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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 20, 2016
250 NORTH 5TH STREET
6:00 P.M. (note early start time) – PRE-MEETING – ADMINISTRATION
CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order
(7:00 P.M.)

Pledge of Allegiance
Invocation – Pastor Dan Baker, Appleton Christian Church
Grand Junction

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

Citizen Comments

[Supplemental Documents](#)

Council Comments

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meeting**

[Attach 1](#)

Action: *Approve the Minutes of the July 6, 2016 Regular Meeting*

Revised July 21, 2016 5:13 PM

** Indicates Changed Item

*** Indicates New Item

® Requires Roll Call Vote

2. **Council Committee Assignments for 2016 – 2017** [Attach 2](#)

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 33-16 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

®Action: *Adopt Resolution No. 33-16*

Presentation: City Council

3. **Setting a Hearing on Amending the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices** [Attach 3](#)

The amendment to the Liquor Code will require applicants to post notice of the hearing on the application 14 days prior instead of ten days as required by the State Liquor Code.

Proposed Ordinance Amending the Grand Junction Municipal Code by Amending Chapter 5.12, Alcoholic Beverages, Section 5.12.130 Hearing Procedures

Action: *Introduce a Proposed Ordinance on First Reading and Set a Hearing for August 3, 2016*

Staff presentation: Stephanie Tuin, City Clerk
John Shaver, City Attorney

4. **Setting a Hearing on Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, Into the Downtown Grand Junction Business Improvement District** [Attach 4](#)

The City has received two petitions from property owners asking to be included into the Downtown Grand Junction Business Improvement District. PRDY, LLC petitions the City Council to include its property located at 750 Main Street into the Downtown Grand Junction Business Improvement District and the Grand Junction Downtown Development Authority petitions the City Council to include its property located at 310 N. 7th Street into the Downtown Grand Junction Business Improvement District.

Proposed Ordinance Expanding the Boundaries of and Including Property Located at 750 Main Street into the Downtown Grand Junction Business Improvement District

Proposed Ordinance Expanding the Boundaries of and Including Property Located at 310 N. 7th Street (Former R-5 School) into the Downtown Grand Junction Business Improvement District

Action: Introduce Proposed Ordinances and Set a Public Hearing for August 3, 2016 on Including Properties Located at 750 Main Street and 310 N. 7th Street into the Downtown Grand Junction Business Improvement District for All Persons Having Objections to Appear and Show Cause Why the Verified Petitions for Inclusion of Property into the Downtown Grand Junction Business Improvement District Should Not be Granted

Staff presentation: Allison Blevins, Co-Director,
Downtown Grand Junction Business Improvement District

5. **Setting a Hearing on 2016 First Supplemental Appropriation** [Attach 5](#)

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2016 budget amendments.

Proposed Ordinance Making Supplemental Appropriations to the 2016 Budget of the City of Grand Junction, Colorado

Action: Introduce a Proposed Ordinance and Set a Hearing for August 17, 2016

Staff presentation: Jodi Romero, Financial Operations Director

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

***** REGULAR AGENDA *****

6. **Public Hearing – Grand Junction Lodge, a Senior Living Facility, Outline Development Plan, Located at 2656 Patterson Road** [Attach 6](#)
[Supplemental Documents](#)

The applicants request approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Ordinance No. 4708 – An Ordinance to Zone the Grand Junction Lodge Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of MXOC (Mixed Use Opportunity Corridor), Located at 2656 Patterson Road

®Action: Adopt Ordinance No. 4708 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

7. **Public Hearing – Kojo Rezone, Located at 2140 N. 12th Street** [Attach7](#)

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Ordinance No. 4709 – An Ordinance Rezoning Property from R-24 (Residential 24 du/ac) to B-1 (Neighborhood Business), Located at 2140 N. 12th Street (Kojo Rezone)

®Action: Adopt Ordinance No. 4709 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

8. **Public Hearing – Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories** [Attach 8](#)

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

Ordinance No. 4710 – An Ordinance Amending Section 21.04.010 Use Table, Section 21.06.050(c) Off-Street Required Parking, and Section 21.10.020 Terms Defined Concerning Crematories

®Action: Adopt Ordinance No. 4710 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Senta Costello, Senior Planner

9. **Public Hearing – Retherford Annexation and Zoning, Located at 2089 Broadway** [Attach 9](#)

A request to annex and zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Resolution No. 34-16 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Retherford Annexation, Located at 2089 Broadway, is Eligible for Annexation

Ordinance No. 4711 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Retherford Annexation, Located at 2089 Broadway, and Consisting of One Parcel and 0.36 Acres of Broadway and Jesse Way Rights-of-Way

Ordinance No. 4712 – An Ordinance Zoning the Retherford Annexation to R-4 (Residential – 4 du/ac), Located at 2089 Broadway

®Action: Adopt Resolution No. 34-16 and Ordinance Nos. 4711 and 4712 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Scott D. Peterson, Senior Planner

10. **Public Hearing – Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance** [Attach 10](#)

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

Ordinance No. 4713 – An Ordinance Amending the Zoning and Development Code Section 21.06.080, Outdoor Lighting, Subsection (b), Applicability

®Action: Adopt Ordinance No. 4713 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Lori V. Bowers, Senior Planner

11. **Loan Approval and Sole Source Purchase of Filter System Components for the Water Plant Filter Project** [Attach 11](#)

The City Water Department has applied for a loan from the Colorado Water Resources and Power Development Authority, State Revolving Fund, to facilitate rehabilitation of the filtration system at the City Water Plant. Due to long lead times, early purchase of the major filter components will be needed in order to complete the project during low demand winter months. Both the Leopold and Gardner Denver equipment are recommended by the Consulting Engineer designing this project for sole source.

Action: Approve the Terms of the State Revolving Fund Loan, Authorize the City Manager to Sign the Loan Agreement Contingent upon Approval of the Loan by the Colorado Water Resources and Power Development Authority, and Authorize Sole Source Purchase of Water Treatment Plant Filter Equipment: Underdrain/Media Retention System/Media, and Blower from Xylem Water Solutions USA, Inc. (Leopold) and UE Compression (Gardner Denver) in the Amount of \$564,000

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

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

13. **Other Business**

14. **Adjournment**

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

July 6, 2016

The City Council of the City of Grand Junction convened into regular session on the 6th day of July, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

Presentation

Elizabeth Neubauer, member of the Forestry Board, explained that the new Smart Yard recognition program was designed to be more in tune with the climate of Western Colorado. She presented the July award to Jeffrey and Patti Visconti, 659 Janece Drive, and described their yard and garden elements. She related a story about their "Papple Tree" (Asian Pear). The Visconti's will receive a certificate and a gift card from Alpine Tree Service.

Appointments

To the Riverfront Commission

Councilmember Boeschstein moved to reappoint Larry Copeland and William Findlay and appoint Elaine "Laney" Heath and Orilee Witte to the Riverfront Commission for three year terms expiring July 2019. Councilmember McArthur seconded the motion. The motion carried by roll call vote.

Citizen Comments

Bruce Lohmiller, 536 29 Road #4, spoke to Council regarding Correction Stipulations and mentioned City Attorney Shaver was checking into these and that this was noted in his church newsletter, "Tower Chimes". He also said the City Manager will host a coffee at Main Street Bagels on July 14th. Mr. Lohmiller said KREX reported that it costs \$57,000 for someone to live on the street, but only \$11,000 for a person to be housed. He then said Judge David Bottger is retiring.

Poppy Woody, 1708 North Avenue, represented herself as a North Avenue business owner and the North Avenue Owners Association to thank the City Council, the City, and all others responsible for the North Avenue Improvements Project.

Richard Swingle, 443 Mediterranean Way, addressed the City Council and presented "If you only read one thing..." He said during the last fourteen months the City Council discussed a number of topics; he listed some of the topics and highlighted the North Star Designation Strategies Economic Development Marketing Plan findings that were presented to Council in 2015. He admonished the Council for focusing too much on day-to-day operational issues and challenged them to pursue ways to achieve the City's mission statement, "To become the most livable community west of the Rockies by 2025."

David Austin, 2935 Whitney Lane, spoke in favor of Council restoring the arts budget funding. He expressed the economic benefits of the arts and said they are a sign of a community's life and vitality; art helps avoid stagnation and the smell of decay.

Robert Noble, 1041 Ouray Avenue, spoke regarding Arts Commission funding and said bringing back the arts funding is a no-brainer. This City made a name for itself by embracing the arts and Grand Junction does not have much of an identity without that. He urged the Council to think about it. He is the current President of the Grand Junction Newcomers Club and will be asking the Club to fund a Centennial Band performance.

Constance Holland, 587 Eastbrook Street, addressed the Council on restoring Arts Commission funding. She is a member of a couple of arts organizations. Having low taxes isn't the only thing that makes a community attractive; she said other things provide enjoyment for families and children. She addressed shared values and stated art events help create shared values and can bring diverse groups together.

Council Comments

Councilmember McArthur said he went to the Legends of the Grand Valley unveiling on June 17th and attended the Colorado Municipal League (CML) Conference that was held in Vail June 21st through the 24th. There were many good sessions and he was able to network with other Colorado city officials.

Councilmember Boeschstein also went to the CML Conference and said it was excellent. He and City Manager Greg Caton were able to meet with XCEL Energy regarding their and the City's future plans. On June 28th he attended the Museum of Western Colorado Board meeting; the Board is considering closing and moving the downtown museum to Fruita. On June 29th he met with Judge Carè McInnis about how

best to deal with some Municipal Court issues. With regard to the citizens commenting tonight about restoring funding to the Arts Commission, he supports the continued grant funding and talked about how the funding has a ripple effect throughout the community.

Councilmember Chazen said he threw out the first pitch at one of the Grand Junction Rockies games and thanked his 11 year old pitching coach. On June 21st he attended the Grand Junction Chamber of Commerce (COC) quarterly luncheon where an economist spoke on the anticipated local impact of Britain's exit from the European Union. On June 22nd he dedicated the new Old Dominion Freight facility and on June 25th he went to the ceremony for the restored State Line Marker on I-70. On July 4th he walked in the Independence Day Parade and encouraged others to do the same if they have the opportunity; he thanked the Grand Junction Symphony Orchestra for sponsoring it.

Councilmember Kennedy thanked those that came to speak on the Arts Commission funding and stated he supports some level of support. In regard to Mr. Swingle's comments, he reflected on where the City was in 2015 when he was newly elected to Council and the override of Colorado Senate Bill 05-152 was passed and where the City is now regarding broadband and market branding. He agreed the City Council needs to become more visionary regarding the path for the City and that the new City Manager can take over day-to-day issues, especially the budget. Regarding the Grand Junction Economic Partnership, the Business Incubator Center, and the COC; they have recently created a defined structure in order to better and more effectively coordinate their efforts. He is cautiously optimistic that the City is going in the right direction, specifically the City's economy. Also, on June 29th he helped with the groundbreaking at one of the three Capella Assisted Living facilities being built; this facility will provide 50 new jobs.

Councilmember Traylor Smith thanked everyone who has served this Country and congratulated the Parks and Recreation Department on the spectacular Independence Day fireworks display at Suplizio Field. She also congratulated the Horizon Drive Business Improvement District on the Horizon Drive project and said it's an amazing transformation.

Councilmember Taggart said he was away in June to ride in the northwest corner of Spain. He is home now and ready to get back up to speed.

Council President Norris noted she heard the requests for funding for the Arts Commission and explained it was just one item on a long list that was cut. She is pleased that folks are stepping up to help the Centennial Band and said this community is great about making things happen that they value. She noted Council has three major priorities: public safety, infrastructure, and economic development. If jobs are created there will be a sufficient tax base to help contribute to other things like the Arts

Commission. The tax receipts have not been great this year, but the City does support the arts in other ways. She noted one Commission member said the Commission on Arts and Culture reevaluated how they can promote and support local art programs without City grant funding.

Consent Agenda

Councilmember McArthur read the Consent Calendar items #1 through #7 and moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the June 13, 2016 Workshop and the Minutes of the June 15, 2016 Regular Meeting

2. **Setting a Hearing Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories**

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

Proposed Ordinance Amending the Zoning and Development Code Section 21.04.010 Use Table, Section 21.06.050(c) Off-Street Required Parking, and Section 21.10.020 Terms Defined Concerning Crematories

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016

3. **Setting a Hearing for Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road**

The applicants request approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Proposed Ordinance to Zone the Grand Junction Lodge Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of MXOC (Mixed Use Opportunity Corridor), Located at 2656 Patterson Road

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016

4. **Setting a Hearing for the Retherford Zone of Annexation, Located at 2089 Broadway**

A request to zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Proposed Ordinance Zoning the Retherford Annexation to R-4 (Residential – 4 du/ac), Located at 2089 Broadway

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016

5. **Setting a Hearing Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance**

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

Proposed Ordinance Amending the Zoning and Development Code Section 21.06.080 Outdoor Lighting Subsection (b) Applicability

Action: Introduce a Proposed Ordinance and Set a Hearing for July 20, 2016

6. **Setting a Hearing for the Kojo Rezone, Located at 2140 N. 12th Street**

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Proposed Ordinance Rezoning Property from R-24 (Residential 24 du/ac) to B-1 (Neighborhood Business), Located at 2140 N. 12th Street

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016

7. **Purchase a 3.5 Cubic Yard Front End Loader**

This Front End Loader is a part of the resources needed to provide ongoing maintenance in the Streets and Storm Water Divisions. This unit will replace a 2003 Volvo L90E that has over 9,000 hours. This equipment will be used for digging, trenching, patching, placing pipe, snow removal, and other departmental

functions. This equipment is a scheduled replacement for the Department and has gone through the Equipment Replacement Committee. Staff is recommending the purchase be from Power Equipment, the low bidder, in the amount of \$119,474.

Action: Authorize the City Purchasing Division to Purchase a 2016 Volvo L-90H 3.5 Cubic Yard Front End Loader from Power Equipment Company for \$119,474

Non-Scheduled Citizens & Visitors

Richard Swingle, 443 Mediterranean Way, thanked the City Staff, particularly the City Clerk's Office; they have responded to a lot of his questions. He also said he felt XCEL Energy has not been doing its job to keep 98% of street lights in working condition. City Engineer Trent Prall told him there are 6,644 lights in the City, 5,667 of which are XCEL Energy's. He complimented Mr. Prall for his assistance.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:50 p.m.

Stephanie Tuin, MMC
City Clerk



Date: April 26, 2016
Author: Stephanie Tuin
Title/ Phone Ext: City Clerk, x
1511
Proposed Schedule: July 20, 2016
2nd Reading (if applicable): NA
File # (if applicable): _____

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: Council Committee Assignments for 2016 - 2017
Action Requested/Recommendation: Adopt Proposed Resolution
Presenter(s) Name & Title: City Council

Executive Summary:

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Background, Analysis and Options:

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees and commissions as well as a number of outside organizations.

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

This item does not relate to the Comprehensive Plan or the Economic Development Plan.

Board or Committee Recommendation:

None.

Financial Impact/Budget:

There is no financial impact.

Legal issues:

The City Attorney and the City Clerk have reviewed and approved the form of the Resolution assigning Councilmembers to the various, boards, committees and commissions.

Other issues:

None

Previously presented or discussed:

This item has not been discussed at a meeting this year.

Attachments:

Proposed Resolution including the 2016/2017 Assignment List

RESOLUTION NO. _____-16

**A RESOLUTION APPOINTING AND ASSIGNING
CITY COUNCILMEMBERS TO REPRESENT THE CITY
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES, AND
ORGANIZATIONS**

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on July 20, 2016 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS _____ day of _____, 2016.

Mayor and President of the City Council

ATTEST:

City Clerk

Boards highlighted in green have more than one Councilmember interested in serving

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2015 Assignments	2016 Assignments
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 a.m. different municipalities	Marty Chazen	Marty Chazen
Downtown Development Authority/Downtown BID	2 nd and 4 th Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2 nd Thursday	Marty Chazen	Marty Chazen
Grand Junction Housing Authority	3 rd Tuesday @ 5:00 pm @ Linden Pointe Community Room (starting in June will be at new facility in Foresight)	Barbara Traylor Smith	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 rd Tuesday @ 5:15 pm @ Airport Terminal Building (workshops held the 1 st Tuesday when needed)	Rick Taggart	Rick Taggart
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 st Tuesday @ noon @ various locations	Barbara Traylor Smith Alternate – Phyllis Norris	Barbara Traylor Smith Phyllis Norris Chris Kennedy
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations (usually at Parks Administration Offices)	Chris Kennedy	Chris Kennedy
Riverfront Commission	3 rd Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschstein	Bennett Boeschstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Bennett Boeschstein	Bennett Boeschstein
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday @ 3:00 pm @ GVT Offices, 525 S. 6 th St., 2 nd Floor	Phyllis Norris	Chris Kennedy
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 th Street	Barbara Traylor Smith	Phyllis Norris Rick Taggart Chris Kennedy Barbara Traylor Smith
Colorado Water Congress	Meets 3-4 times a year in Denver	Duncan McArthur	Duncan McArthur
5-2-1 Drainage Authority	Meets quarterly, generally the 4 th Wednesday of month at 3:00 p.m. in Old Courthouse in Training Rm B	Duncan McArthur	Duncan McArthur
Club 20	The board of directors meet at least annually. Time and place for meetings are determined by the Executive Committee.	Rick Taggart	Rick Taggart

Orchard Mesa Pool Board	Meets on the first Friday of each month at 8:00 A.M. at a designated location.	Duncan McArthur	Duncan McArthur
Homeless Coalition*	Meets on the third Thursday of the month at 10:00 a.m. at St. Mary's Pavilion	Duncan McArthur	Duncan McArthur Bennett Boeschstein

* Added to list May, 2016

Ad Hoc Committees	Date/Time	2015 Council Representative	2016 Council Representative
Avalon Theatre Committee	Meets as needed and scheduled	Chris Kennedy	Chris Kennedy Bennett Boeschstein
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem	Mayor Pro Tem
Las Colonias Committee		Bennett Boeschstein	Phyllis Norris Rick Taggart Chris Kennedy Bennett Boeschstein
Matchett Park Committee	Meets as needed and scheduled	Chris Kennedy	Marty Chazen Chris Kennedy
Homeless/Vagrancy Committee	Meets as needed and scheduled	Duncan McArthur, Bennett Boeschstein, Marty Chazen	Duncan McArthur Marty Chazen Bennett Boeschstein
Property Committee	Meets as needed and scheduled	Barbara Traylor Smith and Bennett Boeschstein	Rick Taggart Barbara Traylor Smith
Events Center Committee*	Meets as needed and scheduled	Phyllis Norris and Barbara Traylor Smith	Marty Chazen Phyllis Norris Barbara Traylor Smith Chris Kennedy
Zoning and Development Code Review*	Meets as needed and scheduled	Duncan McArthur and Bennett Boeschstein	Duncan McArthur Bennett Boeschstein
Broadband/Wireless Committee (NEW)	Meets as needed and scheduled		Chris Kennedy Marty Chazen
Regional Comm Center Committee (NEW)	Meets as needed and scheduled		Phyllis Norris Chris Kennedy

*These boards were created after the formal adoption of this list and were added on March 1, 2016

Other Boards

Board Name	Date/Time	2015 Council Representative	2016 Council Representative
Associated Members for Growth and Development (AMGD)	1 st Wednesday, 7:30 a.m., Realtors Association Offices, 2743 Crossroads Blvd.	Duncan McArthur is facilitator, Open to all	Duncan McArthur is facilitator, Open to all
Building Code Board of Appeals *	As needed	NA	
Commission on Arts and Culture *	4 th Wednesday of each month at 4:00 p.m.	NA	Bennett Boeschstein
Forestry Board *	First Thursday of each month at 8:00 a.m.	NA	
Historic Preservation Board *	1 st Tuesday of each month at 4:00 p.m.	NA	Bennett Boeschstein
Horizon Drive Association Business Improvement District *	3rd Wednesday of each month at 10:30 a.m.	NA	Bennett Boeschstein
Persigo Board (All City and County Elected)	Annually	All	All
Planning Commission *	2 nd and 4 th Tuesday at 6:00 p.m.	NA	
Public Finance Corporation *	Annual meeting in January	NA	
Ridges Architectural Control Committee *	As needed	NA	
Riverview Technology Corporation *	Annual meeting in January	NA	Bennett Boeschstein
State Leasing Authority *	2 nd Tuesday in January other times as needed	NA	
Urban Trails Committee *	2 nd Tuesday of each month at 5:30 p.m.	NA	Bennett Boeschstein
Visitor and Convention Bureau Board of Directors *	2 nd Tuesday of each month at 3:00 p.m.	NA	
Zoning Code Board of Appeals *	As needed	NA	

*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board



Date: July 5, 2016
 Author: Stephanie Tuin
 Title/ Phone Ext: City Clerk, x1511
 Proposed Schedule: July 20, 2016 First Reading
 2nd Reading
 (if applicable): August 3, 2016
 File # (if applicable): NA

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Amend the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices
Action Requested/Recommendation: Introduce a Proposed Ordinance on First Reading and Set a Hearing for August 3, 2016
Presenter(s) Name & Title: Stephanie Tuin, City Clerk John Shaver, City Attorney

Executive Summary:

The amendment to the Liquor Code will require applicants to post notice of the hearing on the application 14 days prior instead of ten days as required by the State Liquor Code.

Background, Analysis and Options:

In July 2015, the Liquor Hearing Officer issued an Administrative Regulation requiring applicants for new liquor or 3.2 % beer licenses or a Special Event Permit to post the notice of hearing by noon the fourteenth (14th) day prior to the hearing rather than the ten (10) days provided in State law. The City holds its hearings on Wednesdays which places the tenth day prior to the hearing on Sundays. The Administrative Regulation allowed for the posting of the notice to be verified prior to the ten day requirement as a finding of posting is required by law. This amendment to the Municipal Code will bring the City into compliance with that Administrative Regulation.

Additional days for posting of the notice also afford more opportunity for interested persons to inquire or participate in the licensing process. In the last year, under the new regulation, there have been no objections or issues arising out of to the change.

The purpose of an Administrative Regulation is to interpret, clarify and construe the requirements of the law; in this or any other case an Administrative Regulation is an interim measure until such time as an amendment could be considered.

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

This action to convert an administrative regulation to a part of the Municipal Code does not relate to the Comprehensive Plan or the Economic Development Plan.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

There is no financial impact.

Legal issues:

The City has authority to impose the 14 day posting requirement as C.R.S. 12-47-311(1) [pertaining to licenses] and C.R.S. 12-48-106(2) [pertaining to special events] provides (in relevant part) that the applicant shall post public for not less than [at least] ten days prior to such hearing. The City may impose a more stringent requirement, which is proposed by the ordinance. The City Attorney has reviewed and approved the form of the proposed Ordinance and determines it to be legally sufficient.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously presented or discussed.

Attachments:

Administrative Regulation 04-2015 adopted on July 15, 2015
Proposed Ordinance

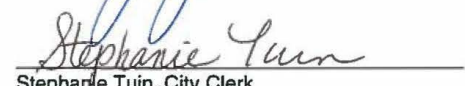
RE: ADMINISTRATIVE REGULATION NO. 04-2015

ISSUED BY:


Michael Grattan, Hearing Officer

7/15/15
Date:

RECOMMENDED BY:


Stephanie Tuin, City Clerk

7/15/15
Date:

TOPIC:

Posting of required notices under the Colorado Liquor Code (12-47-101 C.R.S. *et. seq.*)

BACKGROUND AND PURPOSE:

The purpose of this Administrative Regulation is to interpret, clarify and construe the posting requirement of C.R.S 12-47-311 as applied by the City of Grand Junction. In relevant part the statute provides that *the public notice shall be posted not less than 10 days prior* to the hearing on the application. The Hearing Authority, for good cause as described herein, has determined that the period for the posting shall be 14 days with the posting of the public notice being required on or before noon of the fourteenth day prior to the hearing date established by the City Clerk on behalf of the Authority. In accordance with GJMC 2.12.010 this Administrative Regulation is an interim provision until such a time as the Liquor Code is amended by ordinance.

ADMINISTRATIVE INTERPRETATION:

When considering approval of a new liquor license, 3.2% beer license or special event permit, the Hearing Officer makes certain findings. By law one of those findings must include that the premises were posted with a notice of hearing not less than 10 days prior. For a number of reasons which include but are not limited to the importance of being able to confirm the posting and so that interested persons are given a greater opportunity to inquire about/participate in the licensing process, the Hearing Authority has determined that a local 14 day posting requirement is better than the 10 day minimum provided in C.R.S. 12-47-311.

This Administrative Regulation is duly adopted this 15th day of July 2015.

ORDINANCE NO.

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE BY
AMENDING CHAPTER 5.12, ALCOHOLIC BEVERAGES, SECTION 5.12.130
HEARING PROCEDURES**

Recitals.

The City of Grand Junction is the local licensing authority for licensing 3.2% Beer and Liquor Licenses, as well as issuing Special Event Permits.

C.R.S. 12-47-311 and 12-48-106 of the Colorado Liquor Code requires that a notice for the hearing on any new license and any Special Event be posted at least ten days prior to the hearing. Further, the law requires that the local licensing authority make a finding that such notice was posted in accordance with the statute.

The City holds its hearings on Wednesdays which makes ten days prior to the hearing a Sunday.

In order to allow for the schedule and for the Hearing Officer and local licensing authority to make the necessary findings, a City employee verifies that such notice was posted in a timely manner. To better facilitate the schedule and confirmation of posting of notices the Hearing Officer issued an Administrative Regulation on July 15, 2015 requiring the notice to be posted by noon on the fourteenth day prior to the hearing.

The additional time also allows more notification to the public to participate in the licensing and hearing process.

The City of Grand Junction is a home rule municipality and has the authority to amend the State Liquor Code by ordinance.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT: (ADDITIONS ARE UNDERLINED)**

Section 5.12.130 Hearing Procedures of the Grand Junction Municipal Code is hereby amended to read as:

5.12.130 Hearing procedures.

The Hearing Officer may establish such procedures to be followed in actions before him as may be consistent with the terms and conditions of the State liquor and beer codes and special events provisions.

The premises for which an application has been made for a new 3.2% Beer License, an alcohol beverage license, or a Special Event Permit shall be posted no later than noon on the fourteenth day prior to the hearing.

Introduced on first reading this _____ day of _____
_____, 2016 and ordered published in pamphlet form

Approved and adopted on second reading this _____ day of _____
_____, 2016 and ordered published in pamphlet form.

President of the Council

ATTEST:

City Clerk



Date: June 24, 2016
 Author: Shelly Dackonish
 Title/ Phone Ext: Sr. Staff
Attorney, x4042
 Proposed Schedule: July 20,
2016
 2nd Reading: August 3, 2016
 File # (if applicable): n/a

Attach 4

CITY COUNCIL AGENDA ITEM

<p>Subject: Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, Into the Downtown Grand Junction Business Improvement District</p>
<p>Action Requested/Recommendation: Introduce Proposed Ordinances and Set a Public Hearing for August 3, 2016 on Including Properties Located at 750 Main Street and 310 N. 7th Street into the Downtown Grand Junction Business Improvement District for All Persons Having Objections to Appear and Show Cause Why the Verified Petitions for Inclusion of Property into the Downtown Grand Junction Business Improvement District Should Not be Granted</p>
<p>Presenter(s) Name & Title: Allison Blevins, Co-Director, Downtown Grand Junction Business Improvement District</p>

Executive Summary:

The City has received two petitions from property owners asking to be included into the Downtown Grand Junction Business Improvement District. PRDY, LLC petitions the City Council to include its property located at 750 Main Street into the Downtown Grand Junction Business Improvement District and the Grand Junction Downtown Development Authority petitions the City Council to include its property located at 310 N. 7th Street into the Downtown Grand Junction Business Improvement District.

Background, Analysis and Options:

The Downtown Grand Junction Business Improvement District (District) was formed by the City Council on August 17, 2005 by Ordinance No. 3815, in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). It was first formed for a term of ten years, and then extended to a term of twenty years by Ordinance No. 4651 on December 17, 2014. The District consists of certain taxable real property that is not classified for property tax purposes as either residential or agricultural (see district map, attached). The District was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

PRDY, LLC is the owner of that certain real property located at 750 Main Street, which property is described in the attached Verified Petition (the Property) executed by Aaron Young, Owner. The Property abuts the boundary of the District and is not classified for property tax purposes as either agricultural or residential. PRDY, LLC desires to be included in the District and to be subject to the rights and obligations thereof. The Board of Directors of the District (Board) desires to expand the District boundaries to include the Property. A map of the District's current boundaries is attached. Section 31-25-1220 of the Colorado Revised Statutes provides that the boundaries of a business improvement district can be changed to include property upon the property owner's request so long as the inclusion will not impair the organization or its rights, contracts, obligations, liens or charges. The Board has found that inclusion of the Property will not impair the rights, contract, obligations, liens or charges of the District, and that the District will benefit from inclusion of the Property. City Staff concurs and recommends inclusion of the Property into the District boundaries.

Grand Junction Downtown Development Authority is the owner of that certain real property located at 310 N 7th Street, which property is described in the attached Verified Petition (the Property) executed by Katherine Portner, Interim DDA Director. The Property abuts the boundary of the District and is not classified for property tax purposes as either agricultural or residential. Grand Junction Downtown Development Authority desires to be included in the District and to be subject to the rights and obligations thereof. The Board of Directors of the District (Board) desires to expand the District boundaries to include the Property. A map of the District's current boundaries is attached. Section 31-25-1220 of the Colorado Revised Statutes provides that the boundaries of a business improvement district can be changed to include property upon the property owner's request so long as the inclusion will not impair the organization or its rights, contracts, obligations, liens or charges. The Board has found that inclusion of the Property will not impair the rights, contract, obligations, liens or charges of the District, and that the District will benefit from inclusion of the Property. City Staff concurs and recommends inclusion of the Property into the District boundaries.

At the public hearing, any person having objections can appear and show cause why the verified petitions for inclusion of property into the BID should not be granted

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

It is a key concept of the Comprehensive Plan to enhance the City Center by, among other things, maintaining and expanding a strong downtown. The District provides resources to promote business activity in the area and to improve the economic vitality and overall commercial appeal of the Downtown area, including among other things by participating and promoting downtown special events, and inclusion of the Properties will enhance the District's financial resources. Therefore inclusion of the Properties will help the City maintain and expand a strong downtown.

How this item relates to the Economic Development Plan:

Inclusion of the Properties into the District will help the District to fulfill its mission of improving the economic vitality and overall commercial appeal of the Downtown area. This furthers the City's goals of marketing the City as a destination for tourists, supporting existing businesses, fostering a dynamic and business-oriented atmosphere and partnering with / promoting special events in the community.

Board or Committee Recommendation:

The Downtown Grand Junction Business Improvement District Board recommends expanding the District boundaries to include the Properties. The DDA Board has authorized the petition for inclusion of the R-5 property in anticipation of future redevelopment and private investment.

Financial Impact/Budget:

Since the District levies its own taxes and assessments, the inclusion of the Property into the District boundaries will not have a financial impact on the City or its budget. Based on an assessment of .029/sf of lot and .088/sf of building 1st floor for properties on Main Street, and .022/sf of lot and .066/sf of building 1st floor for all others, the revenue amount to the BID will be approximately \$1,340 for 750 Main Street and \$2,483.96 for R-5, starting in 2016. The current total 2016 assessment for the 303 properties in the BID is \$141,750.

Legal Issues: The City Attorney has reviewed and approved the form of the petitions and ordinances.

Attachments:

Verified Petitions for Inclusion of Property into the Downtown Grand Junction Business Improvement District
Map of Downtown Grand Junction Business Improvement District boundaries
Proposed Ordinances (2)

VERIFIED PETITION FOR INCLUSION OF PROPERTY
INTO THE
DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT

TO: City Council, City of Grand Junction, Colorado

The undersigned, PRDY,LLC, ("Petitioner"), the owner of the following described property located within the boundaries of the City of Grand Junction, in the County of Mesa, Colorado, hereby respectfully petitions the City Council of the City of Grand Junction, Colorado pursuant to Section 31-25-1220, C.R.S. for the inclusion of the following described property located at **750 Main Street** in Grand Junction, Colorado, into the Downtown Grand Junction Business Improvement District ("the District"):

Lots 20, 21, 22, 23, 24 and 25 and the East three (3) feet of Lot 26 in Block 106 in the City of Grand Junction, Colorado

(the "Property").

The Petitioner hereby requests that the Property be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that a certified copy of said Ordinance be recorded with the Mesa County Clerk and Recorder on or about the effective date of said Ordinance, and that from and after the recording of the certified copy of the Ordinance, the Property shall be subject to the levy of taxes for payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion and liable for assessments for any obligations of the District.


The Petitioner hereby represents to the City Council and verifies that it is the owner of the Property described above and that no other persons, entity or entities own an interest therein except as holders of encumbrances.

Acceptance of this Petition shall be deemed to have occurred at the time when the City Council sets the date (by publication of notice thereof) for the public hearing for consideration of the Petition.

In accordance with Section 31-25-1220(1), C.R.S., this Petition is accompanied by a deposit of monies sufficient to pay all costs of the inclusion proceedings.

Petitioner/Property Owner:

PRDY,LLC

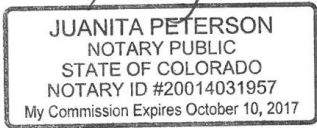
By: 
Aaron Young

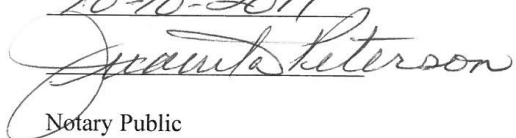
Address: PO Box 189
Grand Junction, CO 81502

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged and sworn to before me this 26th day of May, 2016 by Aaron Young, as Owner of PRDY, LLC of MESA COUNTY.

Witness my hand and official seal.



My commission expires: 10-10-2017

Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY
INTO THE
DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

To: City Council, City of Grand Junction, Colorado

The undersigned, GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY, ("Petitioner"), the owner of the following described property located within the boundaries of the City of Grand Junction, in the County of Mesa, Colorado, hereby respectfully petitions the City Council of the City of Grand Junction, Colorado pursuant to Section 31-25-1220, C.R.S. for the inclusion of the following described property in Grand Junction, Colorado, into the Downtown Grand Junction Business Improvement District ("the District"):

All of Block Eighty-Four (84) in CITY OF GRAND JUNCTION; EXCEPT that parcel as conveyed to the City of Grand Junction, a Municipal Corporation in Deed recorded July 1, 1994 at Reception No. 1687577 (the "Property")

Also known by address: 310 N. 7th Street, Grand Junction, Colorado 81501

And parcel number: 2945-144-05-942

The Petitioner hereby requests that the Property be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that a certified copy of said Ordinance be recorded with the Mesa County Clerk and Recorder on or about the effective date of said Ordinance, and that from and after the recording of the certified copy of the Ordinance, the Property shall be subject to the levy of taxes for payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion and liable for assessments for any obligations of the District.

The Petitioner hereby represents to the City Council and verifies that it is the owner of the Property described above and that no other persons, entity or entities own an interest therein except as holders of encumbrances.

Acceptance of this Petition shall be deemed to have occurred at the time when the City Council sets the date (by publication of notice thereof) for the public hearing for consideration of the Petition.

In accordance with Section 31-25-1220(1), C.R.S., this Petition is accompanied by a deposit of monies sufficient to pay all costs of the inclusion proceedings.

Petitioner/Property Owner:

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

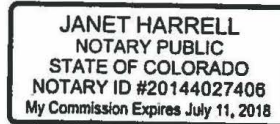
By: Katherine Portner
Katherine Portner, Interim DDA Director

Address: 437 Colorado Avenue, Grand Junction, Colorado 81501

STATE OF COLORADO)
) ss,
COUNTY OF MESA)

The foregoing instrument was acknowledged and sworn to before me this 11th
day of July, 2016 by Katherine Portner, as Director of the Grand
Junction Downtown Development Authority.

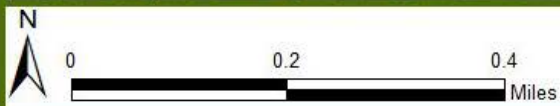
Witness my hand and official seal.



My commission expires:

7-11-2018
Janet Harrell
Notary Public

City of Grand Junction



Printed: 7/12/2016

1 inch = 716 feet



ORDINANCE NO. ____

**AN ORDINANCE EXPANDING THE BOUNDARIES OF AND INCLUDING PROPERTY
LOCATED AT 750 MAIN STREET INTO THE DOWNTOWN
GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

Recitals:

The Downtown Grand Junction Business Improvement District (District) was formed by the Grand Junction City Council by Ordinance No. 3815 on August 17, 2005 in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). The District's term was extended from ten to twenty years by Ordinance No. 4651 on December 17, 2014.

The District consists of taxable real property that is not classified for property tax purposes as either residential or agricultural (together with the improvements thereon). It was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

PRDY, LLC owns real property in the Downtown area at 750 Main Street which it seeks to have included into the boundaries of the District. PRDY, LLC has submitted a Verified Petition for Inclusion of Property into the Downtown Grand Junction Business Improvement District (Petition).

The District's Board of Directors supports inclusion of the Property and finds that the rights, contracts, obligations, liens and charges of the District will not be impaired by the expansion of its boundaries to include the Property, and believes that the District will benefit from the inclusion.

Notice was posted in accordance with C.R.S. §31-25-1220 informing all persons having objection to appear at the time and place stated in the notice and show cause why the petition should not be granted.

The City Council finds that:

- The Petitioner owns the Property requested to be included;
- The Petition is sufficient;
- The Property is not classified for property tax purposes as either agricultural or residential;
- The District will not be adversely affected by the inclusion of the Property;
- The failure of persons to appear and show cause against inclusion of the Property into the boundaries of the District is deemed to be assent on their part to the inclusion;
- No cause has been shown that the Property should not be included;

- Expansion of the boundaries of the District to include the Property furthers the goals and policies of the Comprehensive Plan and the Economic Development Plan and serves the interests of the District and the community.

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

The following real property together with improvements thereon shall be included in the Downtown Grand Junction Business Improvement District:

Lots 20, 21, 22, 23, 24, and 25 and the East 3 feet of Lot 26 in Block 106 of
CITY OF GRAND JUNCTION

Address: 750 Main Street, Grand Junction, Colorado 81501

Parcel Number: 2945-144-16-022

The City Clerk is directed to file a certified copy of this Ordinance with the Mesa County Clerk and Recorder.

Said property shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the district outstanding at the time of inclusion.

Introduced on first reading this _____ day of _____ 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____ 2016 and ordered published in pamphlet form.

President of the City Council

ATTEST:

City Clerk

ORDINANCE NO. ____

AN ORDINANCE EXPANDING THE BOUNDARIES OF AND INCLUDING PROPERTY LOCATED AT 310 N. 7TH STREET (FORMER R-5 SCHOOL) INTO THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT

Recitals:

The Downtown Grand Junction Business Improvement District (District) was formed by the Grand Junction City Council by Ordinance No. 3815 on August 17, 2005 in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). The District's term was extended from ten to twenty years by Ordinance No. 4651 on December 17, 2014.

The District consists of taxable real property that is not classified for property tax purposes as either residential or agricultural (together with the improvements thereon). It was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

Grand Junction Downtown Development Authority owns real property in the Downtown area at 310 N 7th Street which it seeks to have included into the boundaries of the District. Grand Junction Downtown Development Authority has submitted a Verified Petition for Inclusion of Property into the Downtown Grand Junction Business Improvement District (Petition).

The District's Board of Directors supports inclusion of the Property and finds that the rights, contracts, obligations, liens and charges of the District will not be impaired by the expansion of its boundaries to include the Property, and believes that the District will benefit from the inclusion.

Notice was posted in accordance with C.R.S. §31-25-1220 informing all persons having objection to appear at the time and place stated in the notice and show cause why the petition should not be granted.

The City Council finds that:

- The Petitioner owns the Property requested to be included;
- The Petition is sufficient;
- The Property is not classified for property tax purposes as either agricultural or residential;
- The District will not be adversely affected by the inclusion of the Property;
- The failure of persons to appear and show cause against inclusion of the Property into the boundaries of the District is deemed to be assent on their part to the inclusion;
- No cause has been shown that the Property should not be included;

- Expansion of the boundaries of the District to include the Property furthers the goals and policies of the Comprehensive Plan and the Economic Development Plan and serves the interests of the District and the community.

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

The following real property together with improvements thereon shall be included in the Downtown Grand Junction Business Improvement District:

All of Block Eighty-four (84) in CITY OF GRAND JUNCTION; EXCEPT that parcel as conveyed to the City of Grand Junction, a Municipal Corporation in Deed recorded July 1, 1994 at Reception No. 1687577 (the "**Property**")

Address: 310 N. 7th Street, Grand Junction, Colorado 81501

Parcel Number: 2945-144-05-942

The City Clerk is directed to file a certified copy of this Ordinance with the Mesa County Clerk and Recorder.

Said property shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the district outstanding at the time of inclusion.

Introduced on first reading this _____ day of _____ 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____ 2016 and ordered published in pamphlet form.

President of the City Council

ATTEST:

City Clerk



Date: 7/8/16
 Author: Jodi Romero
 Title/ Phone Ext:
Financial Operations Director
 Proposed Schedule: July 20,
2016
 2nd Reading
 (if applicable): August 17, 2016
 File # (if applicable): _____

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: 2016 First Supplemental Appropriation
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Hearing for August 17, 2016
Presenter(s) Name & Title: Jodi Romero, Financial Operations Director

Executive Summary:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2016 budget amendments.

Background, Analysis and Options:

Supplemental appropriations are required to ensure adequate appropriations by fund and are often necessary to carryforward and re-appropriate funds for projects approved and started in the prior budget year but not completed in that year. Because the carryforward projects below have already been planned for and the expenditure approved by Council in the 2015 budget, they do not decrease the funds available in the budgeted fund balances including the General Fund Minimum Reserve of \$18.5 million.

Also, transfers out of a fund to be expended in another fund and the expenditure itself both need appropriation authority. So for example, the Enhanced 911 Fund 101 does not budget for capital projects but rather the transfer of funds to support the capital projects that are budgeted in the Communication Center Fund 405. So below for the capital projects that need to be carried forward from 2015, there is a supplemental appropriation request for the transfer out of the Enhanced 911 Fund 101 and a supplemental appropriation request for the expenditure associated with those capital projects in the Communication Center Fund 405.

Finally, if a new project, program or change to a project or program is authorized by City Council a supplemental appropriation is also required for the legal authority to spend the funds.

This 2016 supplemental appropriation provides, upon passage of the ordinance, for the following by fund:

General Fund 100

\$1,753,436

<u>Description</u>	<u>Amount</u>	<u>Notes</u>
Economic Development Contract Services Carryforward	\$ 140,210	2015 Budget
Capital Carryforwards	420,361	2015 Budget
Colorado Mesa University Campus Expansion	500,000	June 13th Council Workshop
Homeward Bound Development Fees	100,000	June 13th Council Workshop
Grand Junction Housing Authority Development Fees	388,329	June 13th Council Workshop
Police Operations/Equipment Covered by Seized Funds/Reimbursements	107,887	Operational
Other Budget Adjustments Covered by Reimbursements/Revenue	36,365	Operational
Crown Point Cemetery Restricted Donation	33,911	Operational
TRCC Subsidy Increase (net of 2015 payback fr VCB)	26,373	Operational
	<u>\$ 1,753,436</u>	

Enhanced 911 Fund 101

\$195,285 for the transfer to the Communication Center Fund for carryforward of capital projects approved in the 2015 budget.

Visitor and Convention Bureau Fund 102

\$94,309 for the increase in the subsidy to Two Rivers Convention Center in 2015 (which was temporarily covered by the General Fund) as well as the projected increase in the 2016 subsidy.

Parkland Expansion Fund 105

\$386,716 for carryforward of Las Colonias Riparian Restoration project as approved in the 2015 budget for \$31,716 and the transfer to the Sales Tax CIP Fund of \$355,000 for purchase of the Matchett park property as discussed at the Council workshop on June 13th, 2016.

Sales Tax CIP Fund 201-\$1,741,562

<u>Description</u>	<u>Amount</u>	<u>Notes</u>
Capital Projects Carryforward (seven projects)	\$ 172,433	2015 Budget
Fire Station No 4 Relocation Capital Project Carryforward	262,200	2015 Budget
Training Facility Capital Project Carryforward	255,909	2015 Budget
Horizon Drive Interchange Capital Project Carryforward	304,989	2015 Budget
Transfer to Drainage Fund for Project Carryforwards	91,284	2015 Budget
Purchase of Matchett Park Property	355,000	June 13th Council Workshop
Transfer to Two Rivers Convention Center for Make Up Air Unit	53,750	Authorized Council Meeting May 18th, 2016
Fire/Airport Feasibility Study (\$37,500 covered by Airport, DOLA grant)	50,000	Authorized Council Meeting June 15th, 2016
Transfer to Two Rivers Convention Center for Fan w/Air Unit	20,000	Operational
Amend TABOR Transfer Based on Year End Results and Final CPI	104,280	Operational
Other Capital Projects Covered by Reimbursements/Revenue	71,717	Operational
	<u>\$ 1,741,562</u>	

Storm Drainage Fund 202

\$100,543 for carryforward of Buthorn Drain for \$80,400 and Leach Creek for \$20,143 as approved in the 2015 budget.

Fleet and Equipment Fund 402

\$1,708,767 for carryforward of 11 vehicle replacements budgeted for 2015 not received until 2016. The highest cost vehicle is a fire engine for \$474,241. The fleet replacement total amount is approved in the budget and all vehicle purchases over \$50,000 are heard by City Council.

Self Insurance Fund 404

\$782,863 for health insurance consulting services of \$21,250. The transfer of the portion of the refunds received from the City’s healthcare provider over the previous 10 years based on employee contribution rates of \$761,613 to the Employee Retiree Health Trust as discussed at City Council workshop on May 2nd, 2016.

Communication Center Fund 405

\$195,285 for the carryforward of capital projects for systems equipment of \$56,000, CAD Enterprises of \$78,000, and Wireless Technology Plan of \$61,285 as approved in the 2015 budget

Facilities Management Fund 406

\$128,632 for the carryforward of Facility Index capital projects of \$91,445 and the Electronic Access System of \$37,187 as approved in the 2015 budget.

Joint Sewer Fund 406

\$976,919 for carryforward of capital projects approved in the 2015 budget.

<u>Description</u>	<u>Amount</u>	<u>Notes</u>
Sewer Line Replacement	\$ 436,980	2015 Budget
Systems Equipment	158,515	2015 Budget
Lift Station Pumps	150,800	2015 Budget
A-Basin Stone Replacement	107,550	2015 Budget
Defuser Design	123,074	2015 Budget
	\$ 976,919	

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

This action is needed to meet the Plan goals and policies.

How this item relates to the Economic Development Plan:

The appropriation ordinances provide the legal authority for the spending budget of the City. The budget supports and implements the City Council’s economic vision and in particular the roles of “providing infrastructure that fosters and supports private investment” as well as “investing in and developing public amenities.” Specifically for economic development the above supplemental appropriation includes contribution to the university expansion, payment of development fees for a senior housing project, improvement of a major intersection of the transportation infrastructure, and purchase of parkland.

Board or Committee Recommendation:

The City Council has informally deliberated these matters; at the second reading and public hearing the Council will formally consider adoption of the Ordinance as established by the Charter.

Financial Impact/Budget:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

Legal issues:

The ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

No other issues have been identified.

Previously presented or discussed:

These budget adjustments were discussed at workshops and/or Council meetings as referenced above.

Attachments:

Proposed 2016 First Supplemental Appropriation Ordinance

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2016
BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2016, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 1,753,436
Enhanced 911 Fund	101	\$ 195,285
Visitor & Convention Bureau Fund	102	\$ 94,309
Parkland Expansion Fund	105	\$ 386,716
Sales Tax CIP Fund	201	\$ 1,741,562
Storm Drainage Fund	202	\$ 100,543
Fleet and Equipment Fund	402	\$ 1,708,767
Self Insurance Fund	404	\$ 782,863
Communication Center Fund	405	\$ 195,285
Facilities Management Fund	406	\$ 128,632
Joint Sewer System Fund	900	\$ 976,919

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2016

PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2016.

President of the Council

Attest:

City Clerk



Date: June 30, 2016
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule:
 1st Reading: July 6, 2016
 2nd Reading: July 20, 2016
 File #: PLD-2016-33

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Grand Junction Lodge, a Senior Living Facility, Outline Development Plan, Located at 2656 Patterson Road
Action Requested/Recommendation: Consider Final Passage of the Proposed Ordinance and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicants request approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Background, Analysis and Options:

The 2.069 acre site is located at the northeast corner of Patterson Road and North 8th Court. The Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. A new form-based zone district, MXOC (Mixed Use Opportunity Corridor) was established in 2014 and permits all types of group living facilities, along with other types of commercial uses. The applicant has requested to rezone the property to PD, using the MXOC zone district as the “default zone”, in order to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 50,000 square feet, which would be the only use permitted on the subject property.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

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 rezoning will create an opportunity for the development of a senior assisted living/memory care facility that is located near medical services.

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

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

How this item relates to the Economic Development Plan:

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

Neighborhood Meeting:

A Neighborhood Meeting was held on October 1, 2015. A summary of the meeting is attached to this report.

Board or Committee Recommendation:

The Planning Commission has forwarded a recommendation of approval from their June 28, 2016 regular meeting.

Financial Impact/Budget:

Property tax levies and any municipal sales/use tax will be collected, as applicable.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Outline Development Plan
9. Neighborhood Meeting Summary
10. Citizen letter
11. Ordinance

BACKGROUND INFORMATION				
Location:		2656 Patterson Road		
Applicant:		Joe W. and Carol J. Ott, Trustees – Owner Sopris Lodge, LLC – Applicant River City Consultants, Inc. - Representative		
Existing Land Use:		Single-family Residential		
Proposed Land Use:		Assisted Living Facility		
Surrounding Land Use:	North	Single Family Residential		
	South	St. Mary’s Hospital – Advanced Medicine Pavillion		
	East	Single Family Residential		
	West	Single Family Residential		
Existing Zoning:		R-4 (Residential 4 du/ac)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)		
	South	PD (Planned Development)		
	East	R-4 (Residential 4 du/ac)		
	West	R-4 (Residential 4 du/ac)		
Future Land Use Designation:		Residential Medium (4-8 du/ac) Mixed Use Opportunity Corridor		
Blended Residential Category:		Residential Medium (4-16 du/ac)		
Zoning within density/intensity range?		X	Yes	No

Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development

Section 21.05.010 – Purpose: The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The Comprehensive Plan, adopted in 2010, designates Patterson Road in its entirety as a Mixed Use Opportunity Corridor, which is implemented by a form-based zone known as MXOC (short for Mixed Use Opportunity Corridor). The MXOC zone permits assisted living facilities, which are classified as an unlimited group living facility under GJMC Section 21.04.010. However, this zone district would also permit a range of additional uses, such as medical offices, personal services, and multifamily residential. The subject property has been considered for these types of uses in the past, none of which were approved. The applicant has therefore proposed the use of a Planned Development (PD) limiting the use to a senior assisted living/memory care facility, not to exceed 50,000 square feet. The applicant has further provided an Outline Development Plan (ODP), which utilizes the default standards of the MXOC zone to design a unique facility that will fit the site and the neighborhood context.

Long-Term Community Benefit: This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

- a) More effective infrastructure: The proposed facility will make optimal use of existing infrastructure, including utilities (same linear footage of sewer and water pipes paid for by higher use rates) and transportation (adjacent to St. Mary's Hospital campus, along with a bus stop approximately 400 feet east).
- b) Reduced traffic demands: When compared to other possible uses that could be allowed on the site, consistent with the Comprehensive Plan designation, an assisted living/memory care facility typically generates less traffic.
- c) Needed housing types and/or mix: The proposed facility will provide a much needed and diverse housing type in the form of senior assisted living and memory care units. The facility will be located on an infill site in an established area surrounded by medical care facilities, specifically St. Mary's Hospital.
- d) Innovative designs: The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as possible to preserve and enhance the environment while providing a comfortable atmosphere for the senior population.

The applicant has presented, and planning staff concurs with, several long-term community benefits of the proposed PD, including more effective infrastructure and reduced traffic demand, filling a need for assisted living housing types, and an innovative design for an infill site.

Section 21.05.020 - Default standards.

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use provided that Form Districts are utilized and the depth of the lot is at least 150 feet, per GJMC Section 21.02.140(c)(2). The subject property is 155 feet at its narrowest point, after accounting for addition right-of-way, and nearly 350 feet of depth along the canal.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

The MXOC (Mixed Use Opportunity Corridor) is a form-based zone district and includes several specific standards, found in GJMC Section 21.03.090(h). The applicant proposes to meet or exceed all of these minimum standards as part of the Final Development Plan with no deviations requested.

Section 21.05.030 - Establishment of Uses: The property will be developed as a single use project: an assisted living facility not to exceed 50,000 square feet. Accessory uses may include a greenhouse and outdoor solar array, subject to approval of the Final Development Plan for the property.

Section 21.04.030(p) Use-specific standards – Group Living Facility: An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

- (8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:
- (i) The group living facility has a valid Colorado license, if any is required;
 - (ii) The group living facility is at least 750 feet from every other group living facility;
 - (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
 - (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
 - (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
 - (vi) The group living facility complies with the parking requirements of this code;
and
 - (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

Section 21.05.040 – Development Standards:

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

Residential Density: The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). The proposed facility will include 60 beds, for a density of 7.25 dwelling units per acre. This density is consistent with the Comprehensive Plan designation for neighborhoods north of Patterson (Residential Medium 4-8 du/ac). There is no maximum density under the default zone of MXOC.

Minimum District Size: A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;

Landscaping and parking will buffer the facility from the neighboring residences to the north and west. More importantly, the landscaping along the north side of the property will incorporate many of the existing trees. The adoption of the Outline Development Plan and concept landscaping plan will ensure these trees are preserved to the extent practical, with any modifications of a comparable or equivalent amount to be determined at Final Plan review. A canal separates the facility from residences to the east, and no residences exist to the south.

(2) Mitigates adverse impacts on adjacent properties; and

The design for the facility, as shown on the ODP, brings the building to the front of the property with minimal setback from Patterson Road, creating a separation between the facility and the neighboring residences to the north. This separation will likely reduce the existing traffic noise from Patterson Road. Furthermore, the anticipated traffic from such a facility, while more than a single family residence, is less than other commercial uses that may be considered in the context of the Opportunity Corridor. The purpose of the single-use Planned Development is to limit the use and address the parameters for that use, which will then be implemented by Ordinance.

(3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **Goal 12:** Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

Open Space: A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1,416 square feet per person.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040. The landscape plan exceeds the requirements specific to the MXOC district, which states that no street frontage landscaping is required when the setback for a building is 10 feet or less.

Parking: The developer will construct a parking lot that provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c).

Street Development Standards: The only access to the subject property will be from N. 8th Court. Improvements to existing sidewalks, including closure of existing curb cuts onto Patterson Road, will be incorporated into the final design.

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

The applicant has completed a traffic study, which has been evaluated by City staff. The overall impacts to the intersection of N. 8th Court and Patterson Road do not warrant any modifications to the intersection at this time.

Section 21.05.040(g) - Deviation from Development Default Standards: The applicant is not proposing any deviations to the default standards of the MXOC (Mixed Use Opportunity Corridor) form district.

Section 21.05.050 - Signage: Signage within the development shall meet the standards of GJMC Section 21.06.070(g)(3) except that all freestanding signs shall be monument style signs with a maximum height of 15 feet.

Section 21.02.150 of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

- i. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan has been reviewed by the Community Development Division and other review agencies and has been found to comply with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- ii. The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code;

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

The adoption of the Comprehensive Plan in 2010 created a Mixed Use Opportunity Corridor along Patterson Road. The Mixed Use Opportunity Corridor allows for the consideration of commercial uses along major corridors for some properties that previously could not be considered, provided that the properties are included in a Form-based District, which was developed as part of the Comprehensive Plan. The designation as a Mixed Use Opportunity Corridor changes the potential for the property, which contains an abandoned single family dwelling.

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

On November 19, 2014, City Council passed and adopted Ordinance No. 4646 create the Mixed Use Opportunity Corridor (MXOC) form district. The reason for the new form district was due to significant interest in developing along the Mixed Use Opportunity in a somewhat more automobile-centric concept. Therefore conditions of the area have changed such that the proposed PD zone and development is consistent with the 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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and commiserate with the impacts of the development.

This criterion has been 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

There is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

This criterion has been met.

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

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, and filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets several goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

iii. The planned development requirements of Chapter 21.05;

The proposed ODP has been reviewed by the Community Development Division and other review agencies and has been found to be in conformance with the

Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

- iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

- v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities, include City of Grand Junction domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

- vi. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

- vii. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

- viii. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density falls within the range allowed by the Comprehensive Plan and the default zone of MXOC.

- ix. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The default land use zone is the MXOC as described within this staff report and Ordinance.

- x. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

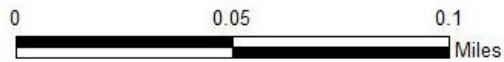
The proposed development will be completed in one phase.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Grand Junction Lodge application, PLD-2016-33, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, I make the following findings of fact/conclusions and conditions of approval:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed.

Location Map



Printed: 6/4/2016

1 inch = 179 feet



Aerial Photo



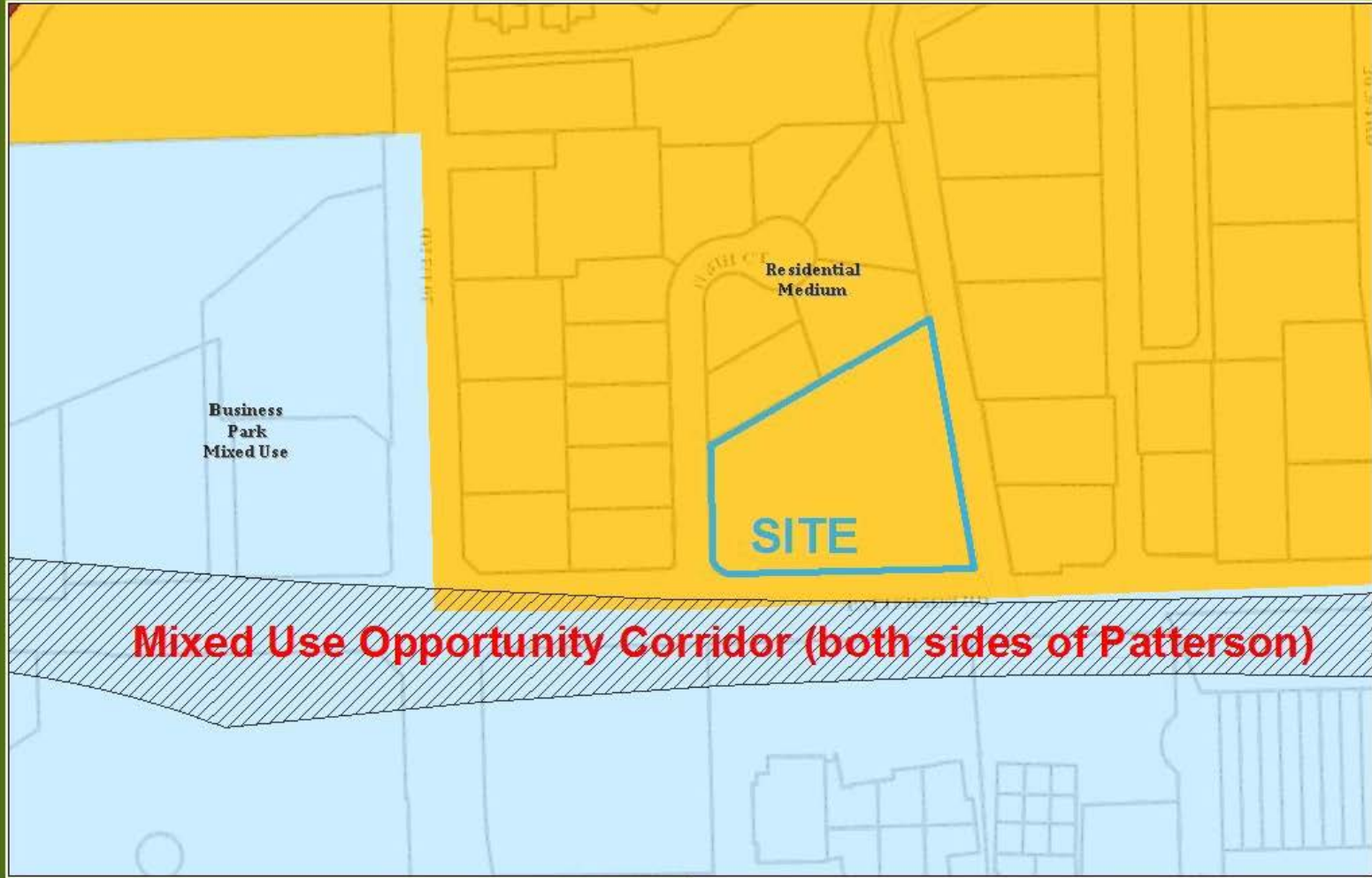
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Miles

Printed: 6/4/2016

1 inch = 179 feet



Comprehensive Plan - Future Land Use Map



Printed: 6/28/2016

1 inch = 179 feet



Existing Zoning Map



Printed: 6/4/2016

1 inch = 179 feet



General Project Report
Major Site Plan Review – Simple Subdivision – ODP/Rezone

Grand Junction Lodge Senior Living
Tax Parcel No. 2945-024-10-020
2656 Patterson Road, Grand Junction, CO
January 13, 2016

A. Project Description

1. This is a request for the approval of a Major Site Plan, Simple Subdivision Plat and an Outline Development Plan (ODP)/Rezone for a proposed senior assisted living/memory care facility to be located at 2656 Patterson Road, Grand Junction, Colorado. Grand Junction Lodge Senior Living is a proposed facility containing approximately 45,821 square feet. The assisted living portion of the facility contains a total of 48 beds and associated services, consisting of two stories. The memory care portion of the facility contains a total of 12 beds and associated services, and is part of the first story of the building. The Simple Subdivision will combine the two existing parcels into one. Although two parcels exist, they are assessed by a single parcel number. The parcels are located within the City limits of Grand Junction.
2. The parcels contain approximately 1.92 acres more or less.
3. The proposed use, as stated previously, is for a senior living/memory care facility. The existing zoning is R-4, however an application for an ODP/Rezone to amend the zoning to PD (Planned Development), with an underlying zoning of Mixed Use Opportunity Corridor (MXOC), is being made with this submittal. The purpose of the request to PD zoning is to ensure this specific use will be the only use allowed for the subject property to satisfy the concerns of the neighboring properties. The request for approval of the Major Site Plan, Simple Subdivision and ODP/Rezone are compatible with existing and planned land uses.

B. Public Benefit

The public benefit is that this facility will provide much needed senior assisted living services in an area that is surrounded by medical care facilities, including St. Mary's Hospital. It will also create jobs. The proposed facility will make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The project complies with the adopted codes and proposed zoning requirements for this property.
2. **Land use in the surrounding area-** The land use in the immediate area is a medium density residential, medical facilities (hospital) and offices. The zoning of the parcel (once combined) to PD supports the proposed senior living/memory care facility and the intent of the Comprehensive Plan. This proposal is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed off of N. 8th Court and meets the spacing requirements from Patterson Road. A Traffic Memo was prepared by Skip Hudson with Turnkey Consulting, and is included with this submittal. It was recommended to restrict left turns out of N. 8th Court onto Patterson Road. Please refer to the Memo. The approval of the Major Site Plan will have minimal effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
The subject parcel is and/or will be served by the following:
 - City of Grand Junction Water
 - City of Grand Junction Sanitation District
 - Xcel Energy
 - Charter
 - Qwest
 - City of Grand Junction FireAll utilities are existing in this corridor and extended to the site. A 5' multi-purpose easement (MPE) is proposed adjacent to the right-of-way on Patterson Road in lieu of a 14' MPE, and was acceptable to all of the dry utility providers. Please see the attached email communication that is included with this General Project Report.
5. **Special or unusual demands on utilities-** The demands of the proposed senior living/memory care facility on utilities are similar in nature but much less demand, to the existing St. Mary's Hospital and surrounding medical facilities and offices. The infrastructure is in place to meet the demand.

6. **Effects on public facilities-** The effect on public facilities as a result of the approval of the Major Site Plan for the subject parcel will be minimal.
7. **Hours of operation-** The hours of access to the site will be typical of the existing development in the immediate area and are consistent with surrounding properties.
8. **Number of employees-** It is anticipated at full capacity, the Lodge will employ 20-30 full and part time workers.
9. **Signage plans-** Monument signage is proposed and a signage plan is included with this submittal.
10. **Site Soils Geology-** Soils testing was performed and the site is suitable for the proposed development.
11. **Impact of project on site geology and geological hazards-** No significant geologic or geological hazards were identified for this property.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.070(g) Major Site Plan Review –

There are no specific review criteria for a Major Site Plan submittal. The site plan conforms to the zoning criteria for the MXOC form district, the underlying zoning requested with the OPD.

Section 21.02 (p) (3) Simple Subdivisions –

- i. **Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);**

The purpose of this request for a Simple Subdivision is to combine the two existing platted lots into a single lot. No change to existing easements or right-of-way has been requested. Additional right-of-way along Patterson Road is being dedicated, as well as a multi-purpose easement, with the new plat

- ii. **The right-of-way shown on the Grand Valley Circulation Plan has not changed;**

Additional right-of-way is being provided in accordance with the Grand Valley Circulation Plan.

- iii. **If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding ten (10) years or a minor exemption subdivision**

No new lots are being created as part of this simple subdivision; the purpose is to combine lots.

Section 21.02.150 Planned development (PD).

(b) Outline Development Plan (ODP).

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities. The proposed use supports the Grand Valley Circulation Plan with the dedication of additional right-of-way along Patterson Road, and conforms to other adopted plans and policies.

(ii) The rezoning criteria provided in GJMC 21.02.140;

The proposed use and Site Plan conform to the underlying zoning requested of MXOC form district. No deviations from these standards are proposed.

(iii) The planned development requirements of Chapter 21.05 GJMC;

The proposed use takes advantage of existing infrastructure and existing utility corridors with minimal effect on traffic patterns. The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as to preserve and enhance the environment while providing a comfortable atmosphere and much needed assisted housing for the senior population of the area.

(iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

The subject project is not subject to any of the corridor guidelines or overlay districts discussed in Chapter 21.07 GJMC.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The project will have access to all public services and facilities concurrent with construction of the project.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Access to the project is from N. 8th Court and meets the spacing standards from Patterson Road. Adequate interior circulation of the site is provided.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Landscape buffering is provided between the project and adjacent residential uses.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district with no deviations requested.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

The project is to be built in a single phase.

Section 21.02.140 Code amendment and rezoning.

(a) Approval Criteria. 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

The original residential use was abandoned some time ago. The location of the subject parcel, which fronts Patterson Road, a principal arterial, lends itself more towards the proposed use.

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

This area has developed around St. Mary's Hospital, the largest regional medical center between Denver and Salt Lake City. St. Mary's finished a multi-year expansion in 2010. The proposed facility and use fits well within the area.

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

The subject site enjoys close proximity to shopping (both retail and grocery), parks and an expansive array of medical facilities and offices. Downtown Grand Junction is approximately three miles to the south. Fire and Police services are also in close proximity.

(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

This area is mostly built out. Some vacant, single family parcels exist to the northwest. There are no vacant parcels of sufficient size and zoning to accommodate the proposed use in the area.

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

The community will benefit from much needed senior assisted living. The proposed senior assisted living/memory care facility will also create local jobs.

(c) (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC 21.03.090 if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:

(i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and

(ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.

The proposed rezoning to PD with the underlying zoning of MXOC form district and the proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities.

F. Development Schedule and Phasing

Construction is anticipated in mid to late summer, 2016.

OUTLINE DEVELOPMENT PLAN

Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,821.57
Proposed Layout	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

LEGEND

- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	80	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Form District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development Date

26 1/2 ROAD (7th STREET)

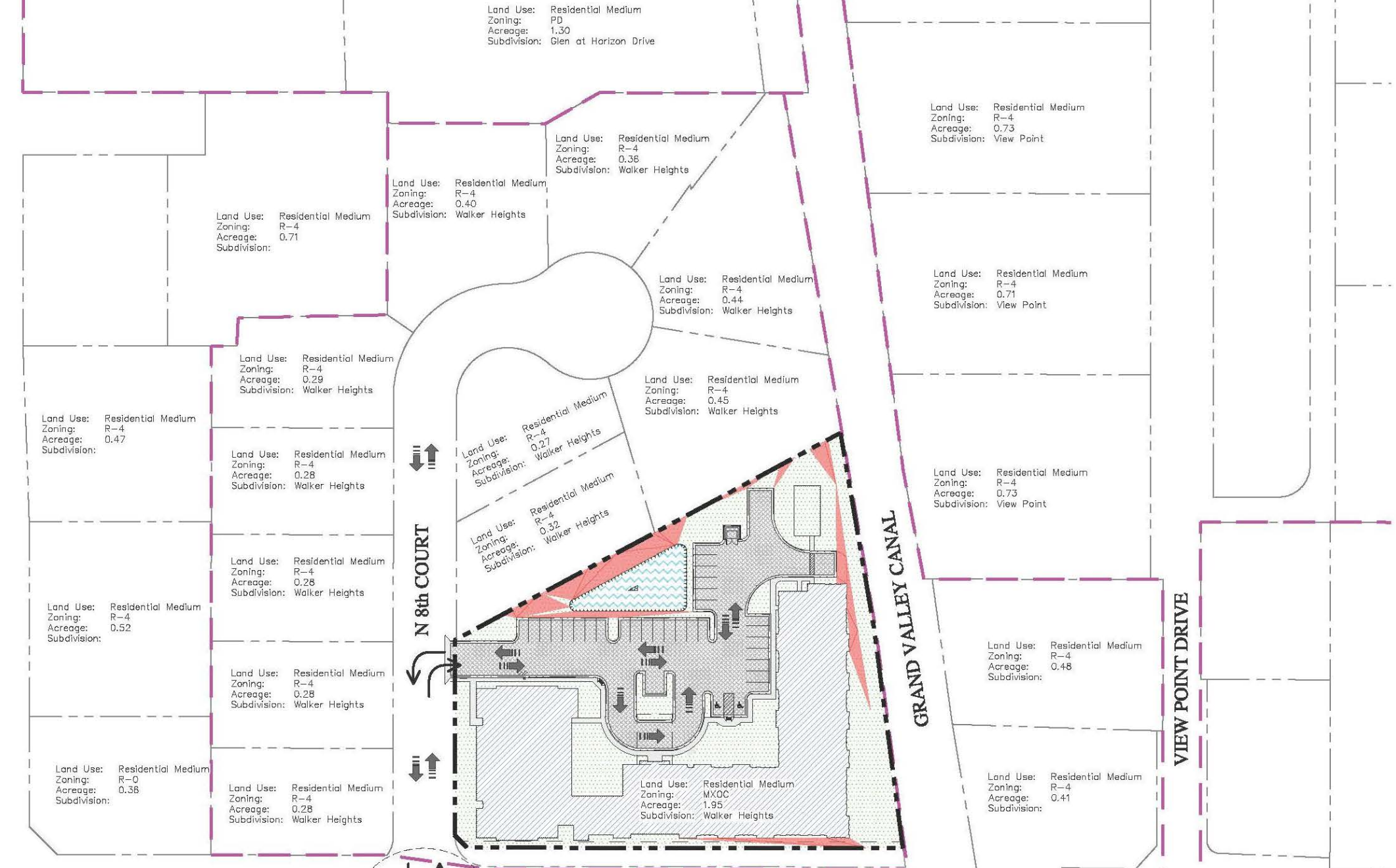
N 8th COURT

GRAND VALLEY CANAL

VIEW POINT DRIVE

PATTERSON ROAD (F ROAD)

3/4 Movement Intersection



UNCC 811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE

(IN FEET)

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	DESCRIPTION	BY

PRELIMINARY

RIVER CITY CONSULTANTS
 744 Horizon Court, Suite 110
 Grand Junction, Co. 81508
 Phone: 970.241.4722
 Fax: 970.241.9841

PROJECT #: 1515-001 DATE ISSUED: 13.Jan.2016
 DRAWN BY: nmr HORIZ: 1" = 100'
 CHECKED BY: jrm VERT: N/A

GRAND JUNCTION LODGE

Grand Junction Lodge-Senior Living

Outline Development Plan

ODP 1

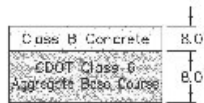
BASIS OF BEARINGS
 THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY SIMS LOTS DETERMINED BY GPS OBSERVATION ON MESA COUNTY SURVEY MARKER #55-1 AT THE SOUTH QUARTER OF SECTION 2 AND MESA COUNTY SURVEY MARKER #50-1 AT THE FOR THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 11TH MERIDIAN.

THE BEARING OF THIS LINE IS SOUTH 89°53'57" EAST.

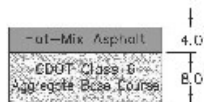
MC CS ZONE "GVA"

TRANSVERSE MERCATOR PROJECTION
 POINT OF ORIGIN (SNO1) AND CENTRAL MERIDIAN:
 LATITUDE: 30°06'22.72756"N
 LONGITUDE: 108°32'01.43483"W
 NORTHING: 50,000.00 FT
 EASTING: 100,000.00 FT
 SCALE FACTOR: 1.000218181798
 PROJECT/SCALE FACTOR: -EIGHT: 4644 FT (NAVD88)

SideWalk Driveway Cut Section



Trash Collection Pavement Section (NIS)



Parking Area Pavement Section (NIS)

BENCHMARK
 2" ALUMINUM CAP MARKED
 RIVER CITY CONSULTANTS
 PLS 18480
 Northing: 44780.32
 Easting: 92478.15
 Elevation: 4664.58

Breakdown:

Total Acreage:	~2.07
Asphalt (Sq. Ft.):	8,663
Concrete (Sq. Ft.):	5,562
Proposed Building Footprint (Sq. Ft.):	27,328
Combined Existing Buildings (3 total) (Sq. Ft.):	3,041

UTILITY PROVIDERS
 Irrigation - Grand Valley Irrigation Company
 Sanitary Sewer - City of Grand Junction
 Storm Sewer - Grand Valley Drainage District
 Water - City of Grand Junction
 Electric - Xcel Energy
 Gas - Xcel Energy
 Phone - CenturyLink
 Cable - Optimum

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Water Representation

ACCEPTANCE BLOCK
 This block is to be used to indicate the location of any underground utilities that are not shown on this plan. It is the responsibility of the contractor to locate and mark all utilities before construction begins. The contractor shall be responsible for the accuracy of the information provided in this block.

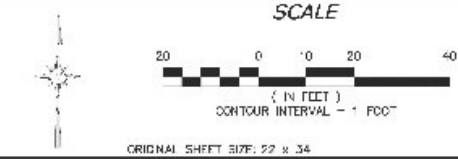
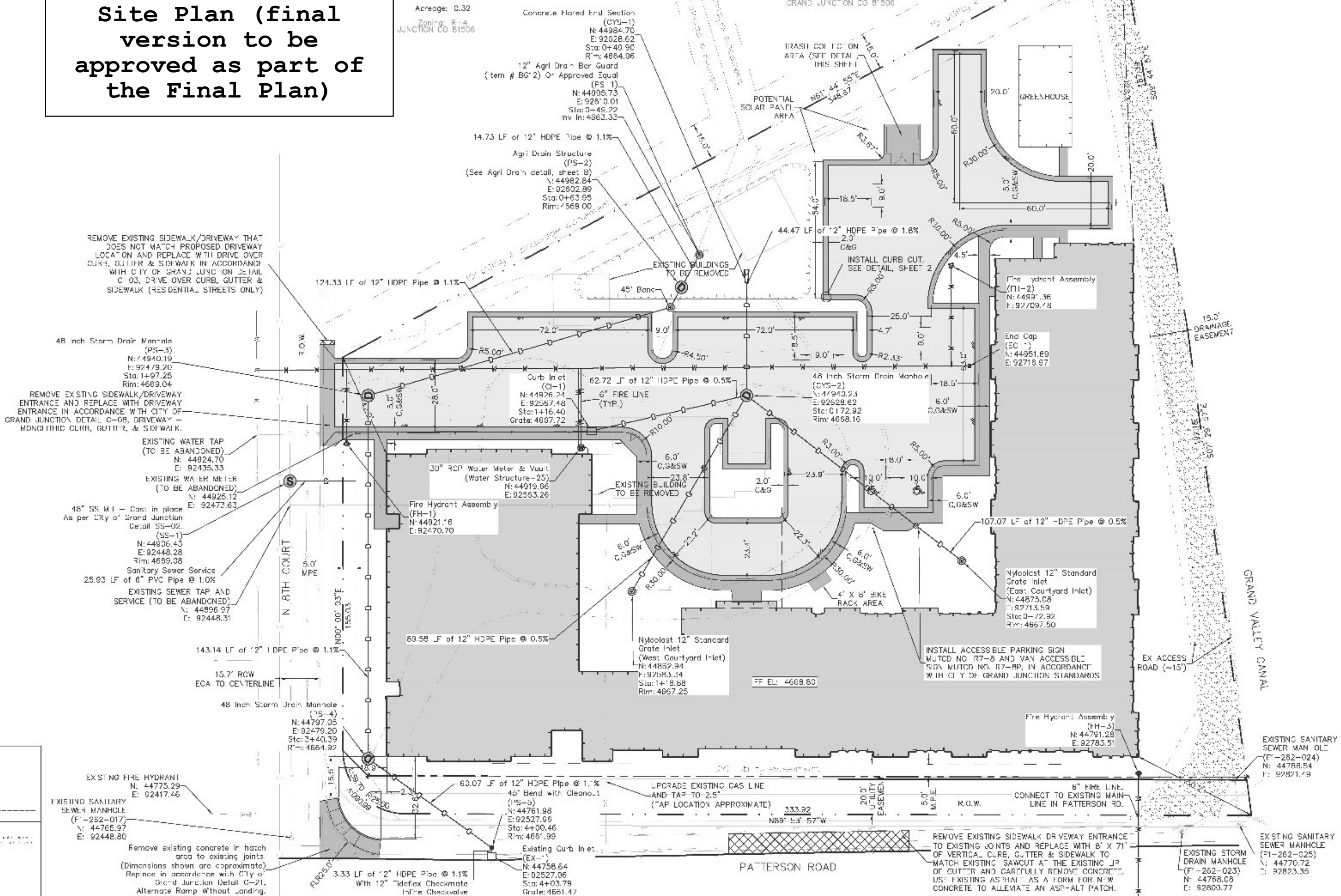
Drawn by: [Name]

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Site Plan (final version to be approved as part of the Final Plan)

2945-024-10-011
 TROY A CORMAN
 PAULINE D CORMAN
 272 N 8TH CT
 Acreage: 0.32
 Zoning: R-4
 JUNCTION CO 81506

2945-024-10-009
 STEVEN M SCHRAM
 2720 N 8TH CT
 Acreage: 0.45
 Zoning: R-4
 GRAND JUNCTION CO 81506



NO.	DATE	REVISIONS DESCRIPTION	BY

RIVER CITY CONSULTANTS
 744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970.241.4722
 Fax: 970.241.8441

PROJECT #: 1515-001 DATE ISSUED: 18 May 2016
 DRAWN BY: DSP HORIZ: AS 9-10-09
 CHECKED BY: JMM VERT: N/A

GRAND JUNCTION LODGE
 Grand Junction Lodge-Senior Living
 Site Plan

2

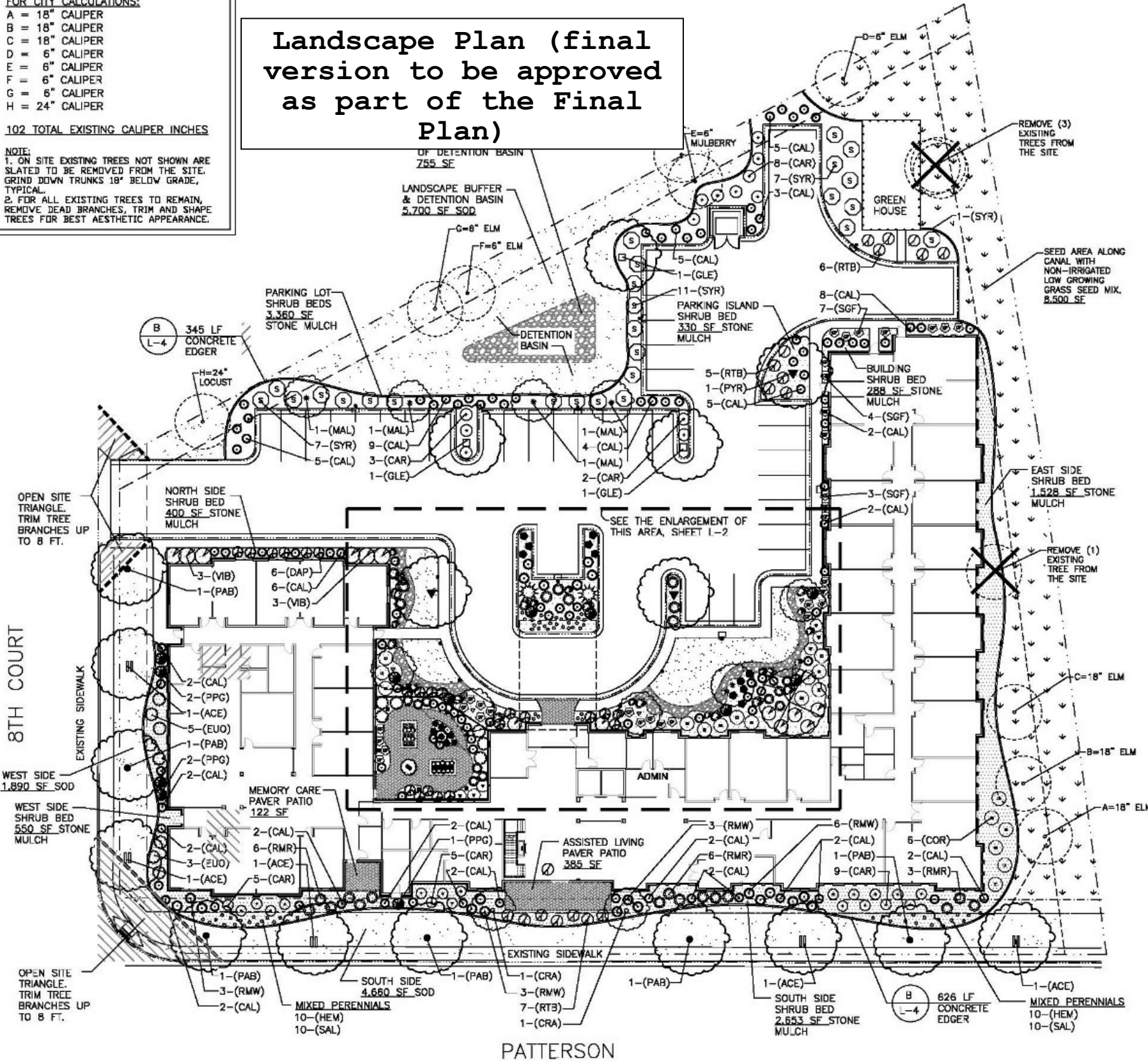
EXISTING TREES TO REMAIN.
EXISTING CALIPER INCHES TO BE USED
FOR CITY CALCULATIONS:

- A = 18" CALIPER
- B = 18" CALIPER
- C = 18" CALIPER
- D = 6" CALIPER
- E = 6" CALIPER
- F = 6" CALIPER
- G = 6" CALIPER
- H = 24" CALIPER

102 TOTAL EXISTING CALIPER INCHES

NOTE:
1. ON SITE EXISTING TREES NOT SHOWN ARE
SLATED TO BE REMOVED FROM THE SITE.
GRIND DOWN TRUNKS 18" BELOW GRADE,
TYPICAL.
2. FOR ALL EXISTING TREES TO REMAIN,
REMOVE DEAD BRANCHES, TRIM AND SHAPE
TREES FOR BEST AESTHETIC APPEARANCE.

Landscape Plan (final version to be approved as part of the Final Plan)



LANDSCAPE NOTES:

- INSTALL 2 NEW AUTOMATIC PRESSURIZED UNDERGROUND WATER IRRIGATION SYSTEMS FOR THE NEW LANDSCAPE. WATER TURF GRASS AREAS WITH DITCH WATER & IRRIGATION PUMP. WATER SHRUB BED AREAS WITH DOMESTIC WATER INCLUDING A BACK-FLOW PREVENTER, AUTOMATIC CONTROLLER, AND RAIN SENSORS. TURF GRASS AREAS REQUIRE POP-UP SPRAY OR ROTATOR HEADS. ALL TREES REQUIRE (4) EMITTERS EACH. ALL SHRUBS REQUIRE (2) EMITTERS EACH. ALL PERENNIALS REQUIRE (1) EMITTER EACH. LOCATE THE IRRIGATION CONTROLLER ON THE EXTERIOR OF THE GREEN HOUSE BLDG. LANDSCAPE CONTRACTOR TO SUBMIT AN IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL AMENDMENTS (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.
- LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
- SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 6" LONG STAPLES AT MAX. 4' O.C.
- THE TURF GRASS AREAS SHALL BE PREPARED BY ROTOTILLING IN 3-5 CY/1,000 SF OF SOIL AMENDMENTS INTO THE TOP 6" AND FINE GRADE. NO CLODS TO BE GREATER THAN 2" SIZE. INSTALL SOD & ROLL GRASS PER THE SUPPLIER'S RECOMMENDATIONS.
- WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
- ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:

89,500 SF (1.8 ACRES) SITE
89,500 / 2500 = 36 REQUIRED TREES
89,500 / 300 = 299 REQUIRED SHRUBS
25% LAWN TO SHRUB REDUCTION ALLOWANCE =
299 X .25 = 75 SHRUBS = 299 - 75 = 224 SHRUBS REQUIRED
REQUIRED LAWN = 3,750 SF, LAWN PROVIDED = 14,520 SF

102 TOTAL EXISTING CALIPER INCHES: (SEE CALCS BOX AT UPPER LEFT)
2" CAL REQUIRED X 36 TREES = 72 CAL. INCHES REQ.

102" EXISTING - 72" REQUIRED = 30 CALIPER INCHES EXTRA
ADDITIONAL PROVIDED VIA EXISTING TREES SO NO NEW TREES ARE
REQUIRED EXCEPT ALONG THE STREET FRONTAGES, & IN PARKING
ISLANDS PER CODE

1 TREE EVERY 40 LF OF STREET FRONTAGE = 13 REQUIRED
4 STREET TREES ALONG 8TH COURT REQUIRED, 4 PROVIDED
9 STREET TREES ALONG PATTERSON REQUIRED, 9 PROVIDED
PARKING ISLANDS AND SHADE PERIMETER PARKING = 9 PROVIDED
ORNAMENTAL BUILDING ENTRY TREES = 7 PROVIDED

30" CALIPER INCHES EXTRA PER EXISTING TREE SIZE
1" CALIPER EXTRA = -3 SHRUBS
30 EXTRA INCHES EXISTING TREES X -3 SHRUBS = -90 SHRUBS
299 REQUIRED SHRUBS - 90 SHRUBS = 209 SHRUBS REQUIRED

SHRUBS REQUIRED IN PARKING LOT ISLANDS, PARKING PERIMETER,
STREET FRONTAGES, AND BUILDING FOUNDATION PLANTINGS PER CODE.

FINAL TOTALS:
29 NEW TREES PROVIDED
265 SHRUBS PROVIDED
96 ORNAMENTAL GRASS, 71 PERENNIALS

GRAND LODGE SENIOR LIVING GRAND JUNCTION, COLORADO

Jules Wolverton,
Landscape Architect



61945 Nighthawk Road
Montrose, CO 81403
p: 970.249.9392
e: 970.417.1779
wolverton@montrose.us

LANDSCAPE PLAN, NOTES, AND CALCULATIONS

100% CD's

REVISIONS DATE:

1 77 000016

Date: 05/12/16

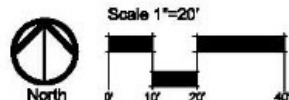
Project #: GRAND LODGE

Drawn by: JW

Sheet #:

L-1

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT



By: DATE:

**GRAND JUNCTION LODGE
SENIOR LIVING COMMUNITY
2656 PATTERSON ROAD
GRAND JUNCTION, COLORADO**

**NEIGHBORHOOD MEETING NOTES
OCTOBER 1, 2015**

The following comments/questions were voiced from various neighbors:

1. Lighting concerns in that the parking lot will produce glare at night; Solution: down light as much as possible
2. Wandering residents; Solution: Vivage uses technology to insure tenants don't "wander" to far from facility. Each MC resident actually wears a transponder that alerts staff if they are too far from the building
3. Will we install fencing; Answer, although we have not completed all architectural drawings for proposals, fencing and/or landscaping barrier will be considered
4. Can you put in tall shrubbery; Separation concern; Landscape plans have not been complete however this will be considered in the design
5. Concerns of "why are you putting in a commercial assisted living in a residential neighborhood; Answer, this property, although commercial in zoning, is in reality more residential than commercial. In addition, the Patterson corridor is becoming heavily commercial and the belief is that the City of Grand Junction will be approving additional commercial use for the property. A senior housing project is much lower traffic and overall impact than the alternative "commercial" uses once it is rezoned and it seemed that our use would be the most accepted in comparison to office, bar restaurant etc. uses
6. Concerns of left turn onto Patterson from N. 8th crt.; we stated the possibility of a turning lane but traffic study would give us more information as needed

Neighborhood Mtg OCT 1st @ 5pm
2656 PATTERSON Rd Project

Please Sign IN

<u>NAME</u>	<u>Address</u>	<u>E-MAIL</u>
Stephy Meacham	615 ViewPoint Dr	meach615@yahoo.com
Georgia Meacham	615 ViewPoint Dr	✓
Rocky Ryan	410 Rio Way	-
Froy Robinson	2712 N. 8 th Court	
Pauline Gorman	2712 N. 8 th Court	
John Henry	2711 N 8 th Court	
Tara Lemke	2713 N 8 th Ct	lemke_tara@yahoo.com
George Jachini	2715 N. 8 th Ct	✗
Jan CASTLE	2720 N 8 th Ct	
Steve SCHRAM	2720 N 8 th Ct	stevens385@gmail.com
LORI GARRISON	608 VIEW POINT DR.	LORI.LEE.GARRISON@GMAIL.COM
AngJohnsonLambert	609 Viewpoint Dr.	alambert628@gmail.com
Stephen Lambert	609 Viewpoint Dr.	slambert476@gmail.com
Laura Bishop	612 ViewPoint Dr.	lbishop2@earthlink.net
William Bush	619 Viewpoint Dr.	

DAVID THORNTON City of Grand Jet

Karen Traester 2714 N 8th Ct traester@msn.com

City of Grand Junction
Brian Rusche brian@gjcity.org

PLD-2016-34 2656 Patterson Road

My correspondence is in **Strong Opposition** to the proposed project planned of 60 apartment units with 30 parking spaces plus other facility's in Walker Heights Subdivision. The access proposed for these 60 apartment units, that comes with employees and commercial vehicles would be only into residential cul-de-sac of Walker Heights Subdivision 8th Court. Walker Heights Subdivision is a subdivision of 13 residential single family homes on a cul-de-sac, with values varying from \$300,000 to \$385,000. This is based off a recent appraisal; of my personal home which appraised at \$358,000.

I would like to start by saying the department in a prior meeting heatedly stated to residents that they could put 1000 cars in our neighborhood (on this very short cul-de-sac) and there is nothing we can do about it. I am not sure where the personal vengeance comes from towards either the residence/neighborhood or maybe it is with just someone individually however it has no place in something like this, not to mention how damaging on so many levels that would be. Besides 1000 cars would not fit, I would say 100 cars would not fit.

I have owned my home for 15 years; we have deer and other wildlife every evening, and yes we live right in town. We all have large lots and well-kept homes.

Our access out of 8th Court is onto Patterson Road right before the light at St Mary's. Several years back Dr. Getski proposed to build a clinic on this residential site. Which City Council unanimously turned down. One of a number of reasons was access and the increase traffic into the cul-de-sac which was on smaller scale. We already experience a very dangerous situation when there are hosted events with the house directly across from this plan. On a normal day I travel in and out of my home 4 to 6 times. The level of Road Rage I have experience no matter which direction I attempt to access the street I live on continues to increase. Even if I am going with traffic we have to slow to turn onto our street which angers drivers, due to the light being so close to out street 8th Court, if they are behind you they want to get through the light. If I am in the turn lane I have had them move into the double line lane in front of me and try and play chicken with you because they want to get into the turn lane past this close to 7th.

I listened to the developer say that no one would want to build a home on this property (which has had a home for many years) due it being close to Patterson, yet he wants to put 60 to 120 retired people there. I can personally say that I would live in a home on this property and have often thought of building a home on this property, so have a number of others. The reason this property has been on the market so long is due to the high price tag, originally almost \$600,000 that was on it. It has been an issue since Dr Getski bought this property as a home and lived in it then wanted to turn into a commercial property for his eye clinic, then they let the home run down. We the residence did not know the price had been lowered until it had already been under contract. The residences have talked about going together to buy it. Either making it

into a common area or selling my home and rebuilding. We also spoke to the owner however he already had a contract on it.

There are many issues with the proposed project:

- The Requested In and out Access for the 60 apartment unit through 8th court before Patterson can be accessed (the project is the last home site on the corner of our cul-de-sac.) Even though this has a Patterson address it is a home in the Walker Heights Subdivision and the driveway and requested approved access for this 60 unit project with employees and commercial vehicle is 8th Court.
- High level of light and noise pollution to the single family homes into the neighborhood.
- Access is too close to 7th street light.
- Dangerous traffic access dramatically increases onto Patterson Road from 8th court residence and whoever else is a driving retired or visitor, family or friend.
- Dramatic congestion in the cul-de-sac, already an increased problem with “the house being allowed” in our neighborhood. Many of the people staying own their own cars.
- People already speed through the cul-de-sac thinking the street is a through street to either get away from traffic on Patterson or they want to come through and park on the street in front of the “House” and our homes (Pictures attached)
- The Planning Department needs to start “Doing The Right Thing” and protecting the Values and the Integrity of our homes, as is stated in your own process.
- The residence on the cul-de-sac would have increased dangerous difficulty getting in and out of their homes. Including backed up traffic into the cul-de-sac.
- Dramatic decrease in value to our homes making it a much less desirable place to live.

City Zoning and Ordinances

- (c) Prevent scattered, haphazard growth and guide orderly transition of urban areas;
 - (d) Conserve and enhance economic, social and aesthetic values;
 - (e) Protect and maintain the integrity and character of established neighborhoods;
- Aid in preventing traffic congestion in the streets and public ways of the City;
- (j) Prevent unduly noisome and/or injurious substances, conditions and operations;
 - (k) Secure safety from fire, panic and other dangers; and
 - (l) Promote the public health, safety and welfare.

There are Many other parcels of land which are zones for this and within a close proximity to services that would be suitable for a project like this.
I am asking the planning department and City Council to turn this project down for this location.
This is not the right thing to do here.

Sincerely,

Karen M. Troester
2714 N 8th Court
Grand Junction CO. 81506
970-260-1577

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE TO ZONE THE GRAND JUNCTION LODGE DEVELOPMENT
TO A PD (PLANNED DEVELOPMENT) ZONE,
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF
MXOC (MIXED USE OPPORTUNITY CORRIDOR)**

LOCATED AT 2656 PATTERSON ROAD

Recitals:

A request to rezone 2.069 acres from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Grand Junction Lodge Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. Lots 12 & 13, Walker Heights Subdivision, Reception Number 1022545, City of Grand Junction, County of Mesa, State of Colorado.
- B. The Grand Junction Lodge Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
- C. Default Zone

The default land use zone is MXOC (Mixed Use Opportunity Corridor):

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Architectural Considerations.

D. Authorized Uses

Uses include those typically associated with Assisted Living, including accessory uses such as solar panels and greenhouses.

Table 1: Lot, Setback, and Bulk Standards:

Proposed Zone Dimensional Standards								
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

Table 2: Architectural Considerations:

- (1) Architectural Standards shall be per the Default Zone of MXOC (Mixed Use Opportunity Corridor).

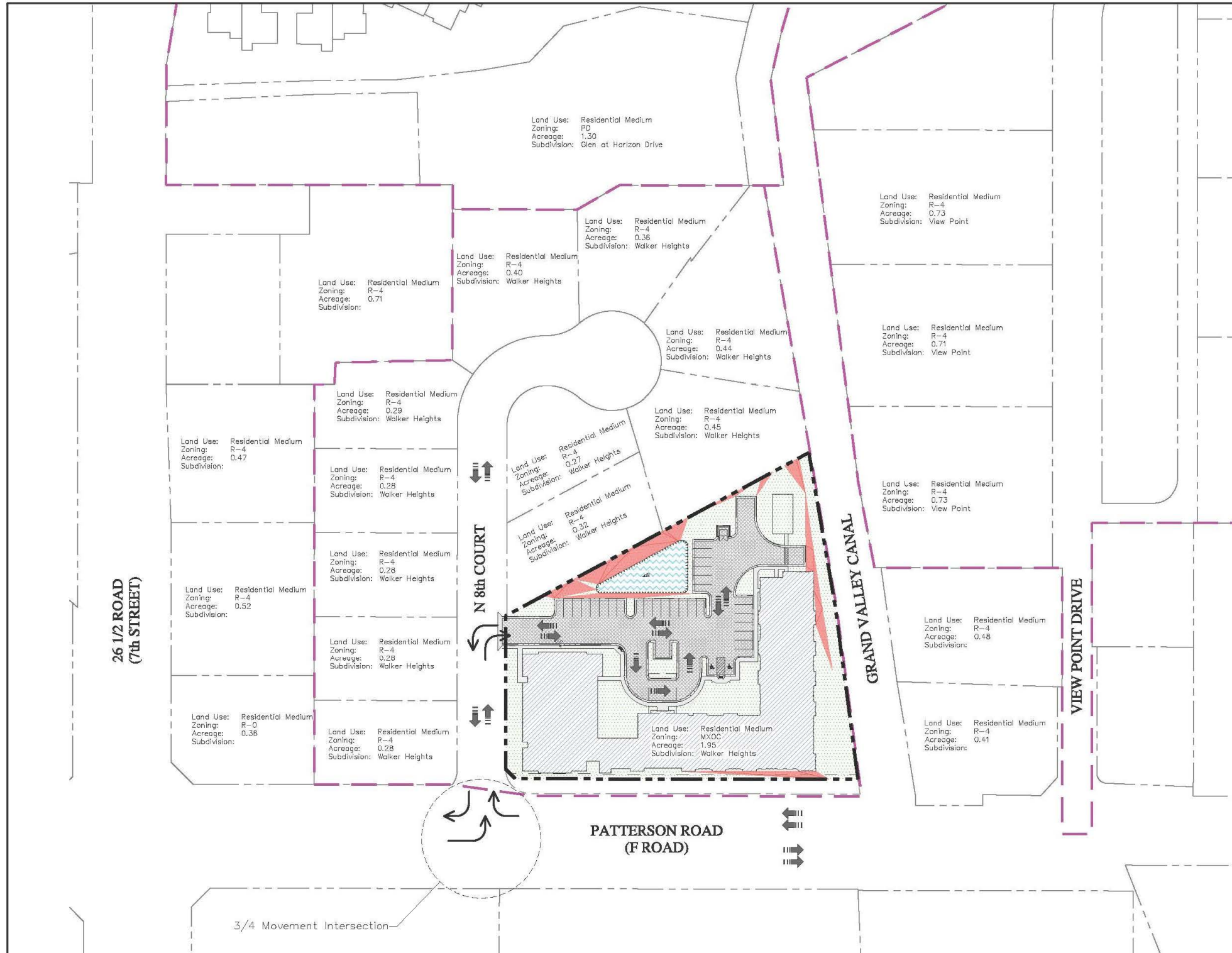
Introduced for first reading on this 6th day of July, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,821.57
Proposed Layout	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

LEGEND

- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Form District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development _____ Date _____

SCALE

(IN FEET)

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	REVISIONS DESCRIPTION	BY

RIVER CITY CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
Fax: 970.241.8041

PROJECT #: 1515-001 DATE ISSUED: 13 Jan 2016
DRAWN BY: jmm HORIZ: 1" = 100'
CHECKED BY: jmm VERT: N/A

PRELIMINARY

GRAND JUNCTION LODGE

Grand Junction Lodge-Senior Living

Outline Development Plan

ODP 1



Attach 7

Date: June 29, 2016
Author: Brian Rusche
Title/Phone Ext: Senior Planner/4058
Proposed Schedule:
1st Reading: July 6, 2016
2nd Reading: July 20, 2016
File #: RZN-2016-203

CITY COUNCIL AGENDA ITEM

Subject: Kojo Rezone, Located at 2140 N. 12 th Street
Action Requested/Recommendation: Consider Final Passage of the Proposed Ordinance and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Background, Analysis and Options:

The property consists of one structure, built in 1947. It has primarily functioned as a veterinary clinic, though the most recent tenant was a tattoo parlor.

The applicant desires to relocate an existing chiropractic office into the structure. Upon review, however, it was determined that the property was not zoned for commercial use, despite its previous uses. Furthermore, the proposed use is considered a change of use (from personal services to medical office), which means the property must be rezoned for further commercial use.

Prior to the Growth Plan of 1996, the 12th Street Corridor Guideline indicated that south from the intersection at 12th and Patterson to Orchard Avenue, non-residential uses such as professional, medical and educational offices may be appropriate. The 1996 Growth Plan designated the subject property as Residential High, though it is unclear when the existing R-24 zone district was applied.

The 2010 Comprehensive Plan created a Business Park Mixed Use designation, which applies to the entire original Colorado Mesa University (CMU) campus, north to Patterson Road and beyond to F 1/2 Road, along both sides of N. 12th Street west to the St. Mary's Regional Medical Center complex on N. 7th Street. This Business Park Mixed Use designation includes an option for B-1 (Neighborhood Business).

The purpose of the B-1 (Neighborhood Business) zone district is "To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses" (GJMC Section 21.03.070.b.1). Performance standards include limits to on-street

parking (no parking is allowed on N. 12th Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on April 11, 2016, with three (3) neighbors in attendance who were primarily concerned about whether retail uses, specifically a tattoo parlor (which was the previous tenant), would be allowed, which would be permitted with a B-1 zone. The applicant emphasized the plan to purchase the building for a chiropractic office and the improvements that will be made to the building to provide wellness services. A summary of the meeting and attendance sheet is attached to this report.

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 rezone is across the street from existing office uses along the N. 12th Street corridor between Orchard Avenue and Patterson Road and the B-1 zone district standards will ensure that development is compatible with surrounding uses.

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

The property consists of one structure, which has been used for commercial uses over the years despite its residential zoning. The proposed use of the property is a chiropractic office, which will invest in remodeling and upgrading the existing building to fit its needs.

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

The rezone of the property will allow for a reuse of the building as a chiropractic office, as well as the potential for a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Business Park Mixed Use and the proposed zoning of B-1 (Neighborhood Business) will implement this land use designation and is consistent with the Comprehensive Plan.

How this item relates to the Economic Development Plan:

The purpose of the Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or redevelopment to a variety of other uses that provide services to citizens and the general public.

Board or Committee Recommendation:

The Planning Commission has forwarded a recommendation of approval from their June 28, 2016 regular meeting.

Financial Impact/Budget:

Property tax levies and any municipal sales/use tax will be collected, as applicable. The property is currently taxed as commercial.

Legal issues:

The City Attorney has reviewed the form of the proposed ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

- 12. Background information
- 13. Staff report
- 14. Location Map
- 15. Aerial Photo
- 16. Comprehensive Plan - Future Land Use Map
- 17. Zoning Map
- 18. General Project Report
- 19. Neighborhood Meeting summary
- 20. Ordinance

BACKGROUND INFORMATION					
Location:		2140 N. 12 th Street			
Applicant:		Kojo LLC – owner Bryce Christianson - applicant Sid Squirrell - representative			
Existing Land Use:		Vacant (formerly a tattoo parlor)			
Proposed Land Use:		Chiropractic office			
Surrounding Land Use:	North	Multi-Family Residential			
	South	Vacant Commercial			
	East	Multi-Family Residential			
	West	Office			
Existing Zoning:		R-24 (Residential 24 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-24 (Residential 24 du/ac)			
	South	R-24 (Residential 24 du/ac)			
	East	R-24 (Residential 24 du/ac)			
	West	R-O (Residential Office)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density/intensity range?		X	Yes	<input type="checkbox"/>	No

Sections 21.02.140 of the Grand Junction Zoning and Development Code:

Rezone requests must meet at least one of the following criteria for approval:

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

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Business Park Mixed Use. Prior to this designation, the 1996 Growth Plan designation was Residential High.

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan replaced the previous Growth Plan and established 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. A key objective of the Comprehensive Plan is to locate commercial uses, such as offices and shopping, closer to where people live. This reduces traffic congestion, shortens commute time, improves air quality, and cost of infrastructure.

Prior to adoption of the Comprehensive Plan the area surrounding the subject site had a land use designations of Residential High. With the adoption of the Comprehensive Plan, the area was designated as Business Park Mixed Use. The land use designation was placed on this area due close proximity to the University and the need to allow commercial and high density residential to support the growing school.

Therefore, this criterion has been met as the adoption of the Comprehensive Plan and amendments to the Zoning and Development Code were subsequent events that now allow the property to be rezoned.

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

As noted under Criterion 1, the Comprehensive Plan acknowledged the growth of Colorado Mesa University, as well as the medical services sector, including St. Mary's Hospital. The demand for services, both office and retail oriented, along the corridors which connect the University to the hospital, has resulted in waves of new development, all of which is infill. The subject property represents one such infill site that has historically been used for commercial purposes.

This criterion has been met.

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

There are public utilities already connected to the building, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

Grand Valley Transit provides bus service along N. 12th Street, with a northbound stop in the 2100 block. The southbound stop is in front of the former Community Hospital, one block south of the subject property, which has been acquired by Colorado Mesa University (CMU). St. Mary's Hospital is approximately one-half (1/2) mile west of the subject property.

Other commercial services, including several medical and other professional offices are located across the street to the west, as well as north and south within one-quarter mile walking distance of the subject parcel.

This criterion has been 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;

Developed properties in the vicinity of the subject property which are zoned B-1 include two blocks on the east side of N. 12th Street between Orchard and Walnut Avenue, the west side of N. 12th Street between Bookcliff Avenue and

Patterson Road, which includes the Village Fair shopping center, and the newly constructed City Market on 12th and Patterson.

As of this report there was a total of 132.77 acres (less than 1% of the total) of B-1 zoned property within the entire City, of which 17.01 acres of land were considered vacant (meaning no structures). The City wide vacancy rate of existing structures in the B-1 zone, as of January 31, 2016, is 6.2%.

The City has not established a ratio or minimum area for each zone districts. However it is staff's opinion that the area of any zone that is under 1% of the total, is an inadequate supply

This criterion has been met.

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

The purpose of the B-1 (Neighborhood Business) zone district is "To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses" (GJMC Section 21.03.070.b.1). Performance standards include limits to on-street parking (no parking is allowed on N. 12th Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

The proposed B-1 zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier. In addition the proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

This criterion has been met.

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

- a. R-8 (Residential - 8 du/ac)
- b. R-12 (Residential - 12 du/ac)
- c. R-16 (Residential – 16 du/ac)
- d. R-O (Residential Office)
- e. CSR (Community Services and Recreation)
- f. BP (Business Park Mixed Use)
- g. I-O (Industrial Office)

The R-8 through R-16 and the CSR zones are inconsistent with the commercial uses that have occupied the site for the last 20+ years.

The BP Zone does not have any precedence for use in this neighborhood, as the only location with this zoning is the new Community Hospital on G Road. Likewise, the I-O zone is reserved for larger, industrial park type uses.

The R-O zone is intended to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Some of the neighbors expressed their preference for this zone over the proposed B-1 zone, citing the previous tattoo parlor tenant as an example. However, tattoo parlors are considered personal services, not retail, and are permitted in both the R-O and B-1 zones. Furthermore, the original use of the structure as a veterinary clinic would not be permitted in the R-O zone. So the neighborhood has successfully developed around this building and its previous uses, despite the incorrect zoning it has had for years. The proposed rezone will rectify this situation.

The B-1 zone reflects a broader range of uses found at both the Orchard Avenue and Patterson Road ends of the N. 12th Street corridor, which have evolved into catering toward the needs of the University. This parcel should be afforded the same opportunity.

It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Kojo Rezone, RZN-2016-203, a request to rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district, 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.

Aerial Photo

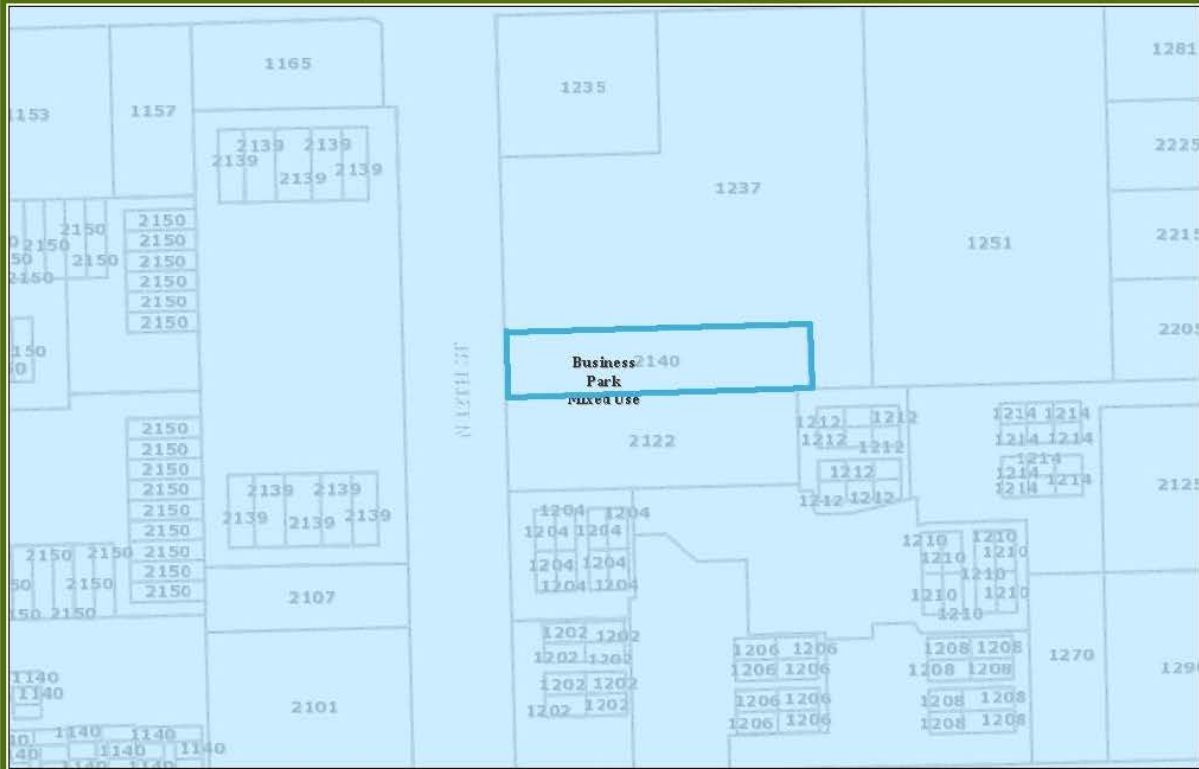


Printed: 5/26/2016

1 inch = 90 feet



Comprehensive Plan - Future Land Use Map

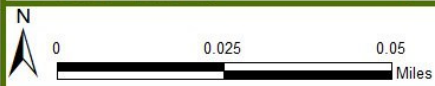
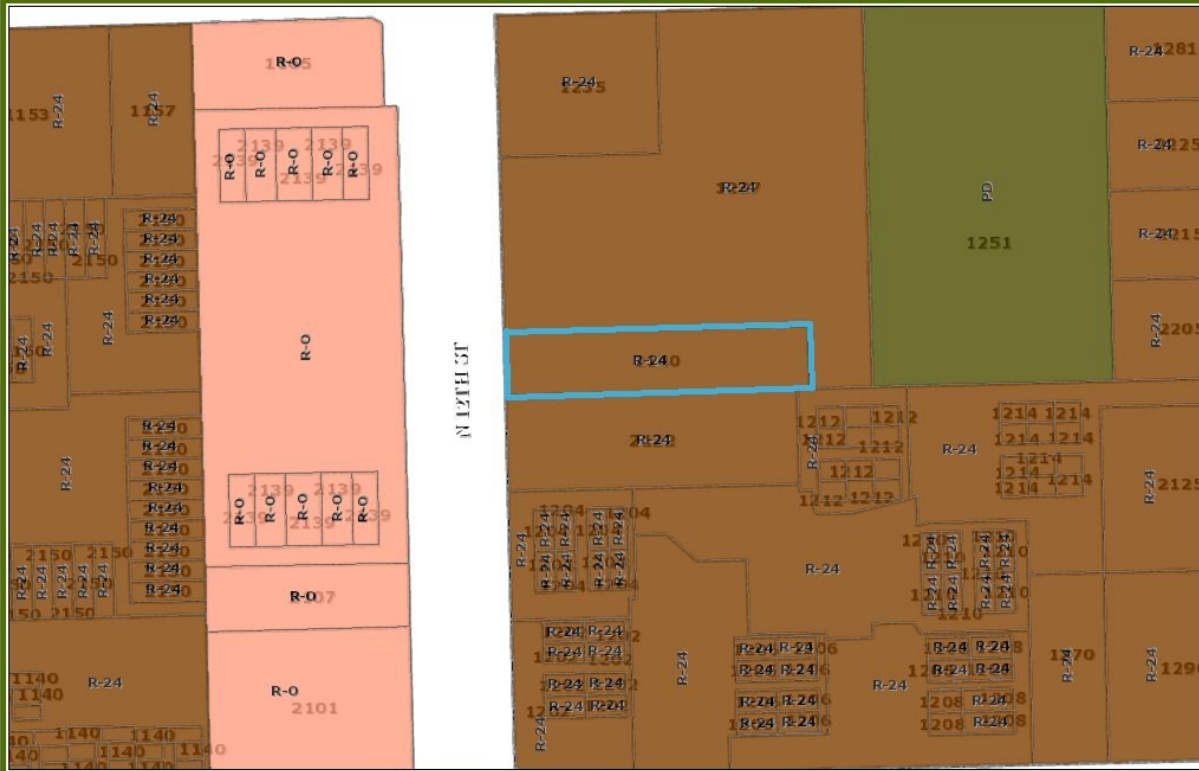


Printed: 5/26/2016

1 inch = 90 feet



Zoning Map



Printed: 5/26/2016

1 inch = 90 feet



GENERAL PROJECT REPORT

REZONE TO B-1 FOR CHIROPRACTIC OFFICE
2140 N. 12th Street
Grand Junction, CO 81501

- A. Project Description
 - a. Location: 2140 N 12th St., Grand Junction, CO 81501
 - b. Acreage: .28 Acres
 - c. Proposed Use: Chiropractic Office

- B. Public Benefit
 - a. This is a vacant building that is directly across the street from an beautifully improved business center. This building was used as a veterinarian clinic and tattoo parlor in the past 10 years, but the property was not properly zoned for business use. A business rezone allows for improvements to the building that will benefit the public by complementing the medical offices surrounding this property.
 - b. The business rezone will allow for a chiropractic office to move in, improve the building, and provide wellness services. This is a public health benefit that complement existing services within 1 block of the property.

- C. Neighborhood Meeting
 - a. Scheduled for April 11, 2016 5:30 pm MT at 2140 N 12th St, 81501

- D. Project Compliance, Compatibility, and Impact
 - a. Rezone is to be considered in compliance with all Grand Junction City and Building Department requirements.
 - b. Rezone is compatible with existing zoning across the street and other businesses along 12th Street. Rezone to business will also match the most recent uses of the building in the past 10 years, which were businesses.
 - c. Impact to the community is positive, with little to no traffic. The rezoning will allow for the building to be improved and used to provide a health service.

Re-Zone

Summary of Neighborhood meeting on April 11, 2016

Location: 2140 N 12th St, Grand Junction, CO 81506

Time: 5:30PM Mountain Time

Participants: Brian Rusche at City Planning Department has list

Discussion:

Building is currently zoned residential, but has been used as a commercial business building for 20+ years. Request to re-zone to B-1 was addressed with all present. Some questions were asked about the type of businesses that could operate out of B-1 in the future and Brian Rusche answered all questions. Participants were informed about purchaser's intent for building to receive an internal remodel and exterior paint to make it look professional and in line with office buildings across the street at 2139 N 12th St. All questions were satisfied and no objections were made to the proposed re-zone.

Neighborhood Meeting

Proposed Rezone to B-1 (Neighborhood Business)

Located at 2140 N. 12th Street

Existing Zoning is R-24

Future land Use Designation is Business Park Mixed Use (2010)

Please Sign In

Name	Address	Contact info
Bryce Christianson	2322 N 7 th St #15	216-1691
Kim O'Neal	1042 1650 Rd Delta CO	Owner 2094039
RICHARD CRYSLER	1208 V-4 WALNUT GR JUNC 81501	970 433 7485
SIS SQUIRRELL	731 Teller Av.	970-241-2909
RICK DISCOE	RIDGWAY AP DOWN TOWN	970 626 5820
ANDREW MARAIS	CHRIST CENTER	970 250 5236
SUSIE CHRISTIANSON	2232 N 7 th St #15	970 618-7651
BRIAN RUSCHE	250 N. 5 th St.	970-256-4058



1237 Bookcliff Avenue
Grand Junction, CO 81501
(970) 243-8848

christcentergrandjunction@gmail.com

April 16, 2016

To Whom it may Concern

Re: 2140 North 12th Street Rezone

I attended a neighborhood meeting concerning the proposed rezone of the above-referenced property on April 11, 2016.

It became clear that the property, given its existing improvements and current zoning, is useless in the hands of its current owner. It is also of no use to the prospective buyers, the Christianson's.

On a personal note, I can mention that I investigated the possibility of purchasing the property a few years ago in order to build townhomes on it (which would have been in line with its current zoning). It was not economically feasible to do that at the time, and such an undertaking is probably less feasible today.

As a neighbor on the same city block, we would like to see this building put to good use. We really like what the Christianson's are proposing. This building is in dire need of refurbishing and that is what the new owners propose to do. We also really like the use they have in mind for the building. Our neighborhood would be vastly improved by a chiropractic office which also offers wellness services.

As indicated above, this property is currently of no use to anybody and will continue to be in limbo unless rezoned. We strongly support a rezone. We like the R/O zoning a bit better, but if a B1 zoning would serve the needs of the O'Neal's, the Christianson's and the City better, we would certainly support that also.

Sincerely,

Andrew Marais
President
Cell: (970) 250-5236

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
FROM R-24 (RESIDENTIAL 24 DU/AC) TO
B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 2140 N. 12TH STREET (KOJO REZONE)

Recitals:

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district. The applicant is requesting the B-1 zoning to allow for the use of the property as a chiropractic office.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district for the following reasons:

The zone district meets the recommended land use category of Business Park Mixed Use as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 zone district should be established.

The Planning Commission and City Council find that the B-1 zone district is in conformance with the stated criteria of Section 21.02.140 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 shall be rezoned B-1 (Neighborhood Business):

Beginning at the Southwest Corner of Lot 14 in Block 5 of Fairmount Subdivision; thence North 50 feet; thence East 240 feet; thence South 50 feet; thence West 240 feet to the Point of Beginning.

Introduced on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Attach 8

CITY COUNCIL AGENDA ITEM

Date: May 16, 2016

Author: Senta Costello

Title/ Phone Ext: Sr. Planner /X 1442

Proposed Schedule: July 6, 2016,

1st reading

2nd Reading: July 20, 2016

File #: ZCA-2016-64

Subject: Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories
Action Requested/Recommendation: Consider Final Passage of the Proposed Ordinance and Order Final Publication in Pamphlet Form
Presenter(s) Name & Title: Senta Costello, Senior Planner

Executive Summary:

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

Background, Analysis and Options:

The Zoning and Development Code currently has Funeral Homes/Mortuaries/ Crematories combined as one use category within the Use Table Matrix. The proposal is to create a new category for stand-alone crematories and amending the existing category to Funeral Homes/Mortuaries, while allowing a crematory to remain as an accessory use to the Funeral Home/Mortuary use. A Funeral Home/Mortuary has different impacts from that of a stand-alone crematory including traffic generation, parking needs and number of employees that warrant being allowed/disallowed in various zone districts and having separate standards.

Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Most funeral home clientele prefer to have cremation facilities located somewhere other than where they are making their funeral arrangements thus reducing the public’s exposure to the process of cremation.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require “high visibility” locations.

Typical concerns surrounding crematories include odor, smoke, air emissions of dioxins and mercury and property values. Research has shown that current industry specifications and standards for cremation facilities prevents odor and smoke and minimizes air emissions to safe levels. Data regarding property values is limited and inconclusive. The proposal is adding the use in industrial areas which are intended for

more intense uses and removing the use from areas designed to include residential and lighter commercial development. The industrial zones also have performance standards that address these concerns where the lesser intense zone districts do not.

After the Planning Commission hearing on May 10, 2016, additional discussions occurred regarding stand-alone crematories in B-2 (Downtown Business), C-1 (Light Commercial), M-U (Mixed Use) and BP (Business Park) zone districts and whether crematories would be compatible with the other uses currently allowed in these zone districts. It was determined that the uses would be incompatible and that further clarification was needed for crematories as an accessory use to a funeral home/mortuary, therefore, the original amendment was modified and sent back to Planning Commission for reconsideration.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles, calculated at 1 space per employee plus one space per service vehicle. Modification to Section 21.10.020, Terms defined, is also proposed.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

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.

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

By adding a category for stand-alone crematories and allowing them to be located within the City's commercial and industrial zone districts, additional, appropriate business opportunities are opened up within those zones.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed amendment meets with the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate their businesses.

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval to City Council on June 28, 2016.

Financial Impact/Budget:

No financial impacts have been identified.

Legal issues:

The City Attorney has reviewed and approved the form of the ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Planning Commission discussed the original Code amendment at their workshop on May 5, 2016 and a public hearing was held before the Planning Commission on May 10, 2016 after which additional discussions occurred regarding the appropriateness of stand-alone crematories in B-2, C-1, M-U and BP zone districts. The revised amendment, deleting those zone districts, was reconsidered by the Planning Commission on June 28, 2016 with a recommendation of approval forwarded to City Council.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.04.010 USE TABLE, SECTION 21.06.050(C) OFF-STREET REQUIRED PARKING, AND SECTION 21.10.020 TERMS DEFINED CONCERNING CREMATORIES

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) to add a new category for stand-alone crematories. Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Individuals using the facility prefer to have the cremation facility at somewhere other than where they are making their funeral arrangements eliminating the public's exposure to the crematory.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require "high visibility" locations.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 21.04.010 Use Table, Section 21.06.050(c), Off-street required parking, and Section 21.10.020 Terms defined.

The Planning Commission and City Council find that the amendment 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:

1. Section 21.04.010 Use Table shall be amended with the deletion of Funeral Homes/Mortuaries/Crematories and the addition of Funeral Homes/Mortuary and Crematory as separate listings in the Institution and Civic section of the Use Table and to read as follows (deletions struck through, additions underlined and/or highlighted):

21.04.010 Use table.

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted																									
USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
INSTITUTIONAL AND CIVIC																									
Funeral Homes/Mortuaries/Crematories	All									G	G	A	A	A	A	A		A	A						
Funeral Home / Mortuary	All												A	A	A	A		A	A	A					
Crematory	All															A				A	A	A			

2. Section 21.06.050(c) Off-street required parking be amended with addition of Crematory and Funeral Home/Mortuary under the Institutional Use categories:

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
INSTITUTIONAL		
College, Vocational/Technical Schools	College, Vocational/Technical Schools	1 per 2 students
Community Services	Community Center	1 per 250 square feet
Crematory	Crematory	1 per employee + 1 space per service vehicle
Cultural	Museums, Art Galleries, Opera Houses, Libraries	1 per 1,000 square feet
Day Care	Day Care	1.5 per employee
Detention Facilities	Jails, Honor Camps, Reformatories, Law Enforcement Rehabilitation Centers	1 per employee on maximum shift + 1 per service vehicle
Funeral Home/Mortuary	Funeral Home/Mortuary	1 per 4 seats (one seat = 18")

3. Section 21.10.020 Terms defined be amended with the addition of:

Crematory An establishment for burning the bodies of deceased people / animals

Funeral Home/Mortuary An establishment with facilities for the preparation of the dead for burial or interment, including cremation, for the viewing of the body, and for funeral services.

All other parts of Section 21.04.010, Section 21.06.050(c), and Section 21.10.020 shall remain in full force and effect.

Introduced on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Attach 9

Date: July 1, 2016
Author: Scott D. Peterson
Title/ Phone Ext: Senior Planner/1447
Proposed Schedule: Resolution Referring Petition, June 1, 2016
1st Reading Zoning: July 6, 2016
2nd Reading: July 20, 2016
File #: ANX-2016-194

CITY COUNCIL AGENDA ITEM

Subject: Retherford Annexation and Zoning, Located at 2089 Broadway
Action Requested/Recommendation: Consider Resolution Accepting the Petition for the Retherford Annexation and the Annexation and Zoning Ordinances on Final Passage and Order Final Publication in Pamphlet Form
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to annex and zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The proposed zoning of R-4 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium Low (2 -4 du/ac).

Neighborhood Meeting:

A Neighborhood Meeting was held on April 18, 2016 with nine citizens along with the applicant and City Project Manager in attendance. No objections to the proposed annexation, zoning, or proposed future single-family residential development were received.

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

Annexation of the property will create consistent land use jurisdiction and allows for efficient provision of municipal services. The proposed annexation also creates an opportunity to create ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation

also provides additional housing opportunities and choices to meet the needs of a growing community, which implements the following goals and polices from the Comprehensive Plan.

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

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

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

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Annexation does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands.

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of the zoning designation at its June 28, 2016 Planning Commission meeting.

Financial Impact/Budget:

The provision of municipal services will be consistent with properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation. The annexation includes the full width of Jesse Way adjacent to the property, which is less than 10 years old, is in fair to satisfactory condition and has been cracked sealed and maintained.

Legal issues:

The City Attorney has reviewed the form of the proposed ordinance.

Other issues:

There are no other issues identified.

Previously presented or discussed:

Referral of the Annexation Petition and Annexation Ordinance went before the City Council on June 1, 2016. First Reading of the Zoning Ordinance was on July 6, 2016.

Attachments:

1. Background Information
2. Staff Report
3. Annexation Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City and County Zoning Map
7. Resolution Accepting Petition
8. Annexation Ordinance
9. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2089 Broadway			
Applicants:		Terry, Doug and Dennis Retherford, Owners			
Existing Land Use:		Single-family detached home			
Proposed Land Use:		Simple Subdivision to subdivide the existing lot to construct a single-family detached home			
Surrounding Land Use:	North	Single-family detached			
	South	Single-family detached			
	East	Single-family detached			
	West	Two Rivers Winery			
Existing Zoning:		County RSF-4 (Residential Single-Family – 4 du/ac)			
Proposed Zoning:		R-4 (Residential – 4 du/ac)			
Surrounding Zoning:	North	County RSF-4 (Residential Single-Family – 4 du/ac)			
	South	County RSF-4 (Residential Single-Family – 4 du/ac)			
	East	County RSF-4 (Residential Single-Family – 4 du/ac)			
	West	County PUD (Planned Unit Development)			
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation consists of one 0.48 acre parcel of land and 0.36 acres of public right-of-way of Broadway (Hwy. 340) and Jesse Way.

The property owner has requested annexation into the City and a zoning of R-4 (Residential – 4 du/ac) in order to divide the existing property to create a second residential lot in anticipation of construction of a new single family detached home. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation to and processing by 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 Retherford 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:

<i>ANNEXATION SCHEDULE</i>	
June 1, 2016	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
June 28, 2016	Planning Commission considers Zone of Annexation
July 6, 2016	Introduction of a Proposed Ordinance on Zoning by City Council
July 20, 2016	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
August 21, 2016	Effective date of Annexation and Zoning

RETFERFORD ANNEXATION - BACKGROUND INFORMATION

File Number:		ANX-2016-194
Location:		2089 Broadway
Tax ID Number:		2947-221-42-002
# of Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		0
# of Dwelling Units:		1
Acres land annexed:		0.84
Developable Acres Remaining:		0.48
Right-of-way in Annexation:		0.36
Previous County Zoning:		County RSF-4 (Residential Single-Family – 4 du/ac)
Proposed City Zoning:		R-4 (Residential – 4 du/ac)
Current Land Use:		Single-family detached
Future Land Use:		Residential Medium Low (2 – 4 du/ac)
Values:	Assessed:	\$15,280
	Actual:	\$191,990
Address Ranges:		2089 Broadway
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service area
	Fire:	Grand Junction Rural and Redlands Sub Fire Protection District
	Irrigation/ Drainage:	Redlands Water and Power Company
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

ZONING DESIGNATION TO R-4:

Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map

designates the property as Residential Medium Low (2 – 4 du/ac). The request for an R-4 (Residential – 4 du/ac) zone district is consistent with this designation. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

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

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

The requested annexation and zoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction as the proposed development of the site is considered residential annexable development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998 (GJMC Section 45.08.020 e. 1). The property owners intend to subdivide off a portion of the existing property in order to create a single lot to construct a single-family detached home in order to market and sell. Upon inquiry with Mesa County, it was determined that the subject property was platted as Lot 2, Retherford Subdivision in 1983. The applicant's request to create a second parcel through the creation of an additional subdivision plat would require a public hearing, meaning the request meets the criteria for residential annexable development and cannot be partitioned as another subdivision in unincorporated Mesa County without a public hearing. Thus, the property owners have petitioned for annexation into the City limits with a requested zoning district that is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac).

Therefore, 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

The adjacent residential subdivision (Retherford Estates) to the south and west was platted 2005 and contains 23 lots on 6.91 acres which equates to a residential density of 3.32 dwelling units to the acre. The Grand Junction Zoning and Development Code (Section 21.03.040 (e) (2) (iii)) allows for the purpose of calculating density on parcels smaller than 5 acres, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area. Therefore, when additional right-of-way of Broadway and Jesse Way is added to the existing lot area (0.48 acres increases to 0.68 +/- acres), the applicant's proposed lot split would have a residential density of 2.94 dwelling units to the

acre which is in keeping with the overall density requirements of the proposed R-4 zone district.

The residential character of this area of the Redlands and the adjacent Retherford Estates subdivision is single-family detached on properties ranging in size from 0.20 to 0.30 acres (applicant's proposed lot size is 0.23 & 0.26 +/- acres), therefore the character and condition of the area has not changed and the applicant is requesting the same zoning designation of R-4 as what is allowed on the adjacent properties for compatible zoning and lot size.

Therefore, the criterion is not applicable.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water and City sanitary sewer are both presently stubbed to the property and are available in Jesse Way and Broadway (Hwy 340). Property is also being served by Xcel Energy electric and natural gas. To the east on Broadway is a neighborhood commercial center that includes an office complex, convenience store and gas islands, restaurants and a church. Further to the east on Broadway are elementary and junior high schools and less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Therefore, this criterion has been 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

There is not an inadequate supply of suitably designed land available in the community as the R-4 zone district comprises the second largest amount of residential acreage within the City limits behind the R-8 zone district (Over 1,862 acres within the City limits is zoned R-4). The existing property currently contains a single-family home on one platted lot. The property owners are requesting to annex and zone the property in accordance with the adopted Persigo Agreement between Mesa County and the City of Grand Junction in order to subdivide the property to create another single-family detached home and lot to match the land uses of what is currently developed on the adjacent residential subdivision in the area (Retherford Estates). The request to zone the subject property R-4 is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and the current County zoning of RSF-4.

Therefore, this criterion is not applicable or has not been met.

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

The proposed R-4 zone would implement Goals 3 & 5 of the Comprehensive Plan by creating an opportunity for ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, thus the community will derive benefits from the proposed zone of annexation request.

Therefore, this criterion has been met and addressed.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

- h. R-R, (Residential – Rural)
- i. R-E, (Residential – Estate)
- j. R-1, (Residential – 1 du/ac)
- k. R-2, (Residential – 2 du/ac)
- l. R-5, (Residential – 5 du/ac)

In reviewing the other zone district options, the residential zone districts of R-R, R-E, and R-1 have a minimum lot size requirement that exceeds the applicant's current property square footage of 20,908 +/- sq. ft., so those zone districts would not be an option. The applicant's proposed residential density of 2.94 dwelling units an acre also exceeds the maximum residential density of the R-2 zone district but is also under the minimum required density of the R-5 zone district which is 3 dwelling units to the acre, so those two zoning districts would not be an option.

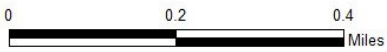
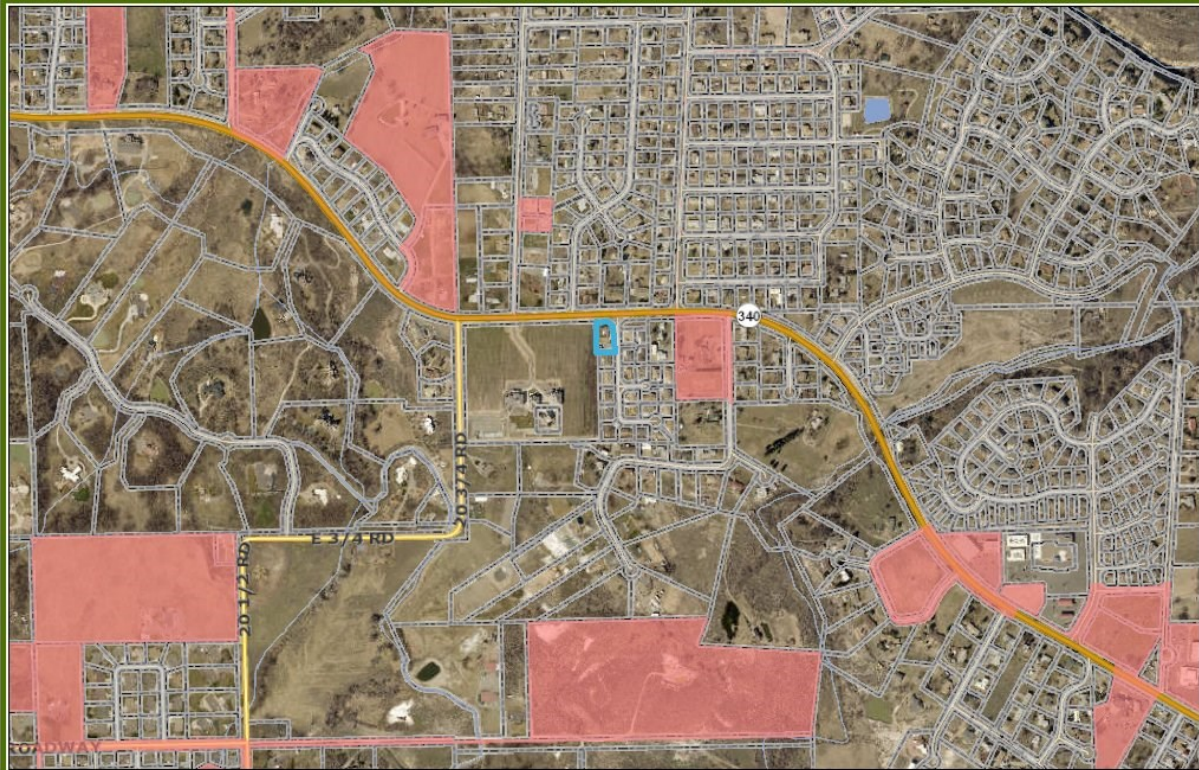
The intent of the R-4 zone is to provide medium to low density single-family uses where adequate public facilities and services are available. The R-4 zone is consistent with the density of the adjacent Retherford Estates subdivision to the south and east and the current County zoning of RSF-4.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Retherford Annexation, ANX-2016-194, for a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac), the following findings of fact and conclusions have been determined:

- 4. The requested zone of annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
- 5. The applicable review criteria, items 1, 3 and 5 in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have been met or addressed.

City of Grand Junction

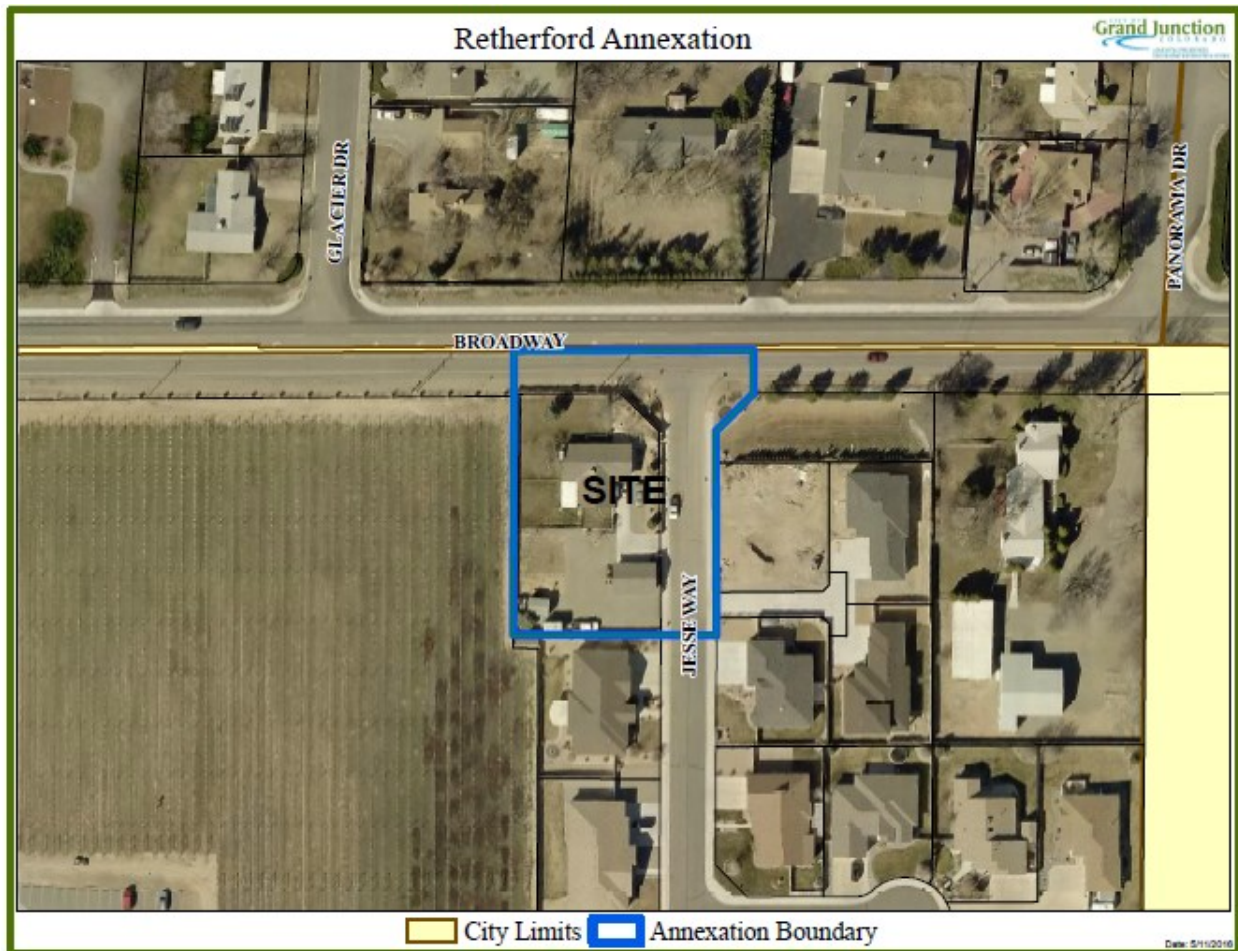


Printed: 7/12/2016

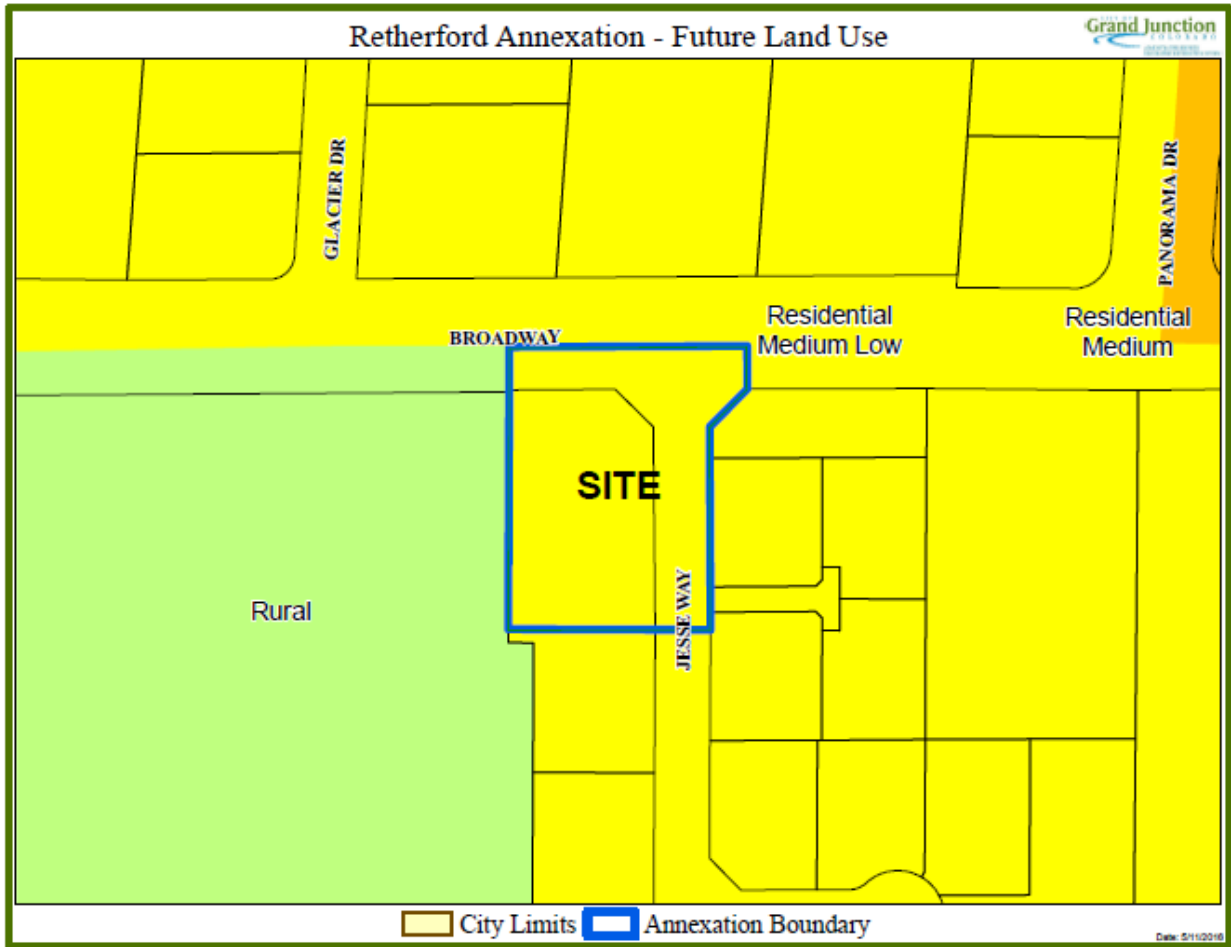
1 inch = 716 feet



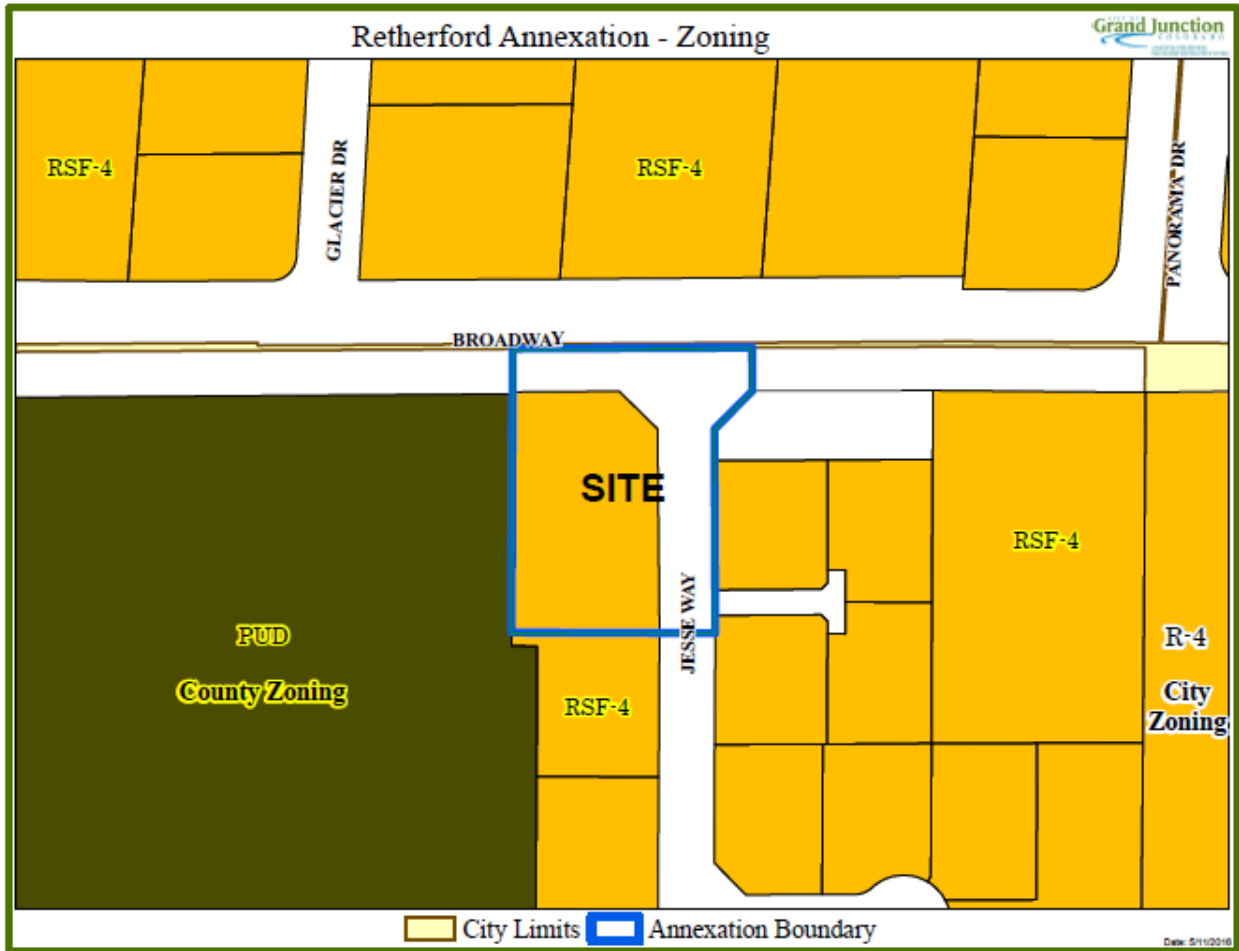
Proposed Zone of Annexation does not include adjacent right-of-way, property only



Proposed Zone of Annexation does not include adjacent right-of-way, property only



Proposed Zone of Annexation does not include adjacent right-of-way, property only



Proposed Zone of Annexation does not include adjacent right-of-way, property only

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
RETFERFORD ANNEXATION, LOCATED AT 2089 BROADWAY,
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1st day of June, 2016, 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:

RETFERFORD ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W, along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 feet, more or less, to the Point of Beginning.

CONTAINING 36,890 Square Feet or 0.847 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of July, 2016; 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:

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 _____, 2016.

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,**

RETFERFORD ANNEXATION, LOCATED AT 2089 BROADWAY, AND

**CONSISTING OF ONE PARCEL AND 0.36 ACRES OF BROADWAY
AND JESSE WAY RIGHTS-OF-WAY**

WHEREAS, on the 1st day of June, 2016, 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 20th day of July, 2016; 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:

RETFERFORD ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W,

along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 feet, more or less, to the Point of Beginning.

CONTAINING 36,890 Square Feet or 0.847 Acres, more or less, as described.

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

INTRODUCED on first reading on the 1st day of June, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2016 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE RETHERFORD ANNEXATION
TO R-4 (RESIDENTIAL – 4 DU/AC)**

LOCATED AT 2089 BROADWAY

Recitals

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home.

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 Retherford Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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 R-4 (Residential – 4 du/ac).

RETHETFORD ANNEXATION

Lot 2, Retherford Subdivision as identified in Reception # 2028632 in the Office of the Mesa County Clerk and Recorder.

INTRODUCED on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Attach 10

CITY COUNCIL AGENDA ITEM

Date: July 7, 2016

Author: Lori V. Bowers

Title/ Phone Ext: Sr. Planner / 4033

Proposed Schedule: Planning

Commission: June 28, 2016

1st Reading: July 6, 2016

2nd Reading: July 20, 2016

File #: ZCA-2016-197

Subject: Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance

Action Requested/Recommendation: Consider Final Passage of the Proposed Ordinance and Order Final Publication in Pamphlet Form

Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

Background, Analysis and Options:

Over the years the Zoning and Development Code has gone through several updates. Before the adoption of the 2000 Code, lighting was addressed in Section 5-1-3, which read: “ILLUMINATION – Any light used for illumination of signs, parking areas, security, or for any other purposes shall be arranged so as to confine direct light beams to the lighted property and away from nearby residential properties and the vision of passing motorists.”

With the adoption of the 2000 Code, lighting was placed in Section 7.2.F, which read: “Nighttime Light Pollution. All outside light sources shall conform to the standards set forth below.” et seq.

This citation was carried forward until the adoption of 2010 Zoning and Development Code when lighting was placed in Section 21.06.080, titled Outdoor Lighting. This Section was expanded to include a purpose statement, applicability statement and the lighting standards. However, the reference to “any light” and “all outside light” was inadvertently dropped. Sub-sections (b) and (c) were created and read: “**Applicability.** All new land uses, structures or building additions shall meet the requirements of this section for the entire property” and “Outdoor Lighting Standards. All outside light sources shall conform to the standards set forth below.”

The language of the 2010 Code has created issues for the consistent and equitable enforcement of the lighting standards. The language of the 2000 Code, referencing “any light” and “all outside light” allowed for consistent enforcement of errant lighting by requiring the property owner to shield the light, reposition the light fixture or turn the light off at 10:00 p.m. The inadvertent deletion of that reference in the 2010 Code has resulted in properties having different standards depending on when they were developed.

In addition, while there is an exception for height of lighting poles for approved recreational facilities in the existing Code, it is not clear that recreational facilities are also exempt from the other requirements of the section to accommodate stadium lighting and hours of operation.

Staff is recommending the Applicability section be amended as follows: “All new and existing land uses, structures or building additions shall meet the requirements of this section for the entire property. Stadium lighting for approved outdoor recreational facilities are exempt from these standards.”

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.

Consistency is key to maintain the performance based objectives of the Lighting Code. By correcting the wording in the applicability section, Code Enforcement can require consistent and equitable compliance with the Ordinance as it did in the past.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed code amendment furthers the goals of the Economic Development Plan by applying the Code provisions consistently and equitably regardless of when the lighting was installed.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval to City Council from their regularly scheduled meeting held on June 28, 2016.

Financial Impact/Budget:

There will not be a financial impact to the City of Grand Junction.

Legal issues:

The City Attorney has reviewed and approved the form of the ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Planning Commission discussed this item at their workshops held on May 19, and on June 23, 2016 and recommended moving forward with the proposed amendment. First reading of the Ordinance was on July 6, 2016.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION
21.06.080, OUTDOOR LIGHTING, SUBSECTION (B), APPLICABILITY**

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by clarifying the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue. In addition, while there is an exception for height of lighting poles for approved recreational facilities in the existing Code, it is not clear that recreational facilities are also exempt from the other requirements of the section to accommodate stadium lighting and hours of operation.

The Planning Commission and City Council find that the amendment 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:**

1. Section 21.06.080(b) shall be amended as follows (additions underlined):

21.06.080 Outdoor lighting.

(a) Purpose.

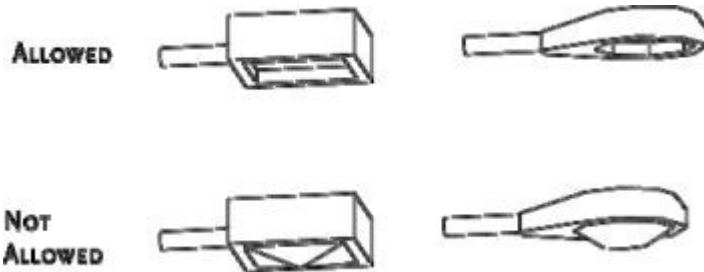
- (1) To minimize light pollution, light trespass and glare;
- (2) To conserve energy and resources;
- (3) To provide safe roadways for motorists, cyclists and pedestrians;
- (4) To ensure sufficient lighting can be provided where needed to promote safety and security; and
- (5) To protect and reclaim the ability to view the night sky.

(b) Applicability. All new and existing land uses, structures or building additions shall meet the requirements of this section for the entire property. Stadium lighting for approved outdoor recreational facilities are exempt from these standards.

(c) **Outdoor Lighting Standards.** All outside light sources shall conform to the standards set forth below.

(1) Floodlights shall not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.

(2) No outdoor lights shall be mounted more than 35 feet above the ground, ~~unless as a part of an approved outdoor recreational facility.~~



(3) All outdoor lights mounted on poles, buildings or trees that are lit between the hours of 10:00 p.m. and 6:00 a.m. shall use full cutoff light fixtures (see graphic).

(4) All lights used for illumination of signs, parking areas, security or for any other purpose shall be arranged so as to confine direct light beams to the lighted property and away from adjacent residential properties and out of the direct vision of motorists passing on adjacent streets.

(5) Outdoor lighting for commercial areas is encouraged to be turned off after business hours. Lights on a timer are encouraged.

(6) Sensor activated lights are encouraged to replace existing lighting necessary for security purposes.

(7) Canopy lights, such as service station lighting, shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent properties. Canopy lighting shall have a maximum of 30 foot-candles, with a light loss factor of 1.0. Light loss factor (LLF) is a correction factor used to account for the difference between laboratory test results and real world degradation of the lighting system aging over time resulting in reduced lumen output.

(8) The operation of searchlights for advertising purposes is prohibited.

(9) The installation of sodium vapor fixtures that are not color corrected or mercury vapor fixtures is prohibited.

All other parts of Section 21.06.080 shall remain in full force and effect.

Introduced on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council



Attach 11

CITY COUNCIL AGENDA ITEM

Date: June 29, 2016
 Author: Bret Guillory
 Title/ Phone Ext: Utility Engineer
244-1590
 Proposed Schedule: July 20,
2016
 2nd Reading: (if applicable):
 File # (if applicable): _____

Subject: Loan Approval and Sole Source Purchase of Filter System Components for the Water Plant Filter Project
Action Requested/Recommendation: Approve the Terms of the State Revolving Fund Loan, Authorize the City Manager to Sign the Loan Agreement Contingent upon Approval of the Loan by the Colorado Water Resources and Power Development Authority, and Authorize Sole Source Purchase of Water Treatment Plant Filter Equipment: Underdrain/Media Retention System/Media, and Blower from Xylem Water Solutions USA, Inc. (Leopold) and UE Compression (Gardner Denver) in the Amount of \$564,000
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

The City Water Department has applied for a loan from the Colorado Water Resources and Power Development Authority, State Revolving Fund, to facilitate rehabilitation of the filtration system at the City Water Plant. Due to long lead times, early purchase of the major filter components will be needed in order to complete the project during low demand winter months. Both the Leopold and Gardner Denver equipment are recommended by the Consulting Engineer designing this project for sole source.

Background, Analysis and Options:

The City's water plant includes a filter system known as a Wheeler Underdrain System. This equipment has been in service since 1969 and has reached its design life. The Wheeler system is located underneath, and supports, the sand and anthracite filter material used to remove sediment from the raw water. The Wheeler Underdrain System is old technology that provides satisfactory performance, but does not allow for flexibility in the way the filter functions.

Water providers across the country are making upgrades to replace and renew their aging filter systems. An industry standard to retrofit the Wheeler system is the Leopold XA Underdrain System with IMS 200 Media cap (including media), utilizing blowers to provide air scour to agitate filter media, facilitating removal of collected sediments during backwash cycles.

Retrofitting the City Water Plant filter system with this new equipment will allow for: more versatile operation of the plant, flexibility in process procedure and filter configuration (depth of media). This will allow for improved filtrate, and less opportunity to loose filter media during backwash cycles.

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 City of Grand Junction Water Department is responsible for operating and maintaining a reliable water treatment plant and providing clean drinking water to our customers. This project will allow for greater operational flexibility of the filters while renewing the relative age of a critical water treatment component.

How this item relates to the Economic Development Plan:

Infrastructure: This project emphasizes the City Water Department’s diligence in maintaining reliable water treatment infrastructure. Being proactive in maintaining water infrastructure helps ensure that the customers have reliable high quality water service.

Providing infrastructure that fosters and supports private investment: The provision of clean drinking water to our rate payers is paramount to the Grand Junction water department and is critical to economic development within our service area. This infrastructure provides for clean domestic water to ensure opportunities for private investment and redevelopment of the core area of the City.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The term of the loan is 20 years, at 2.0% interest. Loan administrative cost is \$16,000.

Sources

Water and Power Development Authority Loan	\$1,615,100
Water Fund CIP	<u>157,400</u>
Total Project Sources	\$1,772,500

Expenditures

Design contract	\$ 142,400
Materials	564,000
Estimated Construction	1,050,100
Loan Initiation	<u>16,000</u>

Total Estimated Cost

\$1,772,500

Legal issues:

The City Attorney will review the form of the loan and as required prepare the necessary form of approval, authorization/acceptance which may include an adoption ordinance. The action requested is to authorize the City Manager to initiate the process for the funding and purchase of the proposed plant upgrades.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This project was presented at the October 5, 2015 Workshop. City Council approved debt funding for this project during the 2016 budget review process.

Attachments:

Depictions of New System

Existing Wheeler System



Leopold XA Underdrain and IMS 200 Media Retainer System



Example of air scour function during backwash

CITY COUNCIL MEETING
CITIZEN PRESENTATION



Date: 7/20/16

Citizen's Name: Dana J. Lemley

Address: 636 2nd

Phone Number: (990) 778-7173

Subject: Judicial Discipline (Judge Timbriska) Vet Art Center

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.

ReZone Grand Junction Lodge Development
2656 Patterson Road / 8th court
Grand Junction CO. 81506

City Council Members:

I reside and own my home at 2714 N 8th Court in the Walker Heights Subdivision where the "60 bed 50,000 square foot Senior Living Facility" is being proposed.

Walker Heights subdivision as you probably know is single family residential area only with no through access.

The developer has stated this project will create a buffer to the neighbors, this commercial project will not create a buffer it creates an encroachment on our homes. In the past couple of weeks I have taken some time off work to visit some of the existing facilities in Grand Junction and other places. It is important to note that none of these facilities are currently at capacity.

There are three Mesa County Assessor Parcel Reports and one Montrose/Olatha:

Grand Villa 2680 N 15th Grand Junction Colorado
45 Bed facilities (smaller than the proposed by 15 beds)
2.85 Acres (larger land size than the proposed site)
2 Story
30,109 Square Feet (smaller than the proposed 50,000 square foot project by 20,000 square ft)
Direct access of both Patterson and 15th street
Does not encroach on personal residential homes, the closest residence is across the street off 15th and a privacy fence runs along 15th where the homes are.

Approx 42 parking spots designated with an overflow parking of an additional approx. 12 to 15 on. Parking was mostly full during the times I went and cars do park down 15th.

Larchwood 2845 N 15th St Grand Junction Colorado

56 beds

3.18 Acres

1 Story

39,454 Square Feet

Direct access off 15th which is a through street onto Patterson and off Hermosa which connect to 12th street, also a through street and does not encroach on single family residential homes.

Counted well over 75 parking spots designated plus overflow parking with another 25+ min. Also cars parked up and down 15th and Heromsa streets surrounding the facility. All spots were full. This did not include any Hilltop Office parking area.

Mantey Heights 2825 Patterson Rd Grand Junction Colorado

46 Beds

2.08 Acres

1 Story

28,066 Square Feet

There is direct access on and off both Patterson and 28 Road. Fire Station is across the street; next to the facility is a flower shop. Does not encroach on any single family residential homes. Counted 83 designated parking spots, the adjoining property has some of those spots which is not part of the 2.08 acres, due to they do not have enough parking.

Colorow Care Center 750 8th St Olatha Colorado

62 Beds

8.90 acres

1 Story

35,553 Square Feet

Provides direct access off main road, does not encroach on any single family residential homes. I counted 62 designated parking spots with a very large overflow area for parking. I was at the facility on July 16th. I was told it was one of the slowest days they had. There were 52 cars in the parking areas.

The proposed residential home site of 2.069 acres may fit the proposed "land code" however this site and its restrictions does not provide the land capacity or access, to service and accommodate a 50,000 square ft. facility of 60 beds, plus greenhouse and (other) with 32 parking spots which is not sufficient to provide capacity usage, when you compare what actual usage will be. The access is grossly restricted in and out of 8th court and unsafe.

The developer stated in the last meeting "For the most part residence will not have cars".

Clearly when you inquire of these facilities on their call in number they state they are Senior Living with assistance and memory care which may have the ability to have their cars, other than the memory care beds.

The proposed rezone is not compatible with the 8th Court neighborhood, it will dramatically affect the capacity and safety of the street network and create parking issues, increase air and noise pollution, excessive night time lighting, and other issues, trash, commercial dumpsters, commercial delivery trucks and after hours maintenance.

There are many appropriate areas for a facility such as this; there are currently four like projects in various stages of development and

construction currently in Grand Junction. All with excellent access and do not create safety or encroachment issues. The New Community Hospital area has very large parcels of land for sale, close to the hospital, physician's office, shopping, with everything very close. Fruita Kokopelli area, again very close to the hospital, physician offices, shopping and other services, the Horizon Dr. area. There are many other parcels of land for sale that would suit this kind of project safely and effectively.

The Walker Height subdivision needs to remain residential, this site could easily take up to 4-5 homes that would be compatible to the existing neighborhood and not create all of the issues and hazards above.

It would also be a very nice location to something similar to the Rose House, also compatible to the neighborhood and would not create hazards issues.


There are subdivisions built directly on Patterson Road with very nice single family homes.

This is a massive aggressive project, the impacts of road use network have not been mitigated and should have been an issue that was resolved during the site plan review process, "not later" or after it is built and can do nothing about later.

The City did not do a traffic study they relied on the developer study.

If this project is allowed to continue on this site it will drastically affect our safety, quality of life, property values and damage the neighborhood.

I would ask the City Council to deny this project on this residential site.




Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Updated

[Printer Friendly](#) [Back to Search](#) Select Other Map

Property Information (Report Date: 7/20/2016)

Parcel Number: 2945-122-21-974
 Account Number: R088766
 Property Use: **Exempt**
 Location Address: 2680 N 15TH ST
 GRAND JUNCTION, CO 81501
 Mailing Address: 15475 GLENEAGLE DR
 COLORADO SPRINGS, CO 80921
 Owner Name: BSLC II
 Joint Owner Name:
 Neighborhood: **RETIRE/NURSING (51.08)**
 Associated Parcel: N/A
 Approx. Latitude: 39.091345
 Approx. Longitude: -108.546741



Date of Aerial Photo: March, 2015

Legal Description

LOT 1 THE PETERSON HOUSE SUBDIVISION SEC 12 1S 1W - 2.85AC

Tax Information

Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Tax
2016	9175, 9275	\$2,102,580	\$66,000	\$2,168,580	\$167,370	\$5,250	\$172,620	17475	0.0619790	\$0.00	*\$0.00
2015	9175, 9275	\$2,102,580	\$66,000	\$2,168,580	\$167,370	\$5,250	\$172,620	17475	0.0619790	\$0.00	\$0.00
2014	9175, 9275	\$2,023,250	\$60,000	\$2,083,250	\$161,050	\$4,780	\$165,830	17475	0.0615690	\$0.00	\$0.00

*Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year)

[Property Code Listing](#)
 [TAC \(Tax Assessor Code Book\)](#)
 [Manufactured Homes](#)
 [Real Property Valuation F.A.Q.'s](#)
[Purchasing Tips/Classifying to Real Property](#)

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2015	CITY OF GRAND JUNCTION	GRJCT	17475	8.0000	\$172,620	\$1,380.96
2015	COLORADO RIVER WATER CONSERVANCY	COLRW	17475	0.2430	\$172,620	\$41.95
2015	COUNTY - DEVELOP DISABLED	MCCCB	17475	0.2880	\$172,620	\$49.71
2015	COUNTY GENERAL FUND	MCGF	17475	9.2710	\$172,620	\$1,600.36
2015	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	17475	0.2215	\$172,620	\$38.24
2015	COUNTY TRANSLATOR TV FUND	MCTV	17475	0.0270	\$172,620	\$4.66
2015	GRAND RIVER MOSQUITO CTRL	GRMCD	17475	1.5130	\$172,620	\$261.17
2015	LIBRARY DISTRICT	LIBR	17475	3.0810	\$172,620	\$531.84
2015	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	17475	0.2215	\$172,620	\$38.24
2015	SCHOOL DIST# 51 2006 OVERID	SD51006	17475	2.4250	\$172,620	\$418.60
2015	SCHOOL DIST# 51 BOND	SD51B	17475	6.6590	\$172,620	\$1,149.48
2015	SCHOOL DIST# 51 GENERAL	SD51	17475	24.9610	\$172,620	\$4,308.77
2015	SCHOOL DIST# 51 OVERRIDE	SD51O	17475	2.8000	\$172,620	\$483.34
2015	SOCIAL SERVICES	MCSS	17475	2.2680	\$172,620	\$391.50
				Total Mill:	61.9790	Total Tax: *\$0.00

[Tax Authority Contact Information](#)

Direct Access to Patterson + 15th
 45+ Parking spots designated
 with small overflow for
 an additional approx 10-15
 Parking full + on street

Sales & Conveyance Information **

Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
12/19/2011	\$0.00	2594836	RESOLUTION
09/28/2011	\$0.00	2586103	Warranty Deed

[Search Clerk Records](#) [Document Type Descriptions](#)

** Viewing of recorded documents requires a subscription through the Mesa County Clerk and Records Office. Click the associated reception number for Grantee and Grantor information via recorded document.

Land Description

Property Use Code	Property Use Type	Units
9175	SOCIAL SERVICES	3

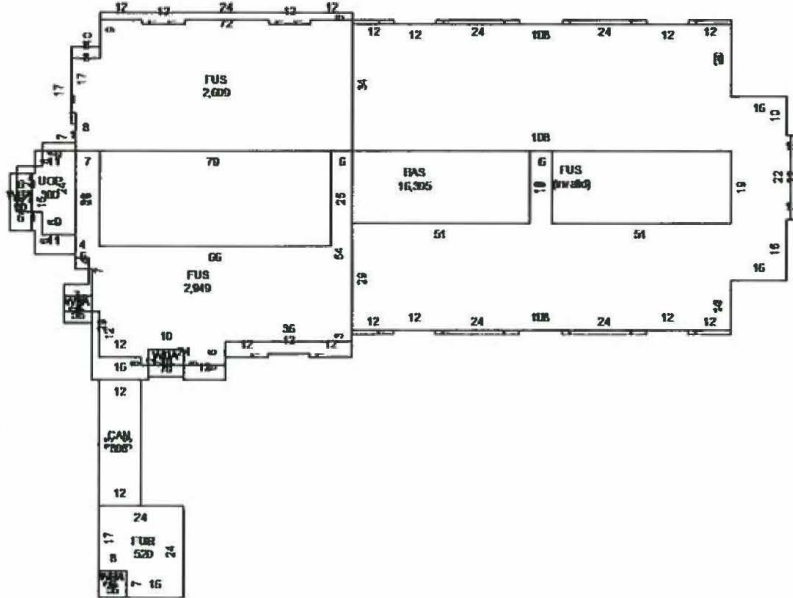
Approximate Acres: 2.83 (Acreage is approximate and should not be used in lieu of Legal Documents)

One Photo Available



Building Sketch 1 of 1

Building Sketch 1



- Base Area(BAS) = 16395 sq. ft.
- Canopy(CAN) = 398 sq. ft.
- Finished Garage(FGR) = 578 sq. ft.
- Finished Upper Story(FUS) = 13714 sq. ft.
- Wood Deck, Balcony(WDA) = 272 sq. ft.
- Unfin Open Porch(UOP) = 300 sq. ft.


Building ID	MOD359S158.1374251553593	Heat Fuel:	GAS
Model Description:	Apartment	Heated SQ. FT.:	30109
Building Use:	MULTI 9+ (1225)	Air Conditioning:	ROOF TOP AIR
Units:	54	Frame:	WOOD FRAME
Arch Desc:	RETIRE/NURSING	Interior Wall:	DRYWALL
Quality:	ABOVE AVERAGE QUALITY	Exterior Wall:	WOOD SIDING
Actual Year Built:	1988	Roof Cover:	ASPH/COMP SHNGL
Effective Year Built:	1988	Roof Structure:	GABLE OR HIP
Rooms:	45	Style:	MULTI 9 & UP
Bedrooms:	5	Stories:	2
Bathrooms:	>4 BDRM->4 BATH	Comm. Wall Height:	N/A
Heat Type:	HOT WATER	Comm. Fixtures:	N/A

Miscellaneous Building Information

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1988	ASPHALT-RESIDENTIAL	0	0	12000.00

Miscellaneous items above are not tied to a specific building

Historical Information



MESA COUNTY
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Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Up-dated

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Property Information (Report Date: 7/20/2016)

Parcel Number: 2945-013-11-003
 Account Number: R051477
Property Use: Multi 9 - Up
 Location Address: 2845 N 15TH ST
 GRAND JUNCTION, CO 81506
 Mailing Address: 2845 N 15TH ST
 GRAND JUNCTION, CO 81506
 Owner Name: LARCHWOOD INNS J H S LIMITED
 LIABILITY CO
 c/o FINANCIAL DIRECTOR
 Joint Owner Name:
 Neighborhood: RETIRE / NURSING (54.08)
 Associated Parcel: N/A
 Approx. Latitude: 39.093085
 Approx. Longitude: -108.548581



Date of Aerial Photo: March, 2015

Legal Description

LOT 2 HILLTOP SUB NO 2 REPLAT OF LOT 1 BLK 1 HILLTOP SUB SEC 1 1S 1W

Tax Information

Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Tax
2016	1125, 1225	\$4,404,400	\$105,000	\$4,509,400	\$350,590	\$8,360	\$358,950	14100	0.0624790	\$0.00	\$22,426.84
2015	1125, 1225	\$4,404,400	\$105,000	\$4,509,400	\$350,590	\$8,360	\$358,950	14100	0.0624790	\$0.00	\$22,426.84
2014	1125, 1225	\$4,243,950	\$112,000	\$4,355,950	\$337,820	\$8,920	\$346,740	14100	0.0620690	\$0.00	\$21,521.80

*Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year)

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 [TAC \(Tax Assessor Code Book\)](#)
 [Manufactured Homes](#)
 [Purging Titles/Classifying to Real Property](#)
 [Real Property Valuation F.A.Q.'s](#)

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2015	CITY OF GRAND JUNCTION	GRJCT	14100	8.0000	\$358,950	\$2,871.60
2015	COLORADO RIVER WATER CONSERVANCY	COLRW	14100	0.2430	\$358,950	\$87.22
2015	COUNTY - DEVELOP DISABLED	MCCCB	14100	0.2880	\$358,950	\$103.38
2015	COUNTY GENERAL FUND	MCGF	14100	9.2710	\$358,950	\$3,327.83
2015	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	14100	0.2215	\$358,950	\$79.51
2015	COUNTY TRANSLATOR TV FUND	MCTV	14100	0.0270	\$358,950	\$9.69
2015	GRAND RIVER MOSQUITO CTRL	GRMCD	14100	1.5130	\$358,950	\$543.09
2015	LIBRARY DISTRICT	LIBR	14100	3.0810	\$358,950	\$1,105.92
2015	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	14100	0.2215	\$358,950	\$79.51
2015	SCHOOL DIST# 51 2006 OVERID	SD51006	14100	2.4250	\$358,950	\$670.45
2015	SCHOOL DIST# 51 BOND	SD51B	14100	6.6590	\$358,950	\$2,390.25
2015	SCHOOL DIST# 51 GENERAL	SD51	14100	24.9610	\$358,950	\$8,959.75
2015	SCHOOL DIST# 51 OVERRIDE	SD51O	14100	2.8000	\$358,950	\$1,005.06
2015	SOCIAL SERVICES	MCSS	14100	2.2680	\$358,950	\$814.10
2015	UTE WATER CONSERVANCY	UTE	14100	0.5000	\$358,950	\$179.48
				Total Mill:	62.4790	Total Tax: \$22,426.84

[Tax Authority Contact Information](#)

Acees 15th + Hemmesa
 Counted 110 parking spots not including street

Sales & Conveyance Information **

Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
09/30/1993	\$0.00	1655027	Quit Claim Deed
09/14/1993	\$460,000.00	1653064	Warranty Deed

[Search Clerk Records](#)

[Document Type Descriptions](#)

** Viewing of recorded documents requires a subscription through the Mesa County Clerk and Recorders Office.
Click the associated reception number for Grantee and Grantor information via recorded document.

Land Description

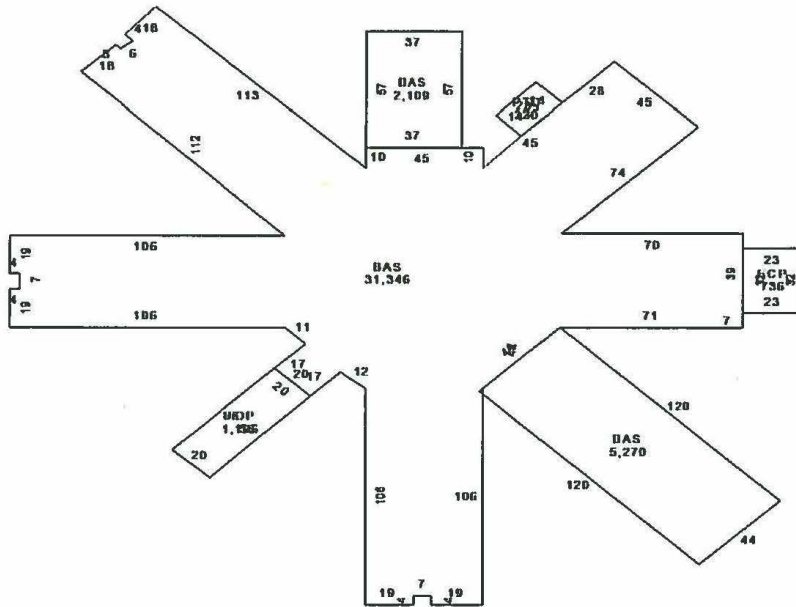
Property Use Code	Property Use Type	Units
1125	9 UNITS & UP - RES	3

Approximate Acres: 3.18 (Acreage is approximate and should not be used in lieu of Legal Documents)

No Photos Available

Building Sketch 1 of 1

Building Sketch 1



- Base Area(BAS) = 39454 sq.ft.
- Finished Carport(FCP) = 736 sq.ft.
- Patio(PTO) = 320 sq.ft.
- Unfin Open Porch(UOP) = 1106 sq.ft.


Building ID R051477APT1.1420095600000	Heat Fuel: GAS
Model Description: Apartment	Heated SQ. FT.: 39454
Building Use: MULTI 9+ (1225)	Air Conditioning: CENTRAL AIR
Units: 104	Frame: MASONRY
Arch Desc: RETIRE/NURSING	Interior Wall: DRYWALL
Quality: ABOVE AVERAGE QUALITY	Exterior Wall: COMMON BRICK
Actual Year Built: 1994	Roof Cover: ASPH/COMP SHNGL
Effective Year Built: 1994	Roof Structure: GABLE OR HIP
Rooms: 56	Style: MULTI 9 & UP
Bedrooms: 5	Stories: 1
Bathrooms: >4 BDRM->4 BATH	Comm. Wall Height: N/A
Heat Type: FORCED AIR HEAT	Comm. Fixtures: N/A

There are no Miscellaneous items associated with this record

Historical Information

Property Card History Card Building Permits

*Warren Heights
Larchwood 275-0002
2427356*



MESA COUNTY

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Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Updated:

[Printer Friendly](#) [Back to Search](#) [Select Other Map](#)

Property Information (Report Date: 7/20/2016)

Parcel Number: 2943-072-31-003
 Account Number: R032315
Property Use: Multi 9 - Up
 Location Address: 2825 PATTERSON RD
 GRAND JUNCTION, CO 81506
 Mailing Address: PO BOX 3075
 MCKINNEY, TX 75070
 Owner Name: SPTIHS PROPERTIES TRUST
 c/o PROPERTY TAX COUNSELORS
 LLC
 Joint Owner Name:
Neighborhood: RETIRE/NURSING (53 08)
 Associated Parcel: N/A
 Approx. Latitude: 39.091118
 Approx. Longitude: -108.529704



Date of Aerial Photo: March, 2015

Legal Description

LOT 3 WARREN MINOR SUB SEC 7 1S 1E - 2.09AC

Tax Information

Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Tax
2016	1125, 1225	\$2,979,500	\$62,500	\$3,042,000	\$237,170	\$4,980	\$242,150	14100	0.0624790	\$0.00	\$15,129.28
2015	1125, 1225	\$2,979,500	\$62,500	\$3,042,000	\$237,170	\$4,980	\$242,150	14100	0.0624790	\$0.00	\$15,129.28
2014	1125, 1225	\$2,869,740	\$46,000	\$2,915,740	\$228,430	\$3,660	\$232,090	14100	0.0620690	\$0.00	\$14,405.60

*Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year)

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 [Manufactured Homes](#)
 [Purgina Titles/Classifying to Real Property](#)
 [Real Property Valuation F.A.Q.'s](#)

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2015	CITY OF GRAND JUNCTION	GRJCT	14100	8.0000	\$242,150	\$1,937.20
2015	COLORADO RIVER WATER CONSERVANCY	COLRW	14100	0.2430	\$242,150	\$58.84
2015	COUNTY - DEVELOP DISABLED	MCCCB	14100	0.2880	\$242,150	\$69.74
2015	COUNTY GENERAL FUND	MCGF	14100	9.2710	\$242,150	\$2,244.97
2015	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	14100	0.2215	\$242,150	\$53.64
2015	COUNTY TRANSLATOR TV FUND	MCTV	14100	0.0270	\$242,150	\$6.54
2015	GRAND RIVER MOSQUITO CTRL	GRMCD	14100	1.5130	\$242,150	\$366.37
2015	LIBRARY DISTRICT	LIBR	14100	3.0810	\$242,150	\$746.06
2015	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	14100	0.2215	\$242,150	\$53.64
2015	SCHOOL DIST# 51 2006 OVERID	SD51D06	14100	2.4250	\$242,150	\$587.21
2015	SCHOOL DIST# 51 BOND	SD51B	14100	6.6590	\$242,150	\$1,612.48
2015	SCHOOL DIST# 51 GENERAL	SD51	14100	24.9610	\$242,150	\$6,044.31
2015	SCHOOL DIST# 51 OVERRIDE	SD51O	14100	2.8000	\$242,150	\$678.02
2015	SOCIAL SERVICES	MCSS	14100	2.2680	\$242,150	\$549.20
2015	UTE WATER CONSERVANCY	UTE	14100	0.5000	\$242,150	\$121.08
				Total Mill:	62.4790	Total Tax: \$15,129.28

[Tax Authority Contact Information](#)

*Counted 83 parking spots
Access Patterson on 28th
Plus overflow on adjacent to*

Sales & Conveyance Information **

Date	Price	Reception Number <small>(Click for Recorded Documents)</small>	Document Type
04/12/1999	\$2,719,000.00	1970992	SWD

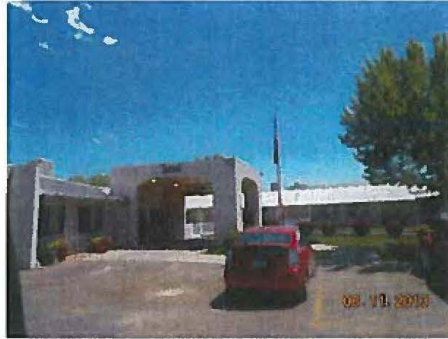
**** Viewing of recorded documents requires a subscription through the Mesa County Clerk and Recorders Office. Click the associated reception number for Grantee and Grantor information via recorded document.**

Land Description

Property Use Code	Property Use Type	Units
1125	9 UNITS & UP - RES	2.5

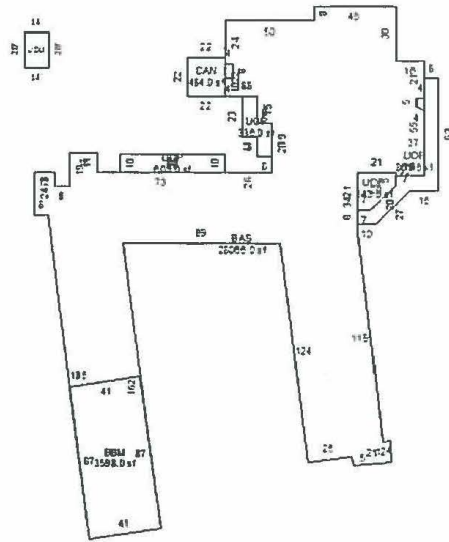
Approximate Acres: 2.08 (Acreage is approximate and should not be used in lieu of Legal Documents)

One Photo Available



Building Sketch 1 of 1

Building Sketch 1



- Base Area(BAS) = 28066 sq. ft.
- Canopy(CAN) = 484 sq. ft.
- Fin Basement(FBM) = 3598 sq. ft.
- Unfinished Basement(UBM) = 3598 sq. ft.
- Unfin Open Porch(UOP) = 2148.5 sq. ft.
- Unfin Det Utility(UDU) = 280 sq. ft.

Building ID	R032315APT1.1420095600000	Heat Fuel:	GAS
Model Description	Apartment	Heated SQ. FT.:	28066
Building Use	MULTI 9+ (1225)	Air Conditioning:	CENTRAL AIR
Units:	84	Frame:	WOOD FRAME
Arch Desc:	RETIRE/NURSING	Interior Wall:	DRYWALL
Quality:	AVERAGE QUALITY	Exterior Wall:	COMMON BRICK
Actual Year Built:	1976	Roof Cover:	CORG METAL
Effective Year Built:	1980	Roof Structure:	GABLE OR HIP
Rooms:	46	Style:	MULTI 9 & UP
Bedrooms:	5	Stories:	1
Bathrooms:	>4 BDRM->4 BATH	Comm. Wall Height:	N/A
Heat Type:	HOT WATER	Comm. Fixtures:	N/A

Miscellaneous Building Information

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1988	RESI CONC 0-4995F	0	0	3100.00
1988	ASPHALT RESIDENTIAL	0	0	13000.00

Miscellaneous items above are not tied to a specific building

Historical Information

Property Card History Card Building Permits

Account: R0650181

Location

Tax Area Id - 015000
 Parcel Number 3723-152-00-032
 Situs Address 885 S HIGHWAY
 50 BUSINESS LOOP
 City OLATHE
 Legal Summary S: 15 T: 50 R: 10
 A TRACT OF LAND IN THE
 SE4NW4 SW4NE4 SEC 15 DESC
 M/B ON PLAT OF SURVEY
 762823
 Business Name COLOROW
 CARE CENTER - 75 UNITS
 Map Number 762823

Owner Information

Owner Name COLOROW
 HEALTH CARE LLC
 In Care Of Name PINON
 MANAGEMENT INC
 Owner Address 12136 W
 BAYAUD AVE STE 200
 LAKEWOOD, CO 80228-2115

Assessment History

Actual (2016) \$2,586,240
 Assessed \$205,870
 Tax Area: 015000 Mill Levy: 65.649

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$2,376,730	\$189,190	0.000	35553.000	0.000
Land	\$209,510	\$16,680	8.907		

web site says 62 units

Transfers

No Transfer Documents

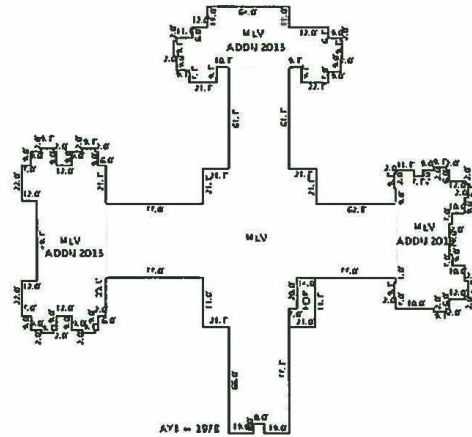
Tax History

Tax Year	Taxes
*2016	\$13,515.16
2015	\$13,515.16

* Estimated

Images

- [Google Map](#)
- [Photo](#)
- [Sketch](#)



Account: R0650181 Land

NeighborhoodTOWN OF OLATHE Abstract CodeMULTI-UNITS(9+)-LAND Land CodePRIME MULTI-UNITS(9+)
Misc Adjustment30

Total Area

Actual Area387989.0000

Size

Acres8.907

Account: R0650181

Location

Tax Area Id - 015000
 Parcel Number 3723-152-00-032
 Situs Address 885 S HIGHWAY 50 BUSINESS LOOP
 City OLATHE
 Legal Summary S 15 T 50 R 10 A TRACT OF LAND IN THE SE4NW4 SW4NE4 SEC 15 DESC M/B ON PLAT OF SURVEY 762823
 Business Name COLOROW CARE CENTER - 75 UNITS
 Map Number 762823

Owner Information

Owner Name COLOROW HEALTH CARE LLC
 In Care Of Name PINON MANAGEMENT INC
 Owner Address 12136 W BAYAUD AVE STE 200
 LAKEWOOD, CO 80228-2115

Assessment History

Actual (2016)	\$2,586,240
Assessed	\$205,870
Tax Area: 015000 Mill Levy: 65.649	
Type	Actual Assessed Acres SQFT Units
Improvements	\$2,376,730 \$189,190 0.000 35553 000 0 000
Land	\$209,510 \$16,680 8 907

Transfers

Tax History

Tax Year	Taxes
*2016	\$13,515.16
2015	\$13,515.16

* Estimated

Images

- [Google Map](#)
- [Photo](#)
- [Sketch](#)

Focusing On 885 S HIGHWAY 50 BUSINESS LOOP OLATHE 64425



Eliguis (apixaban) tablets 5m
 In a clinical trial, ELIGUIS reduced stroke risk better plus had less major bleeding than warfarin. [See More](#)

IMPORTANT SAFETY INFORMATION & INDICATION
 For people taking ELIGUIS for atrial fibrillation, do not stop taking ELIGUIS® (apixaban) without talking to the doctor who prescribed it for you. Stopping ELIGUIS increases your risk of having a stroke. ELIGUIS may need to be stopped prior to surgery or dental procedure. Your doctor will tell you when to stop taking ELIGUIS. [See Full Prescribing Information](#)

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Home (/) Nursing Homes (/nhs/) Colorado (CO) (/nhs/colorado/) Olathe (/nhs/colorado/Olathe.html) Colorow Care Center

Colorow Care Center

750 8th St
 Olathe, CO 81425

- 62 Beds
- 59 Residents
- 95% Occupied

COLOROW CARE CENTER HAS BEEN COMPARED

419 times

[COMPARE NOW](#)

2/5 overall rating
 Department of Health and Human Services

[Phone Number](#) [Reviews \(reviews.html\)](#)

Colorow Care Center in Olathe Colorado has a 95% occupancy rate with 59 residents using its 62 beds. They are not part of a multiple nursing home ownership and are a For Profit nursing home.

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Facility

Colorow Care Center in Olathe Colorado has a 95% occupancy rate with 59 residents using its 62 beds. They are not part of a multiple nursing home ownership and are a For Profit nursing home.

Colorow Care Center has a below average registered nurse per resident per day of 47 minutes compared to the Colorado state nursing home average of 60 minutes. They had 15 deficiencies in its past 2 state inspections compared to the CO average of 17 and complaints compared to the CO average of 4. Colorow Care Center had 0 fire safety deficiencies in the past 2 state inspections which is better than the Colorado state nursing home average of 21.

CMS Ratings

2/5 overall rating

Colorow Care Center, a nursing home in Olathe, CO received a 2 out of 5 overall rating from CMS of the Dept of Health and Human Services on July 21st 2015. This score means that Colorow Care Center is rated below average overall based on health inspections, nursing home staffing and quality measures.

Patient Ratings and Reviews

Fair Colorow Care Center has an average rating of 2.5 stars (out of 5) with a rating of Fair based on 2 reviews (reviews.html).

Have you visited Colorow Care Center? Rate your experience below.

http://www.ucomparehealthcare.com/nhs/colorow_care_center/

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 Find out how ELIGUIS compared to LOVENI followed by warfari

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And ask your doctor if ELIGUIS is right for you

IMPORTANT SAFETY INFORMATION
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Facility Info

Below is general facility information for Colorow Care Center in Olathe, CO.

Eligible to Participate in Medicare and/or Medicaid:	Yes
Participates in Medicare, Medicaid, or Both:	Medicare and Medicaid
Type of Organization:	For profit - Corporation
Total Certified Beds:	62

Services Provided

Below are services offered at Colorow Care Center.

	Provided Onsite	Provided Offsite
Activities Services:	✓	N/A
Clinical Lab Services:	N/A	✓
Dental Services:	N/A	✓
Dietary Services:	✓	✓
Housekeeping Services:	✓	N/A
Mental Health Services:	N/A	✓
Nursing Services:	✓	N/A
Occupational Therapy Services:	✓	N/A
Other Activity Services:	✓	N/A
Pharmacy Services:	N/A	✓
Physical Therapy Services:	✓	N/A
Physician Services:	✓	✓
Physician Extender Services:	N/A	N/A
Podiatry Services:	N/A	✓
Social Work Services:	✓	N/A
Speech/Language Pathology Services:	✓	N/A
Therapeutic Recreation Services:	N/A	N/A
Vocational Services:	N/A	N/A
X-Ray Services:	N/A	✓

⚙ See more available Services at Colorow Care Center

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