision of the property that same year, known as the Weaver Minor Subdivision, created four lots ranging from 0.5 to 4.56 acres. Lot 1 and Lot 4 of the subdivision are included in the requested rezone.

At the time of their annexation, the property was designated as Residential Medium Low (RML) under the 1996 Growth Plan, which anticipated between 2 and 4 dwelling units per acre. The zoning assigned to the property upon annexation was R-2 (Residential 2 du/ac). The RML designation was reaffirmed in the Pear Park Neighborhood Plan, which was adopted in 2005.

In 2010, the Comprehensive Plan was adopted. The Comprehensive Plan anticipated the need for additional dwelling units based on historic and projected population growth.

The adopted Comprehensive Plan – Future Land Use Map changed the designation along the west side of 29 Road to Residential Medium (4-8 du/ac). Refer to the Comprehensive Plan map included in this report.

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.

The requested rezone of Lot 1 and Lot 4 from R-2 to R-4 will bring these two properties into conformance with the Future Land Use designation of Residential Medium. The proposed R-4 zone is also consistent with the Future Land Use designation of Residential Medium Low, which includes Lot 2 and Lot 3 along the north side of C ½ Road.

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. The open house was held on November 9, 2011. No comment sheets were received regarding the Area 14 proposal. At the open house, one citizen residing on the east side of 29 Road inquired about future annexation(s) along 29 Road.

A representative of the church who owns Lot 4 inquired about future use of the property. Religious Assembly is permitted in the proposed R-4 zone district. The owner of Lot 3 (2896 River Street) also called about the request.

One e-mail has been received and is attached to this report, expressing concern over future development of the property and the proximity of high-voltage overhead power running through the subdivision.

The Planning Commission heard testimony at their January 10, 2012 meeting questioning the need for additional density, citing existing vacancies of both buildings and land within the community, as well as potential traffic impacts and neighborhood compatibility. It was noted by staff that the Comprehensive Plan was a 25 year plan and that no development was proposed at this time; standards were in place in the code to evaluate the impacts of new development if it were proposed.

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-4 zone district will provide the opportunity for additional density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

BACKGROUND INFORMATION				
Location:		355 29 Road and 2892 River Street (aka C ½ Road)		
Applicants:		City of Grand Junction		
Existing Land Use:		Single Family, Undeveloped		
Proposed Land Use:		No changes to land use(s) proposed		
Surrounding Land Use:	North	Single Family		
	South	Agricultural		
	East	Single Family and Agricultural		
	West	Single Family and Agricultural		
Existing Zoning:		R-2 (Residential 2 du/ac)		
Proposed Zoning:		R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural)		
	South	R-2 (Residential 2 du/ac) County RSF-R (Residential Single-Family Rural)		
	East	R-2 (Residential 2 du/ac) County RSF-R (Residential Single-Family Rural)		
	West	County RSF-R (Residential Single-Family Rural)		
Future Land Use Designation:		Residential Medium		
Zoning within density range?		X	Yes	No

Board or Committee Recommendation:

The Grand Junction Planning Commission met on January 10, 2012 and forwarded a recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: No legal issues have been raised.

Other issues: None.

Previously presented or discussed: The Council introduced the proposed Ordinance on February 1, 2012.

Attachments:

Rezone criteria
Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City and County Zoning Map
Blended Residential Map
Subdivision Plat
E-mail from adjacent property owner
Planning Commission Minutes
Ordinance

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

Response: The 2010 adoption of the Comprehensive Plan designated the Future Land Use for these two properties as Residential Medium (4-8 du/ac), rendering the existing R-2 (Residential 2 du/ac) inconsistent. The proposed rezone to R-4 (Residential 4 du/ac) 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

Response: Although the effects have yet to be measured, a new bridge on 29 Road opened in November 2011, connecting North Avenue and points north to the Pear Park area and south to US Highway 50 on Orchard Mesa. It is anticipated that this new bridge will change the predominant north/south traffic pattern and, as a result, bring more vehicles onto 29 Road adjacent to these properties. Future development within this corridor will provide opportunity for additional housing, as anticipated by the 2010 Comprehensive Plan.

This criterion has been met.

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

Response: C ½ Road is a minor collector serving the Pear Park neighborhood west of 29 Road. 29 Road is a principal arterial which provides access to significant east/west corridors including Riverside Parkway/D Road, the I-70 Business Loop, North Avenue and Patterson Road to the north and south to B ½ Road and extending to US Highway 50 on Orchard Mesa.

Adequate infrastructure exists in both 29 Road and C ½ Road to accommodate, with upgrades as necessary, additional residential density.

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

Response: The Pear Park neighborhood has historically seen significant residential development, with an anticipated population of about 22,000 people, according to the Pear Park Plan. There is approximately 47 acres of

undeveloped land on Pear Park (28 Road to 32 Road between the railroad and the Colorado River) within the city limits currently zoned R-4. The majority of residentially zoned property on Pear Park is R-8 (Residential 8 du/ac).

This criterion is met.

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

Response: The proposed R-4 zone district will provide the opportunity for additional density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

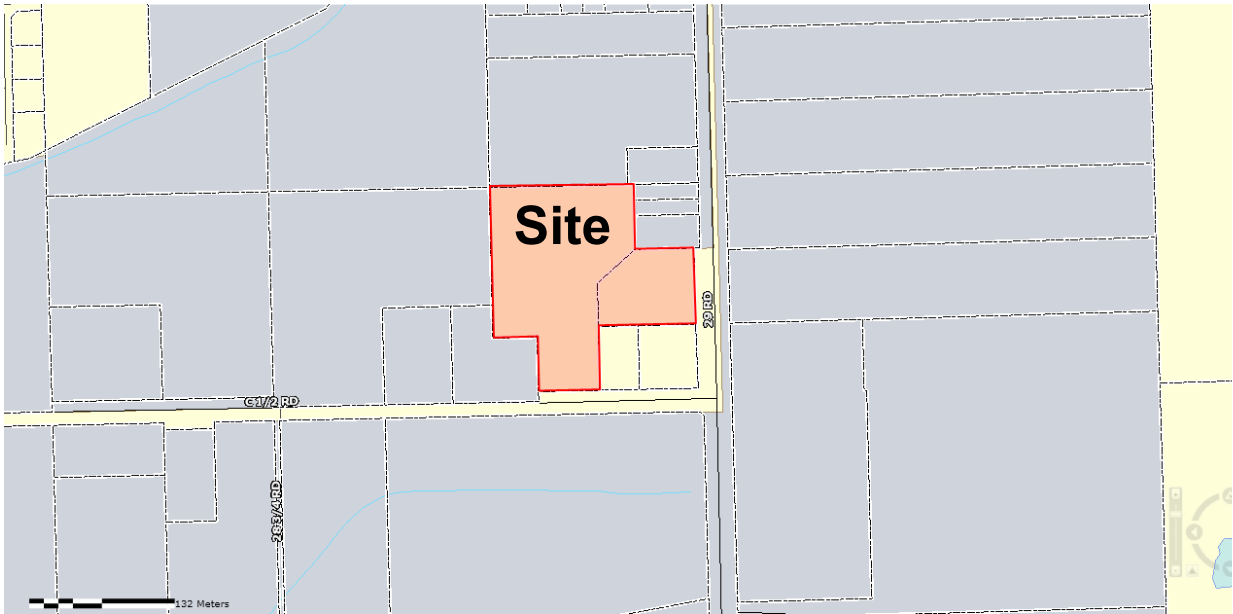
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 14 Rezone, RZN-2011-1148, a request to rezone the properties from an R-2 (Residential 2 dwelling units/acre) zone district to an R-4 (Residential 4 dwelling units/acre) zone district, the following findings of fact and conclusions have been determined:

5. The requested zone 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.

Site Location Map

Figure 1



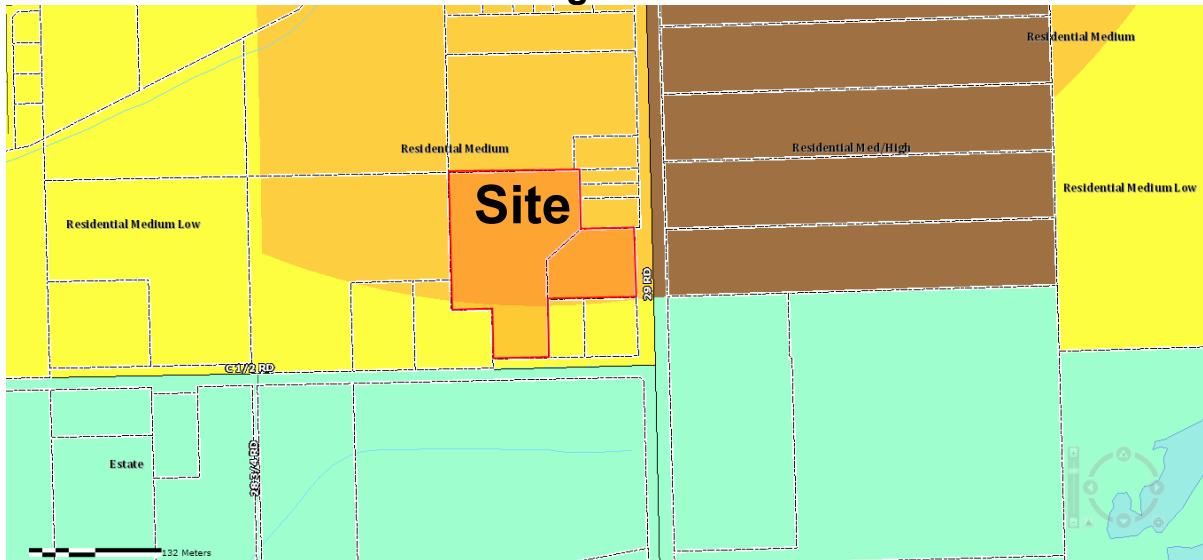
Aerial Photo Map

Figure 2



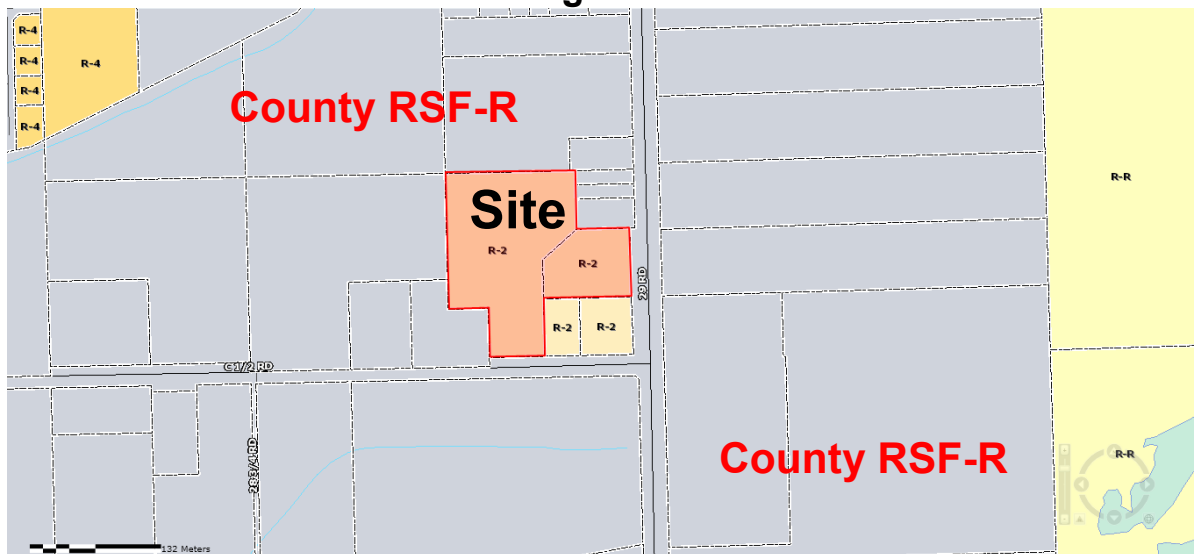
Comprehensive Plan Map

Figure 3



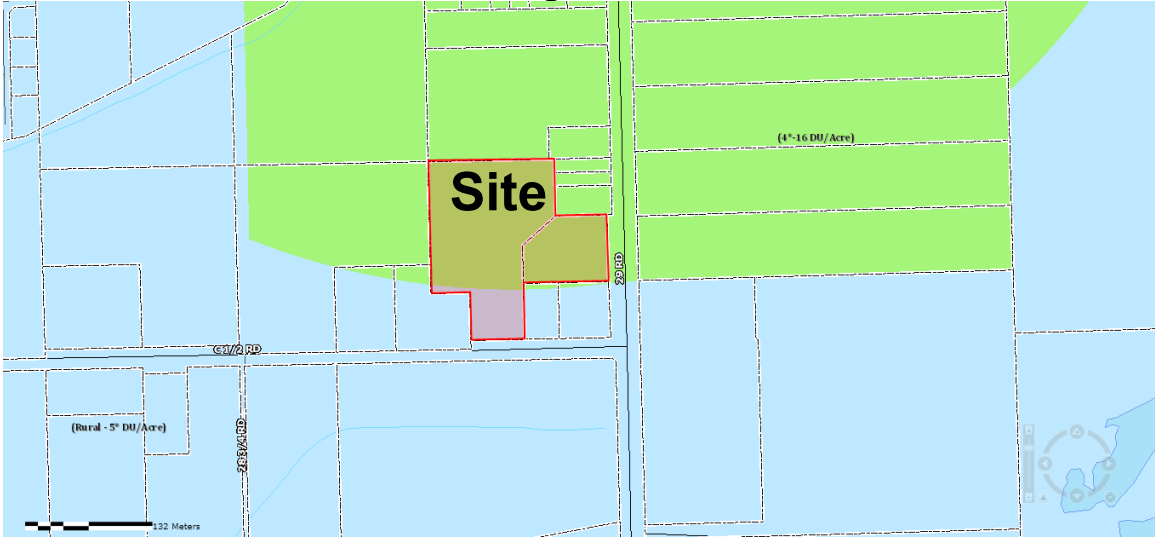
Existing City and County Zoning Map

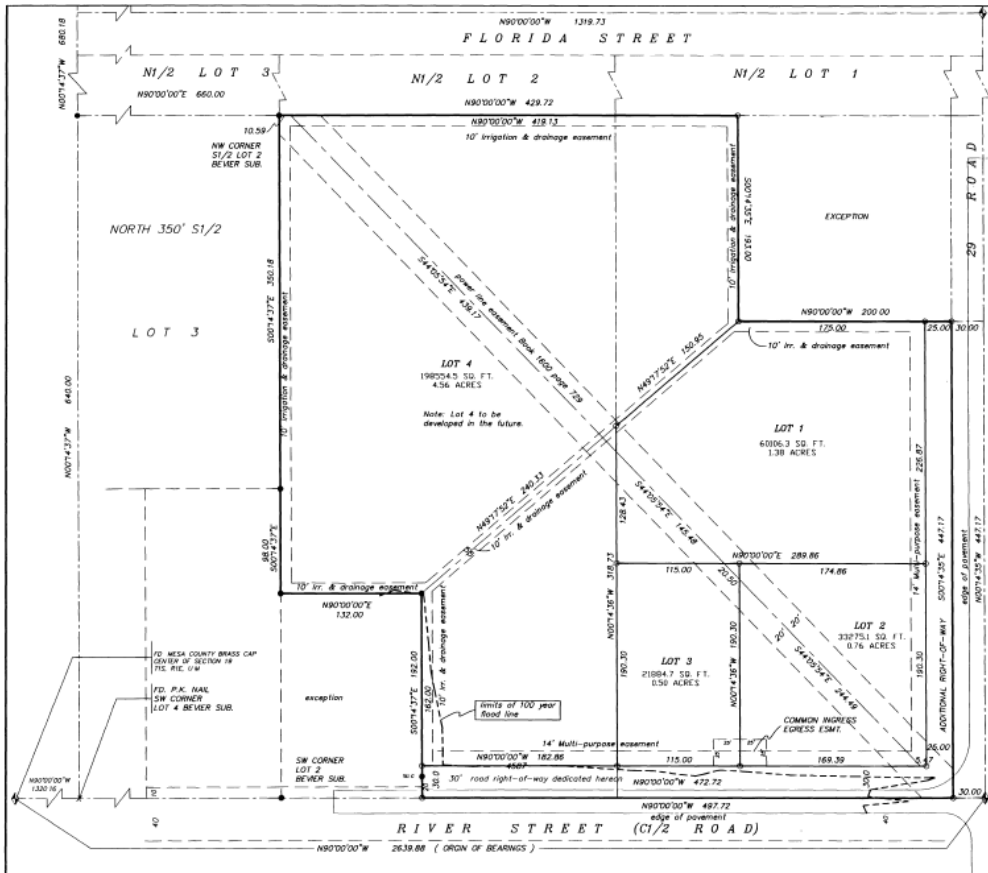
Figure 4



Blended Map

Figure 5





FOUND 1/2" IRON PIPE NO CAP
NE CORNER SE 1/4 NE 1/4
SECTION 18, T1S, R1E, U.M.

WEAVER MINOR SUBDIVISION
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Merle W. Weaver, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2290 of Pages 223-224 of the Mesa County Clerk and Recorder's Office, and being situated in the SE 1/4 NE 1/4 Section 18, Township 1 South, Range 1 East, Meridian being described as follows:

The S 1/2 of Lots 1 and 2, Weaver's Subdivision, EXCEPT Beginning of the Southwest Corner of Lot 2 of said Weaver's Subdivision; thence North 192 feet, thence East 132 feet thence West 152 feet to the Point of Beginning;

AND EXCEPT Beginning of the Northeast Corner of the S 1/2 of Lot 1 of said Weaver's Subdivision; thence West 200 feet, thence South 193 feet, thence East 200 feet, thence North 193 feet to the Point of Beginning, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as WEAVER MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easements.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 25 day of June, A.D., 1999.

Merle W. Weaver
MERLE W. WEAVER

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 25 day of June, A.D., 1999 by Merle W. Weaver.

My commission expires: 9-27-99

Notary Public:
Address: 2055 W. Grand Ave.

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of WEAVER MINOR SUBDIVISION.

Bank of Grand Junction
by Clayton E. Hynes, VP.

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 25 day of June, A.D., 1999 by Clayton E. Hynes, VP. of Bank of Grand Junction.

My commission expires: 9-27-99

Notary Public:
Clayton E. Hynes

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:04 o'clock A.M. this 30th day of June, A.D., 1999 and is duly recorded in Plat Book No. 17, Page 109.

Reception No. 1909257 Drawer No. GG 178 Fee 10.00 1.00

Clayton E. Hynes Clerk & Recorder

This plat of WEAVER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 19 day of June, A.D., 1999.

David Walker City Manager

Gene Branson President of Council

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
- UPGRADED W/PLASTIC CAP L.S.16413
- SET NO. 5 RE-BAR W/CAP L.S.16413
- MESA COUNTY SURVEY MARKER

Note: No vehicular access allowed from 29 Road to Lot 2. A common access to City Road for Lots 2 and 3 located within the common ingress/egress easement is required.

NOTE: Flood plain permit and engineered foundations will be required for Lots 2, 3, & 4. Engineered foundations must comply with the City of Grand Junction's build code.

ARRA SUMMARY

LOTS = 7.20 ACRES = 82.54%
ROAD = 0.53 ACRES = 7.46%
TOTAL = 7.78 ACRES = 100%

THIS SUBDIVISION IS LOCATED IN A AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

NOTE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:04 o'clock A.M. this 30th day of June, A.D., 1999 and is duly recorded in Plat Book No. 17, Page 109.

Reception No. 1909257 Drawer No. GG 178 Fee 10.00 1.00

Clayton E. Hynes Clerk & Recorder

This plat of WEAVER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 19 day of June, A.D., 1999.

David Walker City Manager

Gene Branson President of Council

WEAVER MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE SE 1/4 NE 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U1E MERIDIAN

FOR: WEAVER Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLLEGE AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568

SURVEYED BY: RM
DRAWN BY: MEM
ACAD ID: MEAFVN
SHEET NO.
FILE: 80305

DATE: 4/7/99

SCALE: 1" = 50 FT

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of WEAVER MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16412

4/30/99 Date

From: Brian Rusche
To: Aspen Hawk
Date: 12/5/2011 11:05 AM
Subject: Re: RZN-2011-1148 Blue Polygon

Lynn,

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.

I did not have an opportunity to review the study you are referencing, but I did contact Xcel Energy for some information.

It appears that the line you are referencing is a 69 kW line. Easements are created where possible under these high voltage lines, with the size increasing as the voltage increases. This line currently has a 40' easement, according to the Weaver Minor Subdivision plat, which I have attached.

According to Xcel, EMF studies have shown no valid correlation between high voltage and cancer. Furthermore, while the voltage within a building is typically lower, there is usually more EMF, due to proximity. If you have questions about this information, please contact Fred Eggleston with Xcel.

The proposed rezone does not compel the owner(s) of the property to develop and no development is proposed at this time. Should development be considered for these properties, the review of that development would include a referral to Xcel to determine if there are any impacts.

You may still provide comments prior to the Planning Commission hearing on this request, which is scheduled for January 10, 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

>>> "Aspen Hawk" <aspen-hawk@usa.net> 11/3/2011 9:12 AM >>>
I could not copy it but the study shows that living 600 meters from high tension wires is a risk for all. I can mail the study if you would like or go to Google health hazards from high tension wires. It is on the first page; I do not have time to research now because I have to go to work. The Institute of World Health had lots of studies years ago about all types of nasty problems from the wires. Does the City really want to be responsible for setting this up for residents. One would wonder who would be responsible for the health problems if the City knew in advance about the risks.

I received a card last night in the mail giving me today to reply. Rather short notice I would say.

Lynn Vransy
365 29 Road
245-6408

Asian Pac J Cancer Prev. 2010;11(2):423-7.
Living near overhead high voltage transmission power lines as a risk factor for childhood acute lymphoblastic leukemia: a case-control study.
Sohrabi

**GRAND JUNCTION PLANNING COMMISSION
JANUARY 10, 2012 MINUTES
6:00 p.m. to 8:00 p.m.**

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

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Gregory Williams, Lyn Benoit and Keith Leonard.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Senta Costello (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris, Development Engineer.

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 10 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Approve minutes of the September 27, 2011 Joint City and County Planning Commission Meeting.

2. McDonald's Addition CUP – Conditional Use Permit

Request approval to amend a previously approved Conditional Use Permit (CUP-2004-200) to allow for the expansion of an existing McDonald's restaurant on 0.894 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2011-1281

PETITIONER: McDonald's

LOCATION: 1212 North Avenue

STAFF: Lori Bowers

3. Text Amendment to Section 21.08.020(b)(1) 20% expansion limit – Zoning Code Amendment

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

FILE #: ZCA-2011-1313
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

4. Text Amendment to Section 21.06.010(f) – Zoning Code Amendment

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

FILE #: ZCA-2011-1315
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read.”

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

Public Hearing Items

Lisa Cox, Planning Manager, stated that the next four items on the agenda were concerning proposed rezones of particular areas in the community. Ms. Cox stated that there would be a series of City initiated rezone applications to be brought forward in the next two months. She explained that in February 2010, the City and Mesa County adopted the Comprehensive Plan. As a part of that Plan, there were new land use designations created to implement the vision of the new Plan.

At the time that the Comprehensive Plan was adopted, the City did not rezone property to be consistent with the new land use designations which resulted in a conflict between the Comp Plan and the zoning of certain property. After working with the Plan for approximately 18 months City Council determined that the City should resolve the conflict between the Comprehensive Plan and the zoning of certain properties in the City. Resolving the conflict by amending the Comprehensive Plan or by rezoning property to support the Plan would support economic development in the community by eliminating the need for a public hearing process when the property is ready to develop.

Ms. Cox then provided an overview of the public process that each of the areas to be rezoned had gone through. For property to be rezoned, individual property owners were sent a letter explaining why the City was initiating a change of zoning for their property. Notification cards were mailed to residents living within 500 feet of property to be rezoned. An Open House was scheduled to provide an opportunity for citizens and property owners to learn more about the proposed rezones, provide comments or to ask questions of City staff. The letters and notification cards outlined the public participation

process and the proposed public hearing schedule and information regarding the proposed rezone areas was posted to the City's website.

QUESTIONS

Commissioner Eslami asked if the City process was not done, could the property owner themselves ask for the rezone. Ms. Cox said that was correct and confirmed that the City had undertaken the proposed rezones to facilitate development. She stated that there were no proposed development plans related to any of the areas or properties at this time and that the City was taking steps to resolve the conflicts now to avoid having to do it later.

Commissioner Benoit asked if there was a development planned would it receive a full review. Ms. Cox said it would.

Chairman Wall asked how the areas that were fully developed now would be impacted. Ms. Cox answered that by resolving the conflicts now with the proposed rezones, it could potentially give people more opportunity for development of their property.

Commissioner Carlow asked if this was something that simply reflected reality. Ms. Cox said in many cases property would be up-zoned so that the zoning supported the vision of the Comprehensive Plan.

A map which showed all of the various areas that would be rezoned was provided. Ms. Cox pointed out that only four of those areas would be considered this evening.

5. Rezone Area 14 – Rezone

Request a recommendation of approval to City Council to rezone two parcels totaling 5.939 acres from an R-2 (Residential 2 du/ac) to an R-4 (Residential 4 du/ac) zone district.

FILE #: RZN-2011-1148
PETITIONER: City of Grand Junction
LOCATION: 355 29 Road and 2892 River Street
STAFF: Brian Rusche

STAFF'S PRESENTATION

Brian Rusche, Senior Planner, Public Works and Planning Department, identified the area subject to this proposed rezone as Area 14 – 355 29 Road and 2892 River Street.

The request was from an R-2 to R-4. He said the area was annexed into the City in 1999 and subdivided into 4 lots – known as the Weaver Miner Subdivision. Two of the lots were part of the request.

He said that at the time the property was annexed, the designation was Residential Medium Low. Current land uses on the site were single family and one lot is undeveloped. The Comprehensive Plan designated the properties as part of the Residential Medium category of 4 to 8 dwelling units per acre. The requested rezone would bring them into conformance with the Comprehensive Plan and noted that the R-

4 designation was consistent with the previous designation of Residential Medium Low. He advised that the remaining properties outside the subdivision did not have City zoning as they have not yet been annexed but at the time of annexation zoning would be assigned consistent with the Comprehensive Plan.

Mr. Rusche next discussed some of the feedback received concerning this request. He said that an e-mail had been included in the packet which expressed concern over future development, specifically with respect to high voltage overhead lines. He outlined the criteria for rezoning and pointed out that the location of the property on 29 Road and the opening of the 29 Road Bridge provided an opportunity for additional housing in this portion of the City. The rezone of the property from R-2 to R-4 would provide an opportunity for additional density, an opportunity for additional development in an area that could be served by and would allow for the efficient use of City services. The rezone would also bring it into conformance with the Comprehensive Plan.

PUBLIC COMMENT

Bob Torbet, 2877 C½ Road, questioned the need for higher density in that area. He stated that quite often he had difficulty getting onto 29 Road off of C½ Road and believed it would get worse if it were to tie into I-70. He thought that if the density was to be increased, either a stop light or turn lanes should be considered to get back onto 29 Road.

QUESTIONS

Commissioner Carlow asked if the surrounding area was County. Mr. Rusche identified the four lots and stated the bulk of the area was still zoned Rural in Mesa County with the closest subdivision, White Willows, to be accessed off of D Road.

Commissioner Carlow asked if the expectation of the existing County property would eventually be City. Mr. Rusche said that was correct and stated that one of the citizens who attended the open house was on the east side of 29 Road and essentially asked when they would be included in this. He answered that it would be at the time of annexation.

PUBLIC COMMENT

(Chairman Wall re-opened the Public Comment portion of the hearing.)

Russell Jones, 2890 C½ Road, said the Comprehensive Plan was the City's projection of what should be done and said that he and others don't want that done. He said that it would affect their residential peace and believed there was not a need right now for residential growth but perhaps commercial growth. Chairman Wall said the plan was adopted as a City and this process was just to make the plan consistent. He said many areas were not zoned according to the Comprehensive Plan. He added that just because the zoning in this area may be R-4, that did not necessarily mean that now 4 buildings per acre would be built.

Chairman Wall stated that it was important as a City to be consistent so when people decided to do business here, there was a consistent process. He added that there were

no plans presently in place for the lots. Also, if a project were to come forward, it would be completely reviewed and it would have to be compatible with the neighborhood so there would still be a long process for someone to go through. Mr. Jones said that this explanation to him reiterated his concerns about the Comprehensive Plan.

Commissioner Wall advised that the Comprehensive Plan was a projection and a goal of how the City wanted things to be built or grow. Commissioner Pavelka added that the City had held numerous public meetings and exercises to get the input of the public which was reflected in the Comprehensive Plan. Russell Jones stated that the public input was very small and questioned how much the people had interacted on it.

Mr. Rusche added that the Comprehensive Plan was a 25-year plan adopted in 2010. The lead up to its adoption by both the City of Grand Junction as well as Mesa County included approximately 300 meetings and encompassed approximately 30 months of development of the plan. With respect to the zoning, in this particular case, the property was zoned prior to the Comprehensive Plan and under the previous Growth Plan; there were a large number of housing units anticipated based on both historic and projected growth. He said that the recommendation was to go up one step – from 2 dwelling units per acre to 4 dwelling units per acre, which would also be the maximum permitted on the property.

He clarified that the standards for an R-4 zone did not permit apartments. The standards of the zoning category dictate how large the lots needed to be and how much separation between the homes and other developments were needed. He pointed out that the majority of properties zoned R-4 did not have 4 dwelling units per acre. Mr. Rusche said that with respect to the public process, all of the notifications were sent regardless of jurisdiction. Also, an open house was held and staff had also been available to discuss any concerns.

QUESTIONS

Commissioner Carlow asked if the nearby County property would eventually become City R-4. Mr. Rusche stated that R-4 zoning fit within the two categories that were north of C½ Road. He pointed out that on the east side of 29 Road, the configuration of the properties was a little different whereas all of those properties were very narrow and long but put together they had more direct access onto 29 Road. The Comprehensive Plan in this case envisioned that being an area for additional density most likely due to the configuration of the lots. He added that while this was the only site currently in the City limits, if those County properties were to annex and development proposed, they too would be zoned at a minimum of R-4.

Commissioner Leonard asked what the density allowance for County RSF-R was. Mr. Rusche believed that RSF-R was one unit per five acres. He added that many of the developments already exceeded the density within the RSF-R.

Commissioner Leonard asked if it was the County's policy to let individual property owners come in for a rezoning or annexation process. Mr. Rusche said that any

development of any significance would require annexation which went back to the agreement made between the City and the County in the Persigo Agreement. He said that the splitting of a property or requesting more development would require annexation.

PUBLIC COMMENT

Bob Torbet did not believe it fit in the neighborhood at all. He said that area was basically all rural and did not understand the need to have this one particular area in the middle zoned R-4 for future expansion. He added that there was no R-4 adjoining the two parcels.

Russell Jones asked if the streets and other infrastructure had been taken into consideration as it diminished the size of the lots. Chairman Wall said that was alluded to earlier and gave the example that while a parcel may be zoned 4 units per acre, often times that parcel can only be developed to only 2½ or 3. Mr. Jones advised that he had not received any invitation to an open house and the notice for this evening's hearing was the first notification he had received.

DISCUSSION

Commissioner Benoit spoke to the Comprehensive Plan and said he was very pleased to see the extensive coverage and the public opportunity afforded County-wide. Furthermore, a lot of work had gone into it and it was a diagram or a roadmap that could be used for decades to help bring it together. He also assured that safety would be considered for any development which would occur in the future.

Commissioner Pavelka reiterated that as the Comprehensive Plan became implemented and as developments came forth, they still would have to come before the Planning Commission, through City Council and they would have to meet the standards set in the Code. She added that the process was in place which would allow people to speak again too.

Chairman Wall said that he appreciated all of the public comment. He said that this particular zoning for this area made sense and it met all of the criteria that had been set forth for approval.

MOTION: (Commissioner Pavelka) “Mr. Chairman, I recommend that the Planning Commission forward a recommendation of approval for the requested zone, RZN-2011-1148, to City Council with the findings and the conclusions listed above.”

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN 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**

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 9, 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 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 R-4 (Residential 4 du/ac):

LOT 1 AND LOT 4 OF WEAVER MINOR SUBDIVISION

See attached map.

INTRODUCED on first reading the 1st day of February, 2012 and ordered published in pamphlet form.

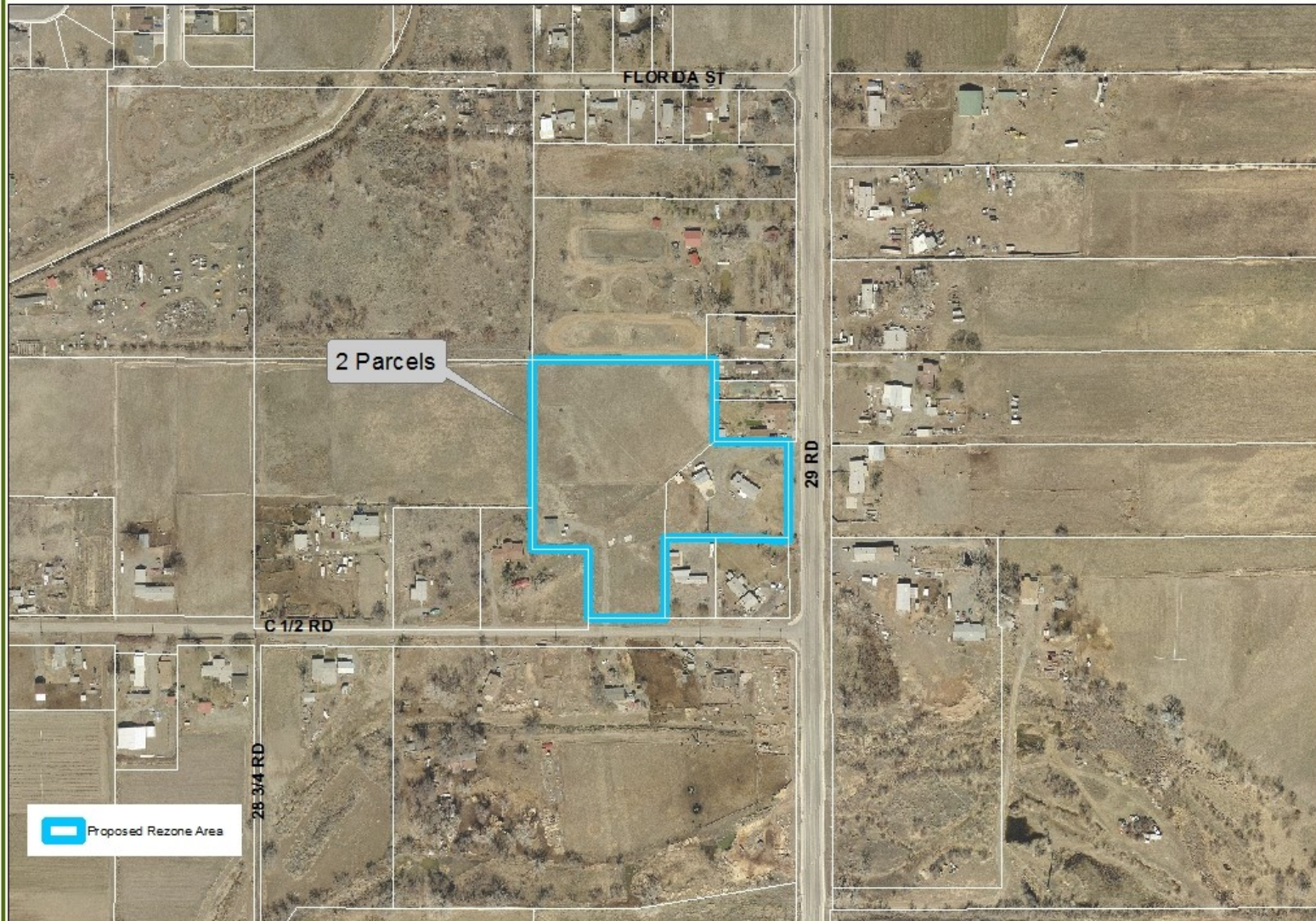
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Proposed Rezone - Area 14



Rezone Area from R-2 (2 units/acre) to R-4 (2-4 units/acre)



Date: February 3, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule: Wednesday, February 1, 2012
 2nd Reading: Wednesday, March 7, 2012
 File #: RZN-2011-1157

**Attach 22
 CITY COUNCIL AGENDA ITEM**

Subject: Rezone Approximately 4.753 acres, Located at 3032 N. 15 th Street
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Zoning Ordinance
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

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.

Background, Analysis and Options:

The subject parcel was annexed into the City in 1972 as part of the 250 acre North Peach annexation. The apartments were constructed in 1983. There are 13 buildings on site that contain 96 apartments. This calculates out to a density of 19.35 dwelling units per acre. The current zoning is R-8. The proposed zoning of R-24 will bring the site into conformance with the zone designation and bring the zoning in line with the Comprehensive Plan for this area which is Residential High Mixed Use (16 – 24 units per acre).

The Comprehensive Plan adopted in 2010 took into account the need for additional dwelling units based on historic and projected population growth. The adopted Comprehensive Plan – Future Land Use Map changed the designation for this property to Residential High Mixed Use (16-24 du/ac.). Please refer to the Comprehensive Plan map 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 designations. These properties were grouped together in larger areas of the City; however, some conflicting areas were made up of isolated parcels. Each area or property has been or is being evaluated to determine what the best course of action would be to remedy the conflict.

The R-8 zone district is not allowed in areas designated as Residential High Mixed Use on the Comprehensive Plan Future Land Use Map; also, the existing developed density exceeds that allowed in the R-16 zone. To bring the existing density into conformance

with the zoning and the Future Land Use designation, it is proposed that the property be rezoned to R-24.

All affected property owners were notified of the proposed change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on November 9, 2011. There were only a couple of questions relating to this property and those were concerned with increased traffic and the potential for Hilltop to purchase the property and increase the density. A letter of opposition is also attached to this report for review. The Secretary for the Nellie Bechtel Apartments, Inc. sent a letter in support of the rezone as it would eliminate the present nonconformity of the property.

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 will allow for reconstruction of the property if something tragic were to happen. The rezone to R-24 will allow reconstruction of the property to what currently exists on the site today.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of January 10, 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.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Blended Land Use Map
Letter of opposition
Letter of support
Ordinance

BACKGROUND INFORMATION				
Location:		3032 N 15 th Street		
Applicant:		City of Grand Junction		
Existing Land Use:		Apartments		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-family residence and Church		
	South	Assisted living		
	East	Assisted living		
	West	Single-family residential		
Existing Zoning:		R-8 (Residential – 8 units per acre)		
Proposed Zoning:		R-24 (Residential – 24 units per acre)		
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)		
	South	PD (Planned Development)		
	East	PD (Planned Development)		
	West	R-8 (Residential – 8 units per acre)		
Future Land Use Designation:		Residential High Mixed Use (16-24 dwelling units per acre)		
Zoning within density range?			Yes	X 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 2010 adoption of the Comprehensive Plan designated the Future Land Use for these two properties as Residential High Mixed Use (16-24 du/ac), rendering the existing R-8 (Residential 8 du/ac) in conflict with the Future Land Use designation. The proposed rezone to R-24 (Residential 24 du/ac) will resolve this conflict. Approval of the R-24 zone will also alleviate the conflict between the existing density and the existing zoning.

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

Response: The subject parcel is now under-zoned such that the sites and densities are nonconforming. If the structures were destroyed by fire, for example, they could not be re-built to the present because the current zoning would not allow it. Rezoning the property will relieve the nonconformity.

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

Response: The existing parcel is currently adequately served and there is no change of use proposed at this time.

(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: N/A

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

Response: The benefit to the community is consistency between the Zoning Map and the Comprehensive Plan; the property will be zoned to suit the actual density of the existing apartments.

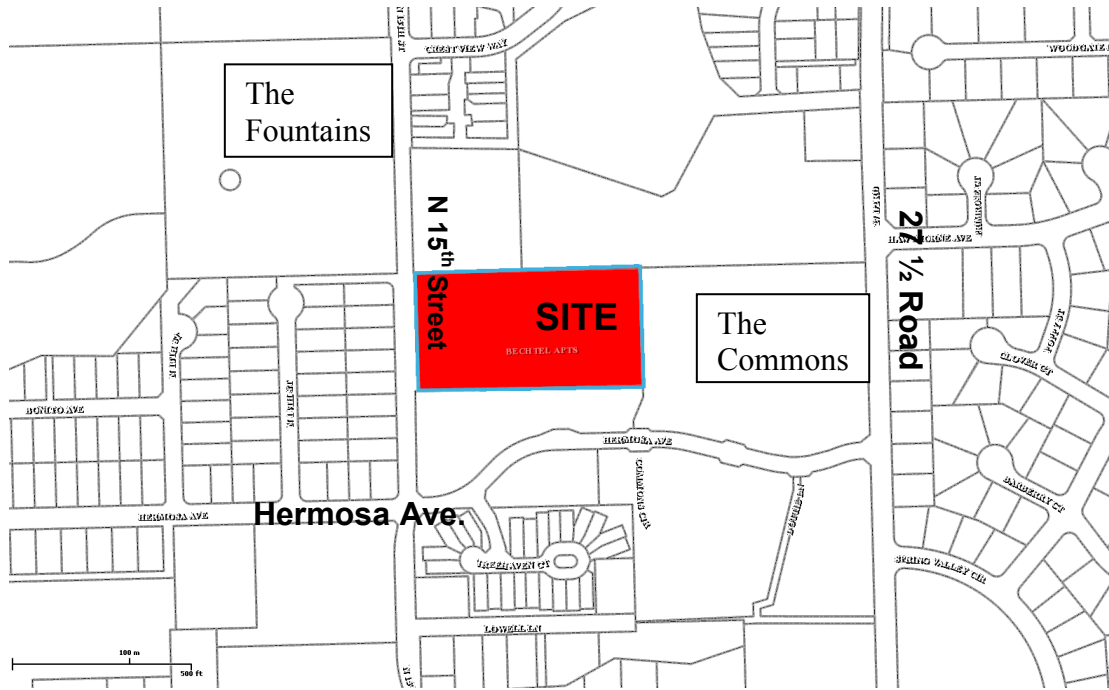
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Nellie Bechtel Apartments Rezone, RZN-2011-1157, a request to rezone the property from R-8 (Residential -8 units per acre) to R-24 (Residential – 24 units per acre), the following findings of fact and conclusions have been determined:

7. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
8. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

Site Location Map

3032 N 15th Street



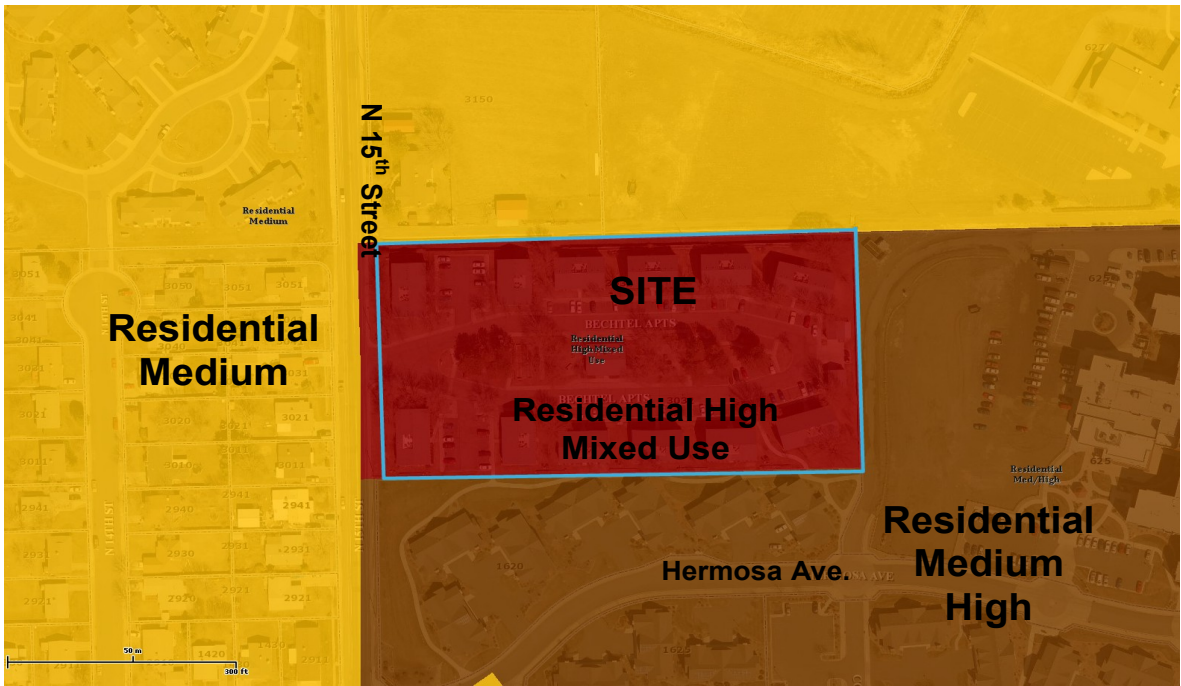
Aerial Photo Map

3032 N 15th Street



Comprehensive Plan Map

3032 N 15th Street



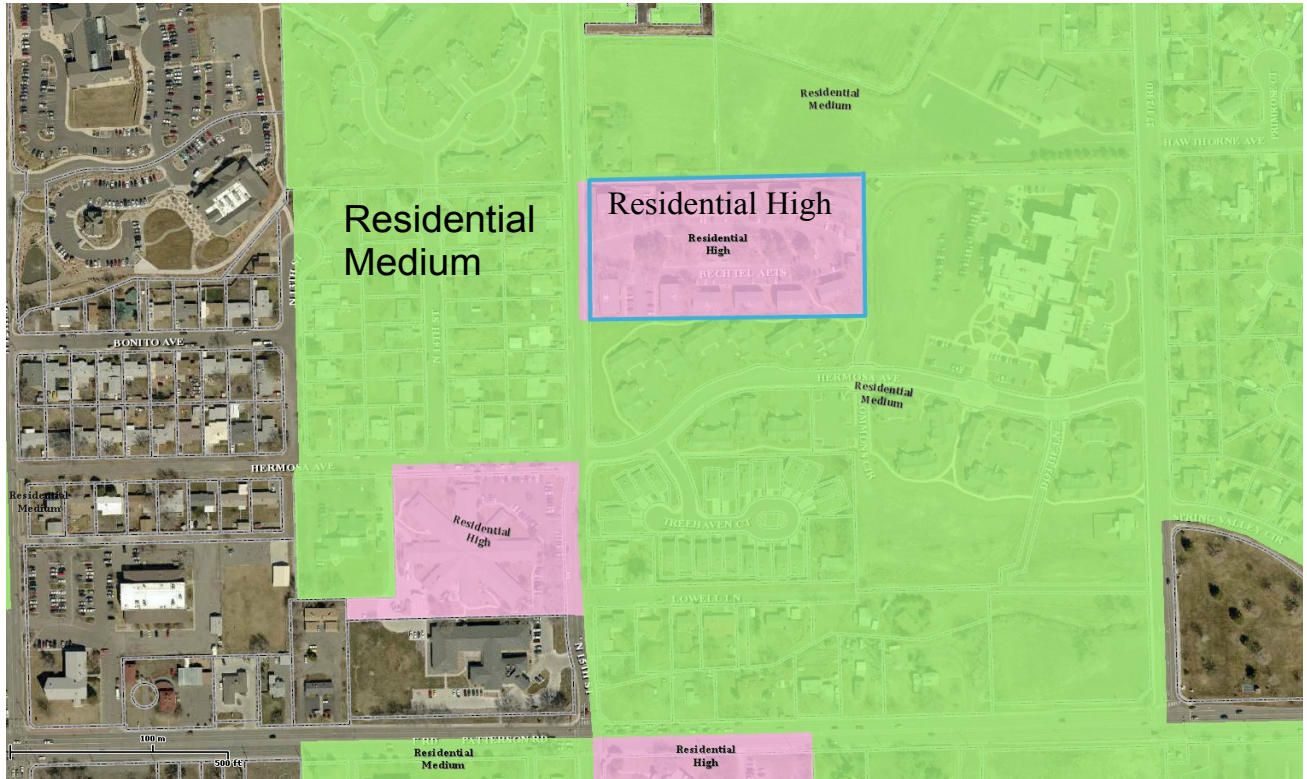
Existing City Zoning Map

3032 N 15th Street



Blended Land Use Map

3032 N 15th Street



From: Mike Rarden <mrarden@qwest.net>
To: <lorib@gjcity.org>
Date: 11/8/2011 3:05 PM
Subject: RZN-2011-1157 -Nellie Bechtel Apartments-Opposed to Rezone
Attachments: IMG_1175.jpeg; Part.002

City of Grand Junction
Attn: Lori Bowers and Grand Junction City Council
Planning Division
250 N. 5th Street
Grand Junction, CO 81501

RE: RZN-2011-1157-Nellie Bechtel Apartments Rezone-3032 N. 15th Street from R-8 to R-24 Zone District

We are adamantly opposed to this rezone. We live at 3031 N. 15th Street. Our driveway is directly across the street from the entrance going into and out of Nellie Bechtel, as you can see in the photo below which was taken from the center of our driveway.



November 7, 2011

City of Grand Junction
Public Works & Planning
250 North 5th Street
Grand Junction, CO 81501

Attn: Lori Bowers

Dear Ms. Bowers:

Reference is made to RZN 2011-1157

We, the owners of Nellie Bechtel Apartments support the change of the zoning to R-24.


This brings the zoning to what is currently about 19 units per acre closer to the R-24 zoning that is proposed.

To our knowledge the infrastructure to meet the requirements for the increase in zoning is in place.

This would also reduce or eliminate the present non-conforming status of R-8.

If I can be of further assistance, kindly contact me.

Thank you.


George E Wheeler
Secretary
Nellie Bechtel Apartments, Inc.
3032 North 15th Street
Grand Junction, CO 81506
Phone 245-1712

RECEIVED

NOV 07 2011
COMMUNITY DEVELOPMENT
DEPT.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN 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

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 9, 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:

3. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
4. 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 the Nellie Bechtel Apartments property from R-8 (Residential – 8 units per acre) to the R-24 (Residential – 24 units per acre) 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 as Residential High Mixed Use (16-24 dwelling units per acre), 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-24 zone district to be established.

The Planning Commission and City Council find that the R-24 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 property shall be rezoned R-24 (Residential – 24 units per acre).

LOT 1 NELLIE BECHTEL GARDENS SEC 1 1S 1W INC VAC ROW AS DESC IN B-4810 P-294 RECP NO 2479396 MESA CO RECDS - 4.75AC

INTRODUCED on first reading the 1st day of February, 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

Attach 23

CITY COUNCIL AGENDA ITEM

Subject: Rezone Three Properties Located at 708 25 ½ Road, 2543 G Road and 2522 F ½ Road

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Scott Peterson, Senior Planner

Executive Summary:

A City initiated 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).

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. The adopted Comprehensive Plan – Future Land Use Map changed the designation in this area to Residential Medium (4-8 du/ac). 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 properties which are the subject of this report (Area 3), the Planning Commission recommends rezoning to R-4 and R-5.

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 rezones to R-4 and R-5 from R-R will provide the opportunity to develop these properties at a higher density than what currently is allowed and will also match the current zoning on adjacent properties.

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

The proposed rezone(s) will bring these properties into compliance with the Future Land Use Map and also allow additional residential development to occur at a density that would be in character with the area, in keeping with the principals of Goal 5.

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

Existing single-family detached residential housing on each property is an allowed land use in both the R-4 and R-5 zone districts.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezones at their January 10, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

Consideration and First Reading of the Rezoning Ordinance was February 1, 2012.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Blended Residential Map
Existing City Zoning Map
Adjacent Property Owner Correspondence
Ordinance

BACKGROUND INFORMATION		
Locations:	708 25 ½ Road; 2543 G Road; 2522 F ½ Road	
Applicant:	City of Grand Junction	
Existing Land Use:	Single-Family Residential detached	
Proposed Land Use:	N/A	
Surrounding Land	North	Single-Family Residential detached and Church

Use:	South	Single-Family Residential detached and Century Link office warehouse/shop facility		
	East	Single-Family Residential detached		
	West	Single-Family Residential detached and Church		
Existing Zoning:		R-R, (Residential – Rural)		
Proposed Zoning:		R-4, (Residential – 4 du/ac) and R-5, (Residential – 5 du/ac)		
Surrounding Zoning:	North	PD, Planned Development (4.2 +/- du/ac – Diamond Ridge Subdivision) and R-4, (Residential – 4 du/ac)		
	South	R-4, (Residential – 4 du/ac); R-5, (Residential – 5 du/ac); PD, Planned Development (2.3 +/- du/ac – Moonridge Falls Subdivision) and I-O, (Industrial Office)		
	East	PD, Planned Development (4.01 +/- du/ac - Westwood Ranch Subdivision) and R-2, (Residential – 2 du/ac)		
	West	PD, Planned Development (4.2 +/- du/ac – Diamond Ridge Subdivision) and R-4, (Residential – 4 du/ac)		
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)		
Zoning within density range?		X	Yes	No

Additional Background:

All three property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on November 9, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. All three property owners gave verbal support of the proposed rezone. Two adjacent property owners submitted a letter and an email opposing the proposed rezone (see attached). Several other individuals who contacted planning staff either voiced opposition to the proposed rezone due to their concerns that the rezone will result in increased traffic and/or density or didn't have an opinion.

Originally, Planning Staff had recommended the R-8, (Residential – 8 du/ac) zone district for the property located at 2522 F ½ Road, however during the Planning Commission Public Hearing on January 10, 2012, the Commissioners felt that since the adjacent subdivisions were at a density of just over 4 du/ac, that the R-5, (Residential – 5 du/ac) would be a more appropriate zoning designation and would also still be in keeping with the Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac).

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 three parcels are currently zoned R-R, (Residential - Rural), however the Comprehensive Plan Future Land Use Map identifies these properties as Residential Medium (4 – 8 du/ac). The existing zoning is not in compliance with the Future Land Use Map, therefore, the proposed rezone to R-4, (Residential – 4 du/ac) and R-5, (Residential – 5 du/ac) will bring these properties 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 of the area has changed over the years with the development of adjacent higher density residential subdivisions. Therefore, the proposed rezone will bring these properties into compliance with the Future Land Use Map and allow development to occur at a density that would be in character with the area.

(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 existing properties. Ute Water and City Sewer are located in all rights-of-way serving the properties. Any future residential subdivision development for the property at 708 25 ½ Road would, however, require additional street improvements to 25 ½ Road, which under the current Zoning and Development Code would be provided by the developer.

(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 process identified the need for more residential density for this area. The proposed zoning requests bring these three properties into conformance with the Comprehensive Plan Future Land Use Map designation.

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

Response: The proposed rezones to R-4 and R-5 from R-R will provide the opportunity to develop these properties at a density that matches the current zoning on adjacent properties. Higher densities allow for more efficient use of City services and infrastructure, minimizing costs to the City and also the community.

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

Site Location Map – 708 25 ½ Road

Figure 1



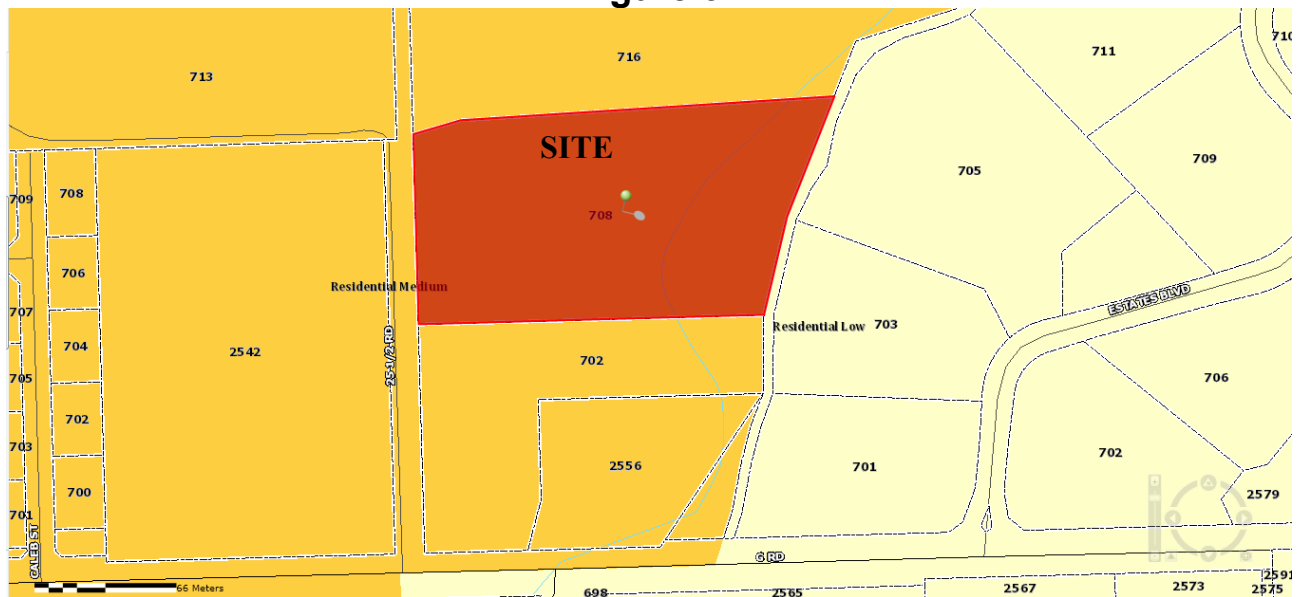
Aerial Photo Map – 708 25 ½ Road

Figure 2



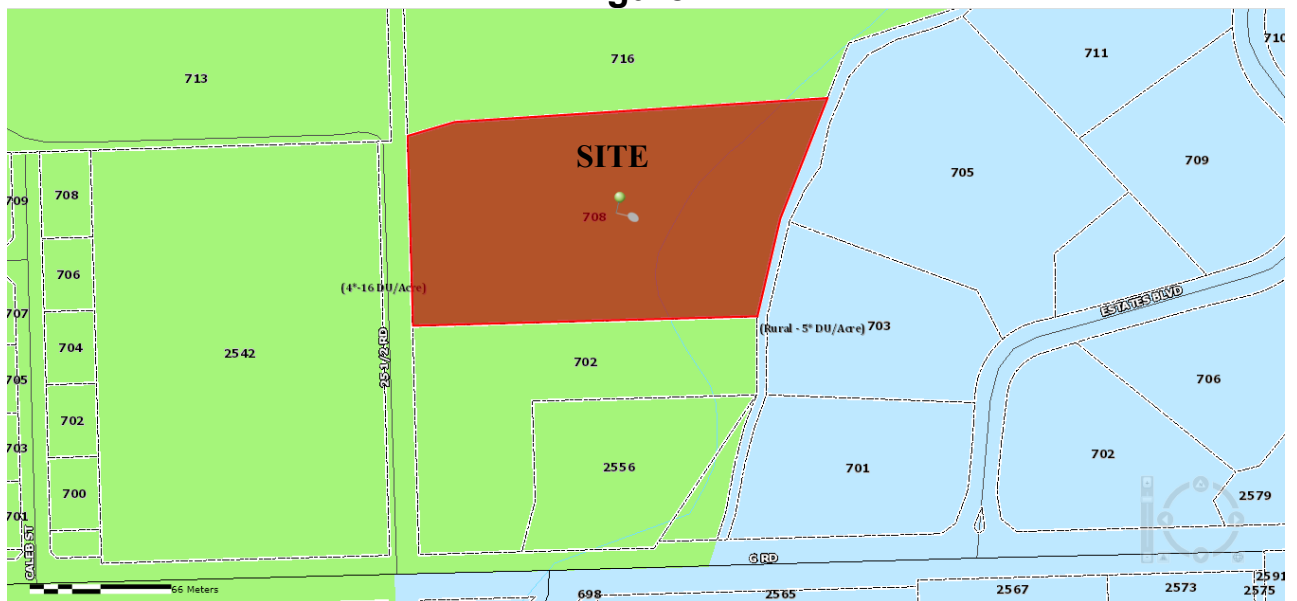
Comprehensive Plan – 708 25 ½ Road

Figure 3



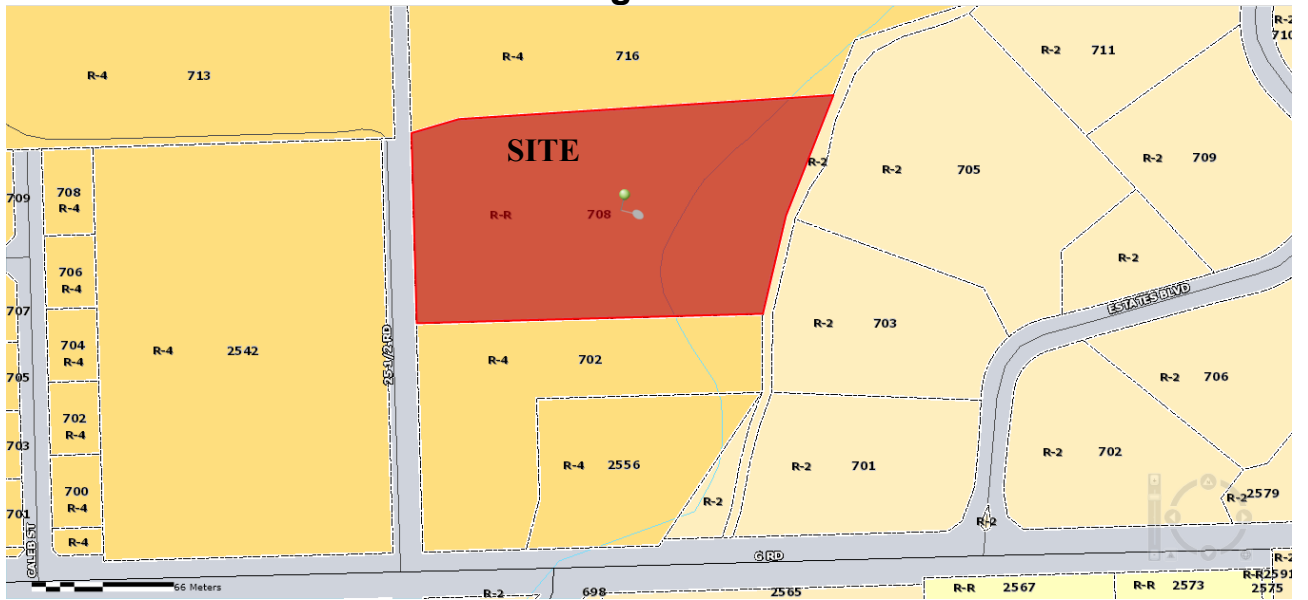
Blended Residential Map – 708 25 ½ Rd.

Figure 4



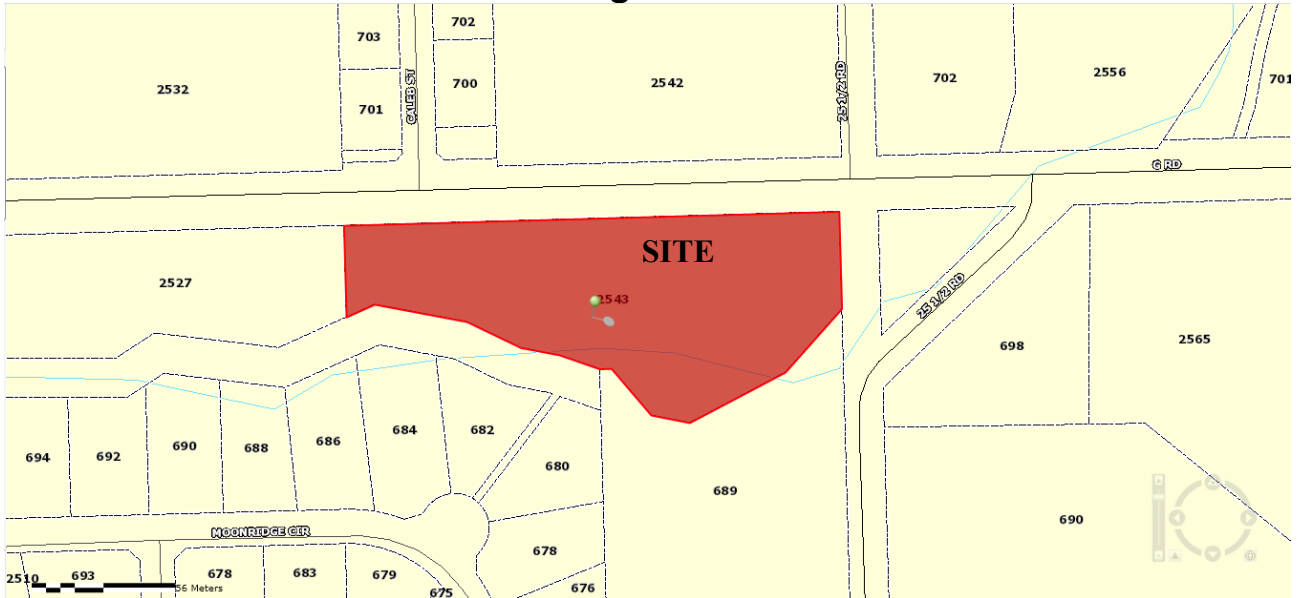
Existing City Zoning – 708 25 1/2 Rd.

Figure 5



Site Location Map – 2543 G Road

Figure 1



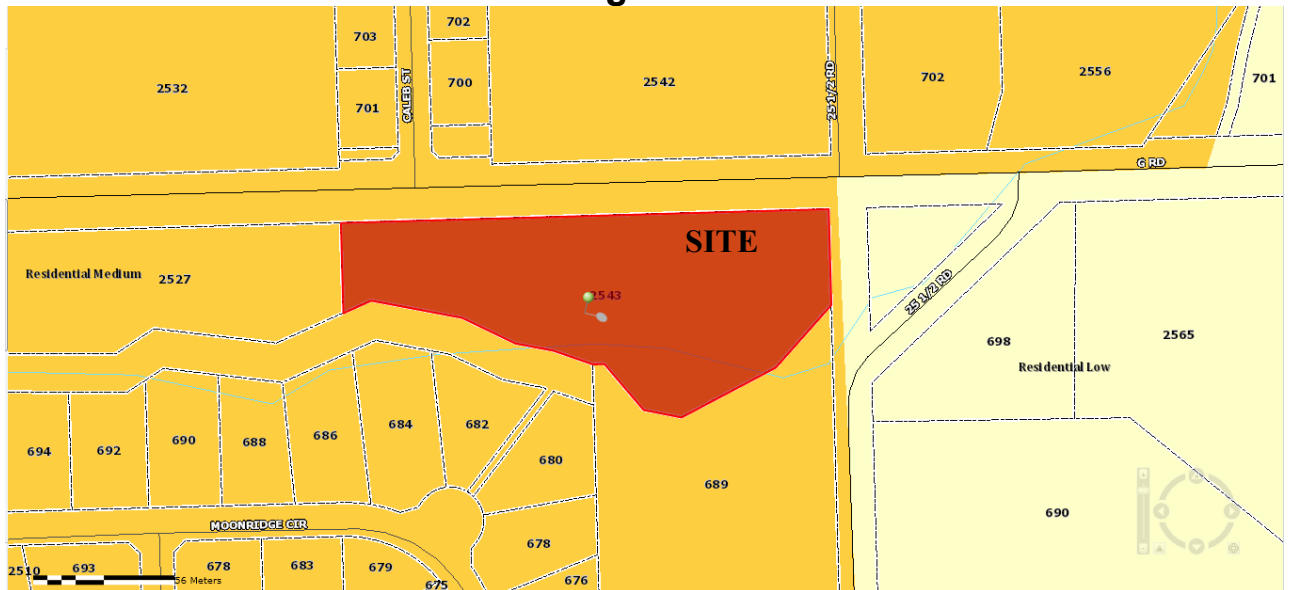
Aerial Photo Map – 2543 G Road

Figure 2



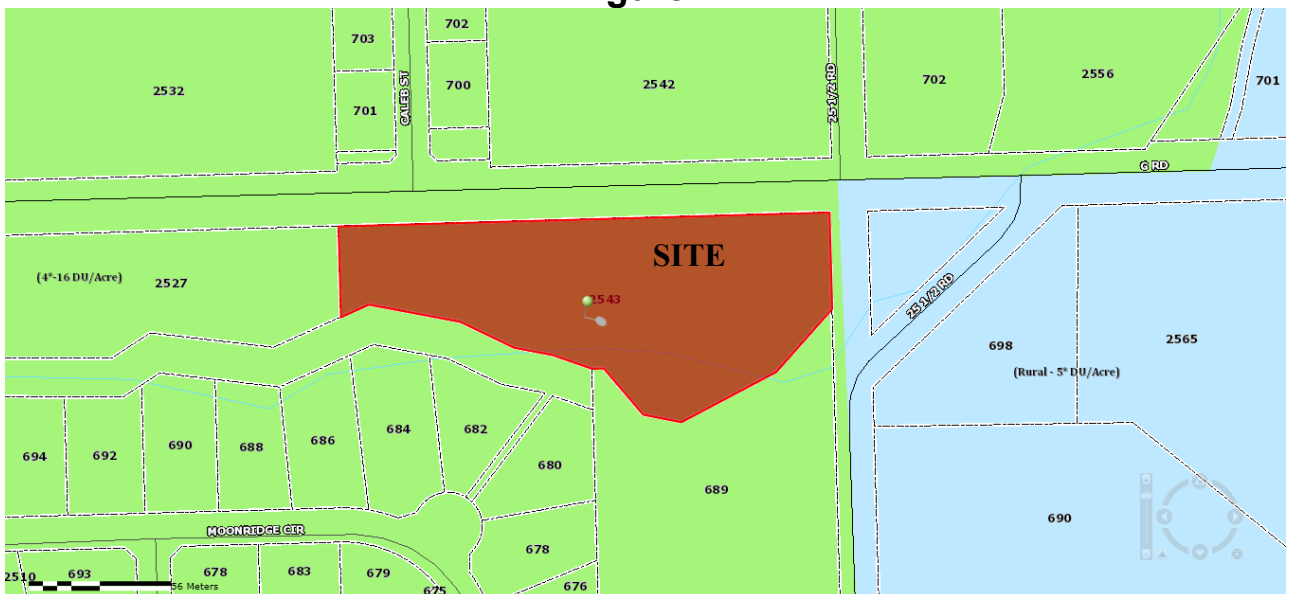
Comprehensive Plan – 2543 G Road

Figure 3



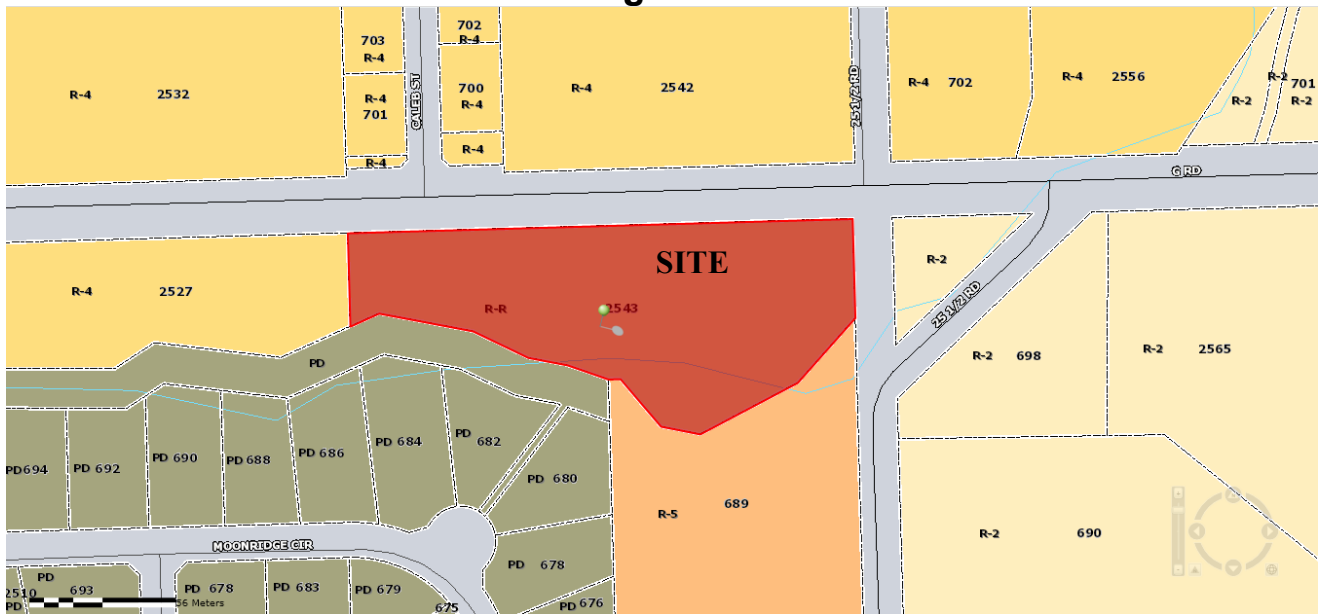
Blended Residential Map – 2543 G Rd.

Figure 4



Existing City Zoning – 2543 G Road

Figure 5



Site Location Map – 2522 F ½ Road

Figure 1



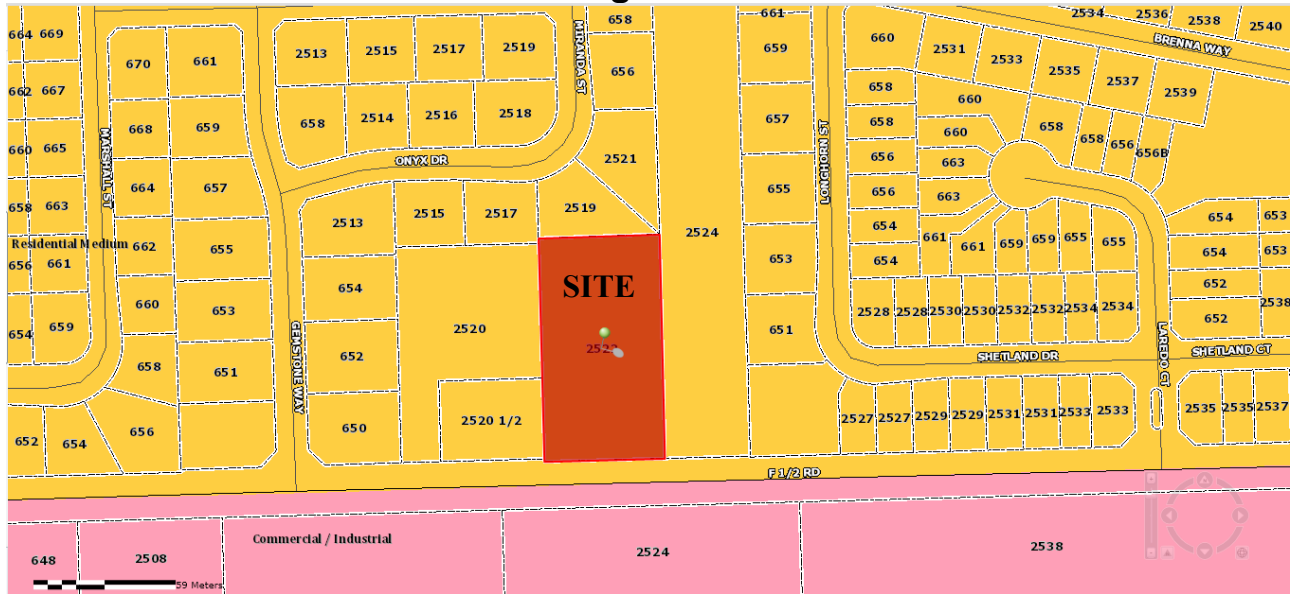
Aerial Photo Map – 2522 F ½ Road

Figure 2



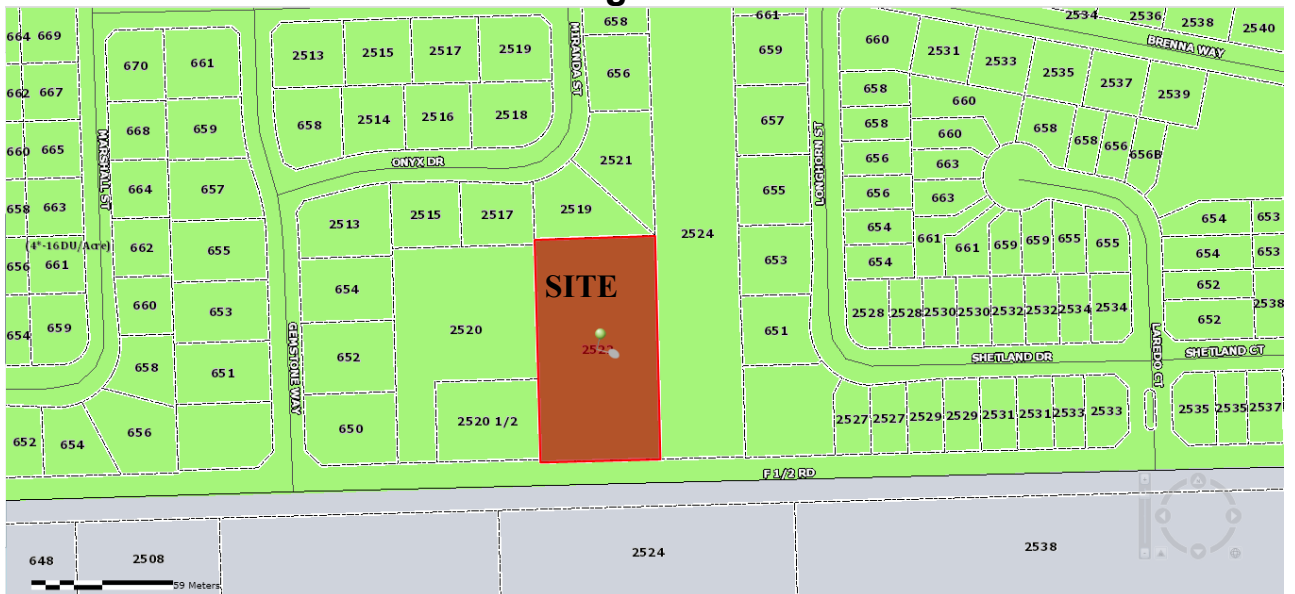
Comprehensive Plan – 2522 F ½ Road

Figure 3



Blended Residential Map – 2522 F ½ Rd.

Figure 4



Existing City Zoning – 2522 F 1/2 Rd.

Figure 5



November 8, 2011

Mr. Scott Peterson
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RECEIVED
NOV 10 2011
COMMUNITY DEVELOPMENT
DEPT.

RE: RZN-2011-1188 2522 F ½ Road

Dear Mr. Peterson:

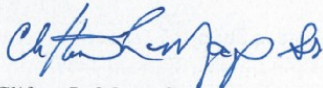
My residence is 2520 F ½ Rd., the first lot to the west of the referenced address. I built the home in 2006 with the expectation that it would be my residence for many years. The reality that my future neighbors may be living in 8-plexes, or large multi-family, multi-story dwellings, is not acceptable.

I'm sure you are aware that the parcel containing my two lots was originally part of the Diamond Ridge Subdivision, and was so described when I purchased the parcel. I then subdivided the parcel into lots 1 & 2, Clifton Mays Subdivision, with the belief that the area would remain a single family neighborhood, or at maximum, a few duplexes, since there are several within Diamond Ridge. If a survey were taken of Diamond Ridge owners, I am reasonable sure there would be a majority of support for this belief.

I am aware the strip of land to the east of Diamond Ridge Subdivision and 2522 F ½ Road has recently reverted to an R-8 zone, after being rezoned to a much lower density for a period of time. That strip of land should not, in and of itself, be sufficient reason to include the parcel in question in the R-8 zoning to accommodate the Cities desire to consolidate and correct spot zoning issues.

I respectfully request that you remove this parcel from your rezoning consideration and allow the market to dictate what may be built there in the future. A rezone of this parcel will further devalue my property, which is already suffering heavily from the general down-turn in real estate values in and around our community.

Sincerely,



Clifton L. Mays, Sr.
2520 F ½ Road
Grand Junction, CO 81505
970-261-1557 (Cell)
970-242-9575 (Home)

Cc: Members of the City Council
Laurie Kadrich, City Manager

From: Newton Terry <tdnewton@q.com>
To: <scottp@gjcity.org>
Date: 11/4/2011 10:49 AM
Subject: Rezone Blue Polygon

Thank you for letting us know about this proposed rezone.

We are very much opposed to this rezone in light of the Residential 8 - du/ac) This part of G Road is very upscale and we have ALOT of traffic which never seems to bother you planners, but it will just cause more and more problems in this area.

Please state that we are opposed to this request at this time.

Sincerely,

Terry and Debbie Newton
tdnewton@q.com

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN 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

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(s) meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Residential Medium 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 9, 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 amendments for the following reasons:

1. The requested zone(s) 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-4, (Residential – 4 du/ac).

708 25 ½ Road (Parcel # 2701-344-00-138) and 2543 G Road (Parcel # 2945-032-00-020). See attached map.

The following property shall be rezoned R-5, (Residential – 5 du/ac).

2522 F ½ Road (Parcel # 2945-032-00-026). See attached map.

Introduced on first reading this 1st day of February, 2012 and ordered published in pamphlet form.

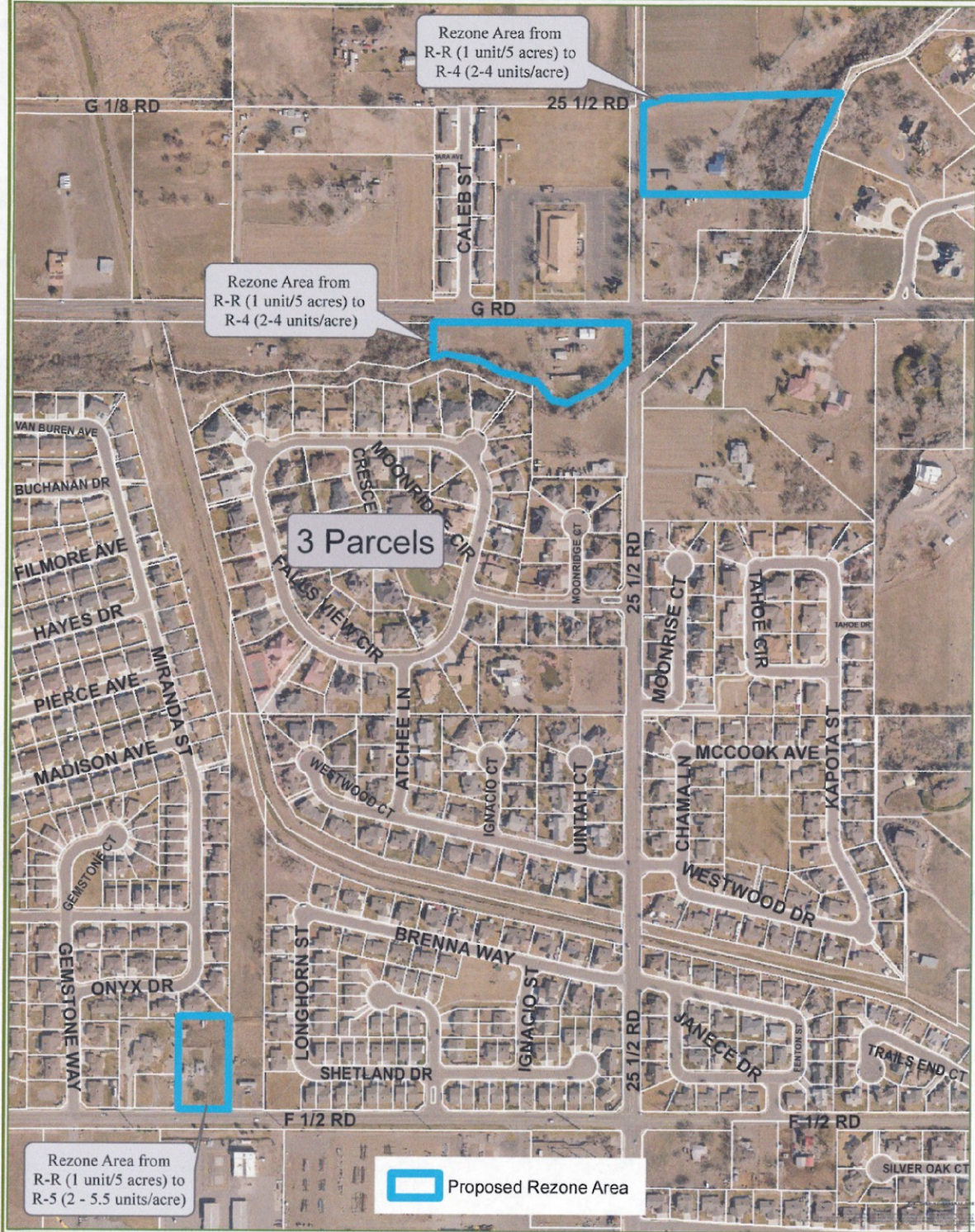
Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 3





**Attach 24
CITY COUNCIL AGENDA ITEM**

Date: January 26, 2012
Author: Senta L Costello
Title/ Phone Ext: Senior Planner /
1442
Proposed Schedule: 1st Reading
February 1, 2012
2nd Reading (if applicable): 2nd
Reading March 7, 2012
File # (if applicable): RZN-2011-1156

Subject: Rezone 281 Properties, Located South and East of North 12 th Street and Orchard Avenue, from R-8 (Residential 8 dwellings/acre) to R-12 (Residential 12 dwellings/acre).
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance.
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Senta L. Costello, Senior Planner

Executive Summary:

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).

Background, Analysis and Options:

This neighborhood began developing residentially in the late 1940's and early 1950's. The University at that time was a small community college and did not have a high level of impact on properties surrounding the campus. With the recent growth and expansion of the University, the need for more housing has become apparent.

This area has been historically zoned for residential uses with a mix of densities ranging from single family to multi-family densities up to 32 dwellings/acre.

In 2000, the neighborhood was rezoned to the R-8 zone district to be consistent with the Residential Medium future land use designation of the 1996 Growth Plan.

This area has developed over time with many businesses and services that support the residential neighborhood supported by the Comprehensive Plan for more density/intensity of development in the future. There is an elementary school, a hospital, a grocery store, Colorado Mesa University, a gas/convenience store and several restaurants within walking distance. There are also several retail shops and banking services located within this area. This area is somewhat unique in our

community because of the larger number and type of services that are located within walking distance of the residential neighborhood.

In 2010, the Comprehensive Plan was adopted and the future land use designation for the neighborhood was changed to Residential High Mixed Use. This land use designation allows all types of residential development with a range of densities between 16-24 dwellings per acre and limited retail/commercial businesses. Although additional residential density is desirable in this area, staff felt that 16-24 dwelling units per acre may be too intense. In October 2011 City Council approved a Comprehensive Plan amendment to change (lower) the future land use designation to Residential Medium High which allows a density range of 8-16 dwellings/acre and limited office type uses.

In 2011 workshop discussions with Council the overall density objectives for this area were discussed. The current zoning is R-8 which allows up to 8 dwellings/acre, however one of the goals of the Comprehensive Plan is to achieve a wider range of housing types and density in this area of the community. Staff originally suggested rezoning this area to R-16, but Council responded that R-16 may allow too much density for this neighborhood. At the workshop R-12 was also discussed and suggested that it would help achieve the goal of Comprehensive Plan by providing a wider range of housing types and density, but would also minimize the impacts increased density will have for the area.

Providing for more density by rezoning to R-12 would allow more density in the area that could take advantage of the walk-ability of this neighborhood. The neighborhood and surrounding area has very walkable access to shopping, transit, employment, medical facilities, restaurants, educational facilities, recreation and housing. Increasing the opportunity for additional density would support the vision of the Comprehensive Plan, support the need for a wider range of housing types and take advantage of the existing infrastructure in a very walkable community. Changing the density to 12 units per acre now prepares the neighborhood for redevelopment opportunities to occur when the market conditions are ready.

To ensure that affected property owners were notified of the proposed change, individual letters were mailed to each property owner. The letter explained the reason for the proposed rezone and provided the date, time and location for an Open House. The Open House was held to give citizens and property owners an opportunity to learn more about the proposed rezone, to ask City staff questions and to submit their comments. Notice cards were also sent to the neighborhood located within 500' of the area proposed to be rezoned.

The Open House was held on November 9, 2011 with 39 citizens attending. Approximately 6 of the citizens present were there specifically for the Area 10 rezone and voiced a mix of opposition and support. One comment sheet was received at the Open House and one email has been received; both are attached to this report. Overall, a total of 15 property owners have contact staff requesting information.

Preferences were split: 5 in favor of the proposed rezone, 5 opposed and 5 either were undecided or did not express a preference.

The majority of comments that staff received were either in favor or had no objection to the proposed rezone.

The area proposed to be rezoned includes one City owned park which is currently zoned CSR; no zoning change is proposed for the City park property.

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.

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

The added density that the R-12 zone district could generate would further develop this walkable neighborhood. The area has shopping, restaurants, employment, transit, education and recreation all within easy walking distances.

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

Policy B. Encourage mixed-use development and identification of locations for increased density.

This neighborhood has the potential to provide additional density and a mix of housing types, including single family, duplex, triplex, 4-plex, townhomes and apartments.

BACKGROUND INFORMATION					
Location:		South and east of N 12 th Street and Orchard Avenue			
Applicants:		City of Grand Junction			
Existing Land Use:		Single Family, Multi-Family, Small warehousing, Church			
Proposed Land Use:		No changes to land uses proposed			
Surrounding Land Use:	North	Single Family, Multi-Family, Elementary School, Retail, Restaurants			
	South	Single Family, Multi-Family, Retail, Restaurants			
	East	Single Family, Multi-Family			
	West	Colorado Mesa University			
Existing Zoning:		R-8 (Residential 8 du/ac)			
Proposed Zoning:		R-12 (Residential 12 du/ac)			
Surrounding Zoning:	North	C-1 (Light Commercial)/R-8 (Residential 8 du/ac)			
	South	R-16 (Residential 16 du/ac)/B-1 (Neighborhood Business)/CSR (Community Services & Recreation)			
	East	R-8 (Residential 8 du/ac)			
	West	C-1 (Light Commercial)/CSR (Community Services & Recreation)			
Future Land Use Designation:		Residential Medium High			
Zoning within density range?		X	Yes		No

Board or Committee Recommendation:

The Grand Junction Planning Commission met on January 10, 2012 to consider a recommendation of the proposed rezone to the City Council. Two citizens provided testimony during the public hearing and expressed their opposition to the proposed rezone. After considerable discussion, the Planning Commission, with a vote of 4 to 3, forwarded a recommendation of denial of the R-12 zone district to the City Council citing the potential negative impact to the neighborhood was higher than the potential gain.

Other zone districts that implement the Residential Medium High future land use include the R-4 (Residential 4 du/ac), R-5 (Residential 5 du/ac), R-8 (Residential 8 du/ac), R-16 (Residential 16 du/ac) and R-O (Residential-Office).

Financial Impact/Budget:

N/A

Legal issues:

No legal issues have been raised.

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
E-Mail from property owners
Open House Comments
January 10, 2012 Planning Commission minutes
Ordinance

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: The R-8 zoning was put in place when Citywide rezoning took place in 2000. With the rapid growth of the University in recent years, a need for more and varied housing types close to campus has become apparent. The need for higher density in this area was recognized with the adoption of the Comprehensive Plan in 2010.

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

Response: With the growth of the University to the west, a need for more and varied housing types close to campus has become apparent. This neighborhood has seen an influx of small scale multi-unit housing over the last few decades. The R-12 zone district would enable property owners to provide additional housing with a minimal impact to the existing neighborhood.

This is a uniquely walkable neighborhood due to the large number and variety of businesses and services that serve the residents that live in the area. Increasing the density of this area would allow additional residential units to be created in support of needed housing near the University and help sustain businesses and services in the neighborhood.

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

Response: The area has fully constructed streets, sanitary and storm sewer service, City water service, and trash and recycle pick-up. The area is centrally located for ease of access for emergency and delivery services. New development will be less expensive to construct in this area due to the presence of existing services, utilities and infrastructure.

(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: There is approximately 108 acres within the city limits currently zoned R-12. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres). The Comprehensive Plan process also identified the need for increased housing and density in this area.

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

Response: The proposed R-12 zone district will provide the opportunity for additional density within the central core of the urbanized area of the City and is therefore consistent with the Comprehensive Plan. Higher densities 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 10 Rezone, RZN-2011-1156, a request to rezone the property from R-8 (Residential 8 dwellings/acre) to R-12 (Residential 12 dwellings/acre), the following findings of fact and conclusions have been determined:

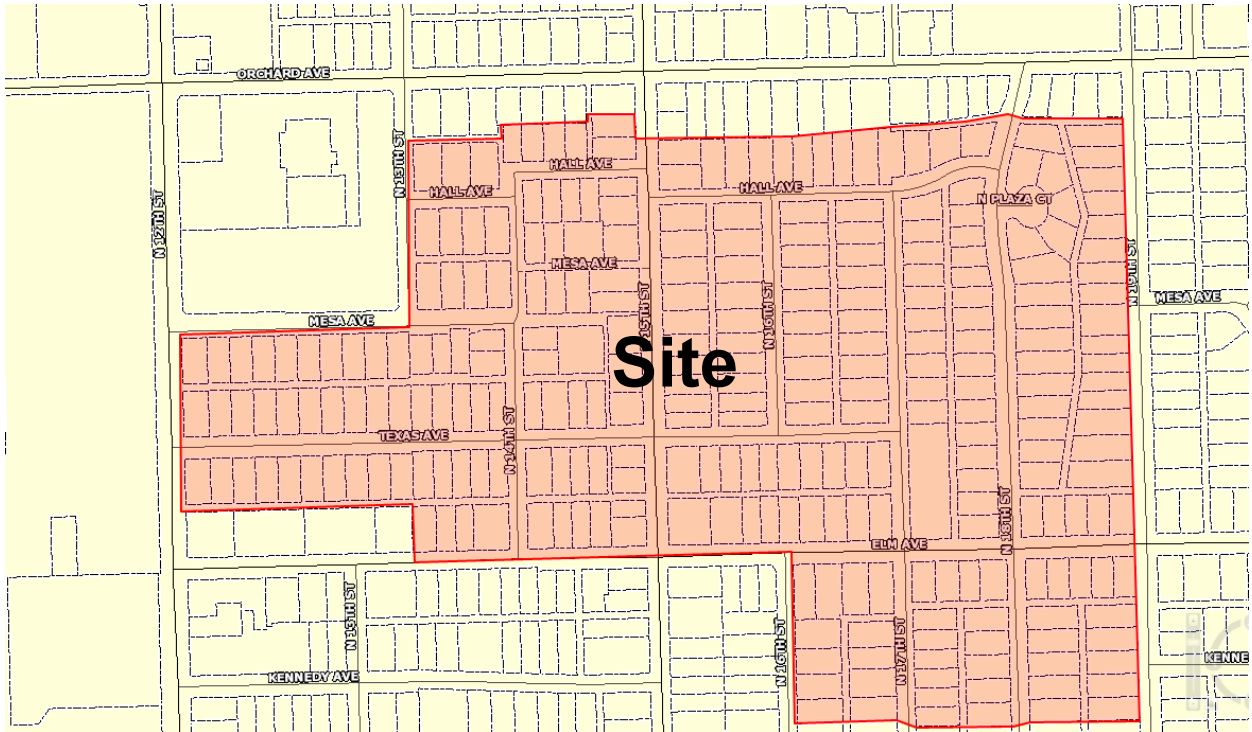
1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that City Council approve the requested rezone, RZN-2011-1156, to the R-12 (Residential 12 du/ac) with the findings and conclusions listed above.

Site Location Map

Figure 1



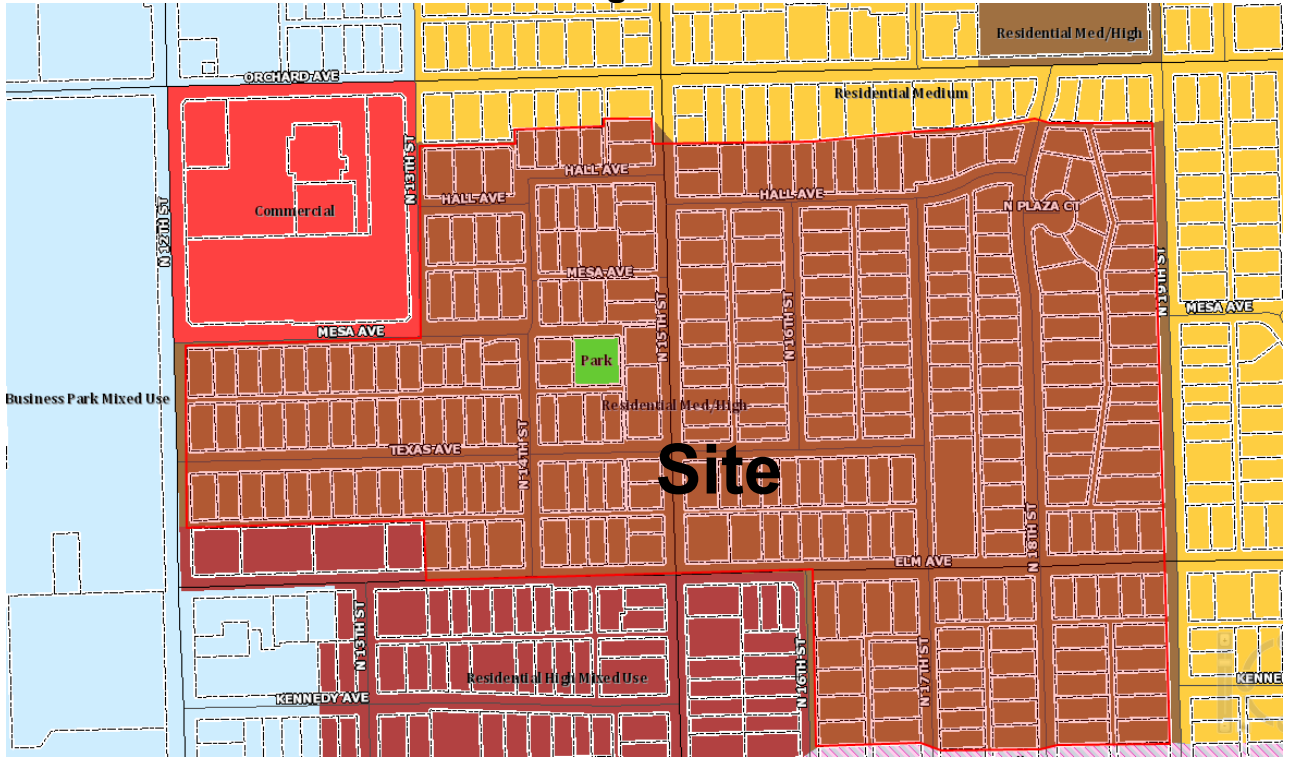
Aerial Photo Map

Figure 2



Comprehensive Plan Map

Figure 3



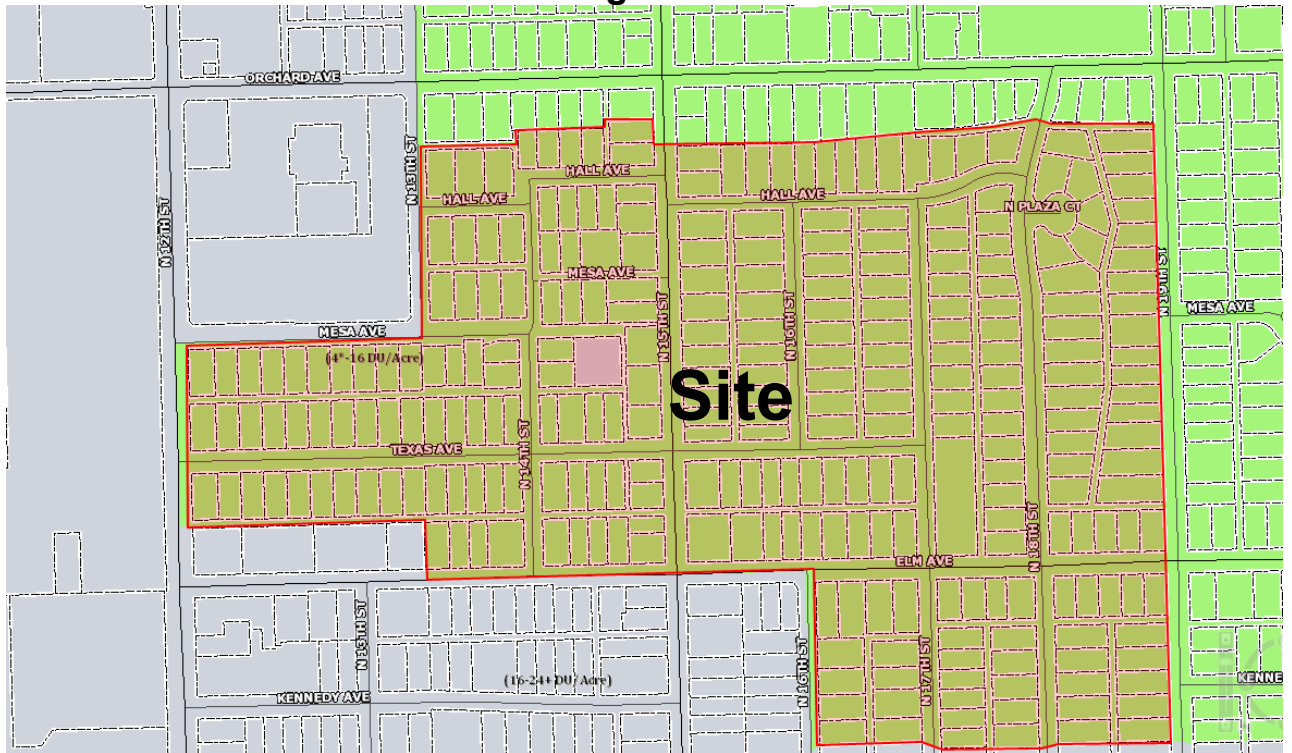
Existing City Zoning Map

Figure 4



Blended Map

Figure 5



Map showing basic services available within reasonable walking distance of the rezone area.



From: Senta Costello
To: Jack Harbottle
Date: 11/2/2011 1:47 PM
Subject: Re: proposed rezone
Attachments: Zone Districts - R-12 2010.doc; Zone Districts - R-8 2010.doc; Senta Costello.vcf

Good afternoon, Mr Harbottle.

Thank you for your e-mail. I appreciate the input from residents & property owners.

First I'll give you a little background on the why's of what is being proposed. In early 2010, City Council adopted a new Comprehensive Plan that lays out the long term vision for the City and how it should grow (or not). With the adoption of the new Plan, the zone districts for many properties around the City no longer matched what the Comprehensive Plan's designations showed. Due to this conflict, many properties were rendered "Non-Conforming". City Council has given our office the direction to correct the inconsistencies.

Your neighborhood is one of the areas where an inconsistency has been identified. The current Comprehensive Plan designation (FLU designation) is Residential High Mixed Use and the Zone District is R-8 (Residential not to exceed 8 dwellings/acre). The direction for your neighborhood was to lower the FLU to Residential Medium High and rezone the properties to R-12 (Residential not to exceed 12 dwellings/acre). The change to the FLU designation was approved at the October 17, 2011 City Council meeting. The change to the zoning is what is proposed at this time.

I've attached a couple documents which summarize the R-8 and R-12 standards. The major difference in the uses is the R-8 allows single-family detached homes and the R-12 does not; both allow multi-family with the density being the difference. Your single-family homes would not become non-conforming and can remain, but new single family houses could not be built if the R-12 zone district is approved.

I've spoken with the Assessor's office and the property taxes would not change unless the use of the property were to change.

I hope this helps answer your questions. If not, or if others come up, please don't hesitate to contact me either by e-mail, letter or phone.

Sincerely,
Senta

Senta L. Costello
Senior Planner
Public Works & Planning Dept
City of Grand Junction
Phone - 970.244.1442
Fax - 970.256.4031
sentac@gjcity.org

>>> On 11/2/2011 at 12:33 PM, in message <4EB138A3.4A24.0007.1@coloradomesa.edu>, "Jack Harbottle" <jharbott@coloradomesa.edu> wrote:

My neighbors and I are concerned about the potential rezoning of the area near 17th street.
What would be the difference in property taxes on our single family houses?
What is the definition and laws of our current classification and the proposed classification and the differences spelled out so we can understand?
Why is the rezoning so large and including so many small single family houses?

Sincerely,
Jack Harbottle

From: Poppy Woody <poppywoody@earthlink.net>
To: <sentac@gjcity.org>
Date: 1/13/2012 9:16 AM
Subject: rezoning

Senta, This is in regards to the consideration of rezoning the area just to the East of the University. I will not be able to attend the City Council meeting where this will be presented, so I would like you to convey my comments.

I am not in favor of changing the zoning. The area is too congested as it is. When the University is in session, there are cars parked in every empty space. You can hardly drive down the street. Now that there is no employee parking from Community Hospital, it is worse. It is true that in a few years the Community Hospital will be moving, and reducing that parking need, but by then the University will have grown and we will still have a large parking problem.

Thank You,

Poppy Woody
970-434-9097

Planning Commission Minutes – Adopted February 14, 2012 Planning Commission meeting.

Planning Commission

January 10, 2012

8. Rezone Area 10 – Rezone

Request a recommendation of approval to City Council to rezone 281 parcels from an R-8 (Residential 8 du/ac) to an R-12 (Residential 12 du/ac) zone district located southeast of the North 12th Street and Orchard Avenue intersection.

FILE #: RZN-2011-1156

PETITIONER: City of Grand Junction

LOCATION: Numerous lots between North 12th Street and North 19th Street from Elm Avenue to Hall Avenue

STAFF: Senta Costello

STAFF'S PRESENTATION

Senta Costello, Senior Planner, Public Works and Planning Department made a PowerPoint presentation regarding the Area 10 rezone. The property generally located was south and east of the intersection of North 12th Street and Orchard Avenue. Roughly 65 acres of land was included in the area.

The development in the area consisted of a variety of uses – largely single-family homes; with a few multi-family homes and some larger apartment complexes, as well as some non-conforming properties along 15th Street, a church and an existing City park which area was excluded from the rezone. The uses within the area would either remain as their existing non-conforming status or remain conforming. She said the proposed rezone did not eliminate or change any of the status of the single-family homes and would give people more opportunity to increase the density on their properties.

Ms. Costello said this area was part of a change to the Comprehensive Plan earlier this year which went from a Residential High Mixed Use down to a Residential Medium High as it was felt that the Residential High Mixed Use was too intensive for the area which allowed for higher levels of Commercial zoning that was believed to be inappropriate. In addition, it was proposed to change the zoning up a little to a slightly higher zone district to get potential to the area for additional density.

To the north and east, she said the zoning was Residential Medium; south was Residential High Mixed Use; and the Albertson's Shopping Center to the northwest was designated as Commercial. The park site, designated as a Park, was not in conflict with the Comprehensive Plan as its zoning was CSR. Ms. Costello said that all of the properties were currently zoned R-8 which was not a zone district that implemented the Residential Medium High zone district. She went on to state that the property was surrounded on the north and east by R-8; the southwest area bordered by an R-16

designation; and the Albertson's Shopping Center was a C-1 zoning. According to the Blended Map, this area was shown as Residential Medium which allowed up to 16 dwelling units per acre.

Ms. Costello had received comment from a little less than 10% of the property owners with it being split three ways as far as support – against; undecided; or no opinion. The property owners in favor of the proposal saw the opportunity for future development of their property or additional density. Those opposed, were primarily happy with their neighborhoods and did not want to see an encroachment of higher densities that could potentially disrupt their existing neighborhoods.

QUESTIONS

Commissioner Williams asked for an explanation regarding the recent adjustment. Ms. Costello said that where it was at prior, they could have requested B-1 zonings which would have allowed for some level of retail and higher intensive-type uses. This designation would allow for an R-O zone district which would provide the potential of smaller office-type uses without going into the retail realm.

Chairman Wall asked when it was downgraded earlier, was the R-12 discussed or did it go directly to R-8. Ms. Costello confirmed that the Comprehensive Plan designation was changed and it had now come to light that there was a discrepancy.

Commissioner Benoit asked why the Comprehensive Plan identified this particular area as being appropriate for R-12. Ms. Costello said the R-12 designation was one of the zone districts that fell within the Residential Medium High designations for zone districts that implemented that. They were looking for the potential of higher densities that allowed the use of existing infrastructure and minimization of impacts to services and added cost for infrastructure for both the City and a developer. She advised that there were higher zone districts that could be requested; however, this was believed to be a mid-range compromise from the existing to what could be.

Commissioner Benoit asked if there was higher density in the surrounding area. Ms. Costello said the area to the south and west was designated as R-16 with more apartment buildings and multi-family in that area.

Commissioner Leonard raised a question regarding Mr. Harbottle's letter and whether or not there had been any conversation in response to his questions. Ms. Costello said that she had responded back to him and had not heard any further comments from him.

PUBLIC COMMENT

Palea Goemmel stated she lived north of Elm Avenue on 17th and south of the designated area. She said that east of 15th Street was strictly residential with possibly only one duplex within the area so she thought the increased density was relatively high

Planning Commission January 10, 2012

for an area that had been single-family homes for over 30 years. She voiced her opposition to the expansion that far into a residential area that had not had any commercial changes since she had lived there.

Marlene Brantley, 1245 Mesa Avenue, said that she had attended some of the open houses and had tried to understand what the Comprehensive Plan was. She advised that she opposed the higher density because she was already highly impacted by Colorado Mesa University and she understood the Comprehensive Plan was to provide buffers between high intensity development and the residential areas. She would like to see a lower intensity and would like to see it stay at R-8.

QUESTIONS

Commissioner Pavelka asked what the rough density of the area was now as it was built out. Ms. Costello said a fair assessment would be 6 to 8 dwelling units per acre.

DISCUSSION

Commissioner Carlow said that he was conflicted because it was already developed and it appeared to him that the only way it could get up to 12 would be if someone were to buy lots large enough to accommodate 12 units. He added that the existing setup did not lend itself to 12 units.

PUBLIC COMMENT

(Chairman Wall re-opened the Public Comment portion of the hearing.)

Palea Goemmel said another concern of hers was that if it went to R-12, many of the existing streets were limited and bounded and did not go through to North or Orchard Avenues. The access with a higher density would increase the traffic considerably.

DISCUSSION

Chairman Wall said he was in agreement with Commissioner Carlow and did not understand why if it was built out to 6 to 8, what would be the benefit in changing it to R-12. He thought that it should stay at R-8.

QUESTIONS

Commissioner Pavelka asked with the existing R-8, could someone go in and add a small unit to be rented out. Ms. Costello said that potentially a mother-in-law unit or an above the garage unit could be added which would qualify as an accessory dwelling unit under the code. That unit would be limited to the lesser of either a maximum of 700 square feet or one-half the size of the square footage of the existing residence. She said that she had heard favorable comments from owners that while they may not be able to get 12 units, they may be able to add 2 more units to their property which would increase their income potential as well as the value of their property. She pointed out that there would still be requirements that would need to be met but currently only the larger lots could get that additional true unit without having to meet the accessory dwelling standards.

Commissioner Pavelka asked for confirmation that this was not an option for everyone but only for those larger lots. Ms. Costello said that potentially that was the case or someone could buy a number of lots for an apartment building.

Commissioner Pavelka asked if you could have an apartment building in an R-8. Ms. Costello said that while allowed, it was more difficult from a financing standpoint with an R-8 density.

Lisa Cox, Planning Manager, provided some background concerning the Comprehensive Plan amendment. She said originally the area was designated to be Residential High Mixed Use because of the proximity to the college, Community Hospital, shopping on North Avenue and 12th Street up to Patterson Road. The original land use designation of Residential High Mixed Use called for a higher residential type of density, provided a broader range of housing types and encouraged development that could take advantage of the walk-ability of the neighborhood.

However, in discussions with City Council earlier this year, it was determined that Residential High Mixed Use would encourage a little too much intensity for this particular neighborhood, partially because it would allow retail sales. Council felt it was important to consider the residential character of the neighborhood and to take advantage of the infrastructure and the fact that it was a walk-able neighborhood. She added that this area would be very appropriate for an increase in residential development over time because of the range of services that were within walking distance.

Commissioner Benoit asked if there were any requests for development at this time. Ms. Costello said there were none at this time.

DISCUSSION

Commissioner Pavelka said that, after looking at what was in the area, existing infrastructure, walk-ability, what was practical to do and still being responsive to other parts of the community, even though it was a slight increase, she believed the R-12 would be a reasonable solution in this area.

Commissioner Williams concurred and agreed with what had been presented by staff. He appreciated the step down and did not believe it was a Residential High Mixed Use area but thought R-12 was something suitable for the future with the possible growth of Colorado Mesa University.

Chairman Wall said this was challenging for him as he did not envision the long-range plan. He felt the R-8 was applicable for the area and did not see the reward in an R-12 designation.

MOTION: (Commissioner Pavelka) “Mr. Chairman, I recommend that the Planning Commission forward a recommendation of approval of the requested rezone, RZN-2011-1156, to City Council with the findings and conclusions listed above.”

Commissioner Williams seconded the motion. A vote was called and the motion failed by a vote of 3 – 4, with Chairman Wall and Commissioners Benoit, Carlow and Leonard opposed.

Jamie Beard, Assistant City Attorney, clarified that if the Commission wanted to give further information to Council as to what it thought was appropriate for that particular area, then a motion could be fashioned which indicated what the recommendation would be. However, with the discussion, she held that there had been an indication as to what was believed to be appropriate and it could then go forward as a denial on the part of the Planning Commission. It would then be up to City Council whether or not they want to approve.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 281 PROPERTIES LOCATED 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

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended denial of rezoning 281 properties from R-8 (Residential 8 dwellings/acre) to the R-12 (Residential 12 dwellings/acre) zone district.

The R-12 zone district would allow more density in an area that could take advantage of the walk-ability of this neighborhood. The neighborhood and surrounding area has very walkable access to shopping, transit, employment, medical facilities, restaurants, educational facilities, recreation and housing. Increasing the opportunity for additional density would support the vision of the Comp Plan, support the need for a wider range of housing types and take advantage of the existing infrastructure in a very walkable community. Changing the density to 12 units per acre now prepares the neighborhood for redevelopment opportunities to occur when the market conditions are ready.

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium High 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-12** zone district to be established.

The City Council find that the **R-12** 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 property shall be rezoned R-12 (Residential 12 du/ac).

See attached map.

Introduced on first reading this 1st day of February, 2012 and ordered published in pamphlet form.

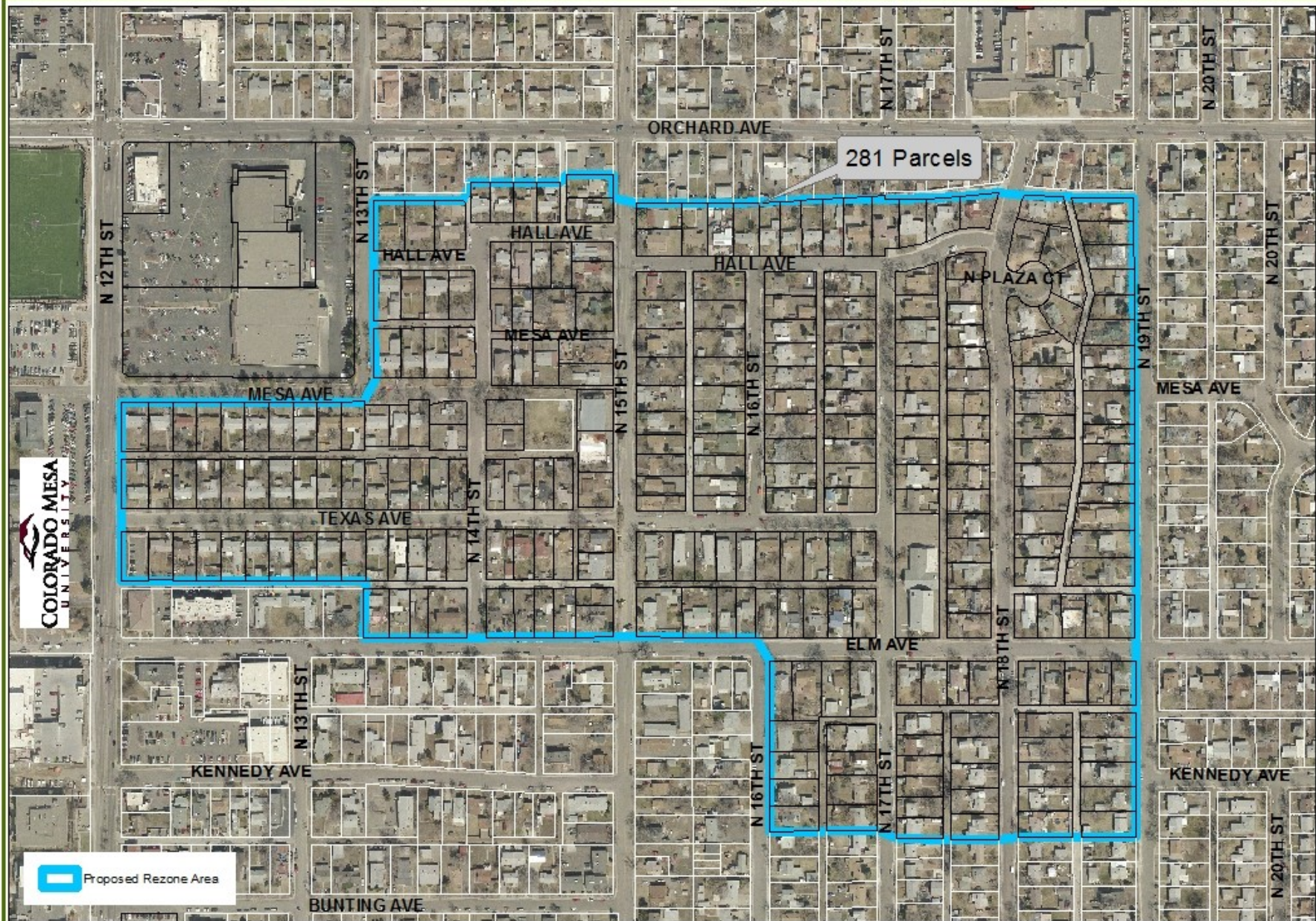
Adopted on second reading this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 10



Rezone Area from R-8 (4-8 units/acre) to R-12 (8-12 units/acre)