



**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 3, 2016
250 NORTH 5TH STREET
6:15 P.M. – 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
Moment of Silence

Presentation

Introduction of St. Mary's Hospital's New CEO, Dr. Brian Davidson

Proclamation

Proclaiming August 5, 2016 as "Delaney Clements Day" in the City of Grand Junction

[Attachment](#)

Appointment

To the Commission on Arts and Culture

Certificates of Appointment

To the Riverfront Commission

Citizen Comments

[Supplemental Documents](#)

Revised August 4, 2016 10:05 AM

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Council Comments***** CONSENT CALENDAR ***®****1. Minutes of Previous Meetings [Attach 1](#)**

Action: Approve the Summary of the July 18, 2016 Workshop, the Minutes of the July 18, 2016 Special Session, and the Minutes of the July 20, 2016 Regular Meeting

2. Outdoor Dining Lease for Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street [Attach 2](#)

Bella Balsamic & The Pressed Olive, Inc, located at 555 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 200 square feet in front of and immediately across the sidewalk from the building.

Resolution No. 35-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street

®Action: Adopt Resolution No. 35-16

Staff presentation: Kathy Portner, Interim Downtown Development Authority
Director

3. Contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project [Attach 3](#)

This request is to award a construction contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project at various locations throughout the City of Grand Junction. These locations have been identified through the City of Grand Junction's "Fix It" Program. This work shall include, but may not be limited to, the removal and replacement of damaged curb, gutter, and sidewalk that are the highest priority of the "Fix It" requests received. In all, a total of 28 locations have been selected for replacement in 2016.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, Colorado for the 2016 Curb, Gutter, and Sidewalk Replacement Project in the Amount of \$58,624.65

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

4. **Revocable Permit for an Existing Gazebo, Located at 376 Bonny Lane**

[Attach 4](#)

The Moberly Family is requesting a Revocable Permit to officially document an existing gazebo and concrete patio that is located within the unimproved Bonny Lane right-of-way.

Resolution No. 36-16 – A Resolution Concerning the Issuance of a Revocable Permit to the Moberly Family, Located at 376 Bonny Lane

®Action: Adopt Resolution No. 36-16

Staff presentation: Scott D. Peterson, Senior Planner

5. **Redlands Hollow Rezone, Located at 508 22 ¼ Road**

[Attach 5](#)

A request to rezone 2.88 acres from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) zone district in anticipation of developing a residential subdivision.

Proposed Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 (Residential - 4 du/ac), Located at 508 22 ¼ Road

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

Staff presentation: Scott D. Peterson, Senior Planner

6. **Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments, Located at 805 and 825 Bookcliff Avenue**

[Attach 6](#)

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652, an Ordinance rezoning approximately 3.76 acres from R-16 to PD (Planned Development) with a default zone of R-24 for the Highlands Apartments.

The request is to add four additional dwelling units, which exceeds the maximum density range by .63 dwelling units.

Proposed Ordinance Amending Ordinance No. 4652 by Amending the Planned Development for the Grand Junction Housing Authority Senior Living Planned Development – Highlands Apartments, Located at 805 and 825 Bookcliff Avenue

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

Staff presentation: Lori V. Bowers, Senior Planner

7. **Amending Title 25 of the Grand Junction Municipal Code, 24 Road Corridor Design Standards** [Attach 7](#)

The proposed ordinance amends the 24 Road Corridor Design Standards, Title 25, of Volume II: Development Regulations of the Grand Junction Municipal Code (GJMC). The purpose of the amendments are to clarify existing requirements, eliminate redundancies, and provide a more user friendly text to help development achieve the vision of the 24 Road Corridor Sub-Area Plan.

Proposed Ordinance Amending Title 25, 24 Road Corridor Design Standards, of the Grand Junction Municipal Code, Relating to Zoning and Development in the 24 Road Corridor

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

Staff presentation: David Thornton, Principal Planner

8. **Contract for Emergency Repairs to the South Side Interceptor Sewer** [Attach 8](#)

The South Side Interceptor is a 30" diameter reinforced concrete pipe installed in 1969. Concrete pipe for sanitary sewers was widely accepted in the 1960's and 1970's. Since that time the industry has found that hydrogen sulfide gases generated within sewer collection systems cause degradation of concrete materials. This pipe had significant damage as a result of hydrogen sulfide exposure and collapsed within the City Shops yard. The line crosses under Highway 340 south of City Shops and under the main entrance to City Shops north of the failure. Concern for the integrity of the pipe under these two busy traffic corridors was the reason for the prompt rehabilitation of the sewer line.

Action: Approve the Emergency Repairs Made to the South Side Interceptor Sewer by Layne Inliner, LLC in the Amount of \$180,128

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

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

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

9. **Construction Contract for the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project** [Attach 9](#)

The City received bids on Thursday, July 21, 2016 for the Hallenbeck No. 1 dam restoration project. The City Water Department has received a grant and a loan from the Colorado Water Conservation Board (CWCB) to facilitate repair of the Hallenbeck No. 1 Reservoir Dam (a.k.a. Purdy Mesa Reservoir). The dam experienced a structural failure on the downstream slope of the dam in June of 2014 and the reservoir has been drained since that time. This project is aimed at restoring the downstream slope of the dam and installing a new toe drain system with a sand filter media for collecting seepage and conveying the seepage water out away from the structure.

Action: Authorize the Purchasing Division to Execute a Construction Contract with M.A. Concrete Construction, Inc. for the Construction of the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project, in the Amount of \$920,031

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

10. **Public Hearing - Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District** [Attach 10](#)

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.

Ordinance No. 4713 – An Ordinance Expanding the Boundaries of and Including Property, Located at 750 Main Street, into the Downtown Grand Junction Business Improvement District

Ordinance No. 4714 – 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

®Action: Adopt Ordinance Nos. 4713 and 4714 on Final Passage and Order Final Publication in Pamphlet Form

All Persons Having Objections Shall 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: Tim Moore, Deputy City Manager
Allison Blevins, Co-Director, Downtown Grand Junction
Business Improvement District

11. **Public Hearing - Amending the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices**
[Attach 11](#)

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.

Ordinance No. 4708 – An Ordinance Amending the Grand Junction Municipal Code by Amending Chapter 5.12, Alcoholic Beverages, Section 5.12.130 Hearing Procedures

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

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

12. **Non-Scheduled Citizens & Visitors**
13. **Other Business**
14. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *Delaney Clements will be honored by friends, relatives, and community members on the occasion of what would have been her 14th birthday on August 5th, 2016; and*

WHEREAS, *she was born in Grand Junction, CO on August 5, 2002 and has been a resident of this community until her passing on March 21st, 2016; and*

WHEREAS, *in addition to being a daughter and sister, she has been active in local and national cancer advocacy and awareness responsibilities, including: founding the Delaney Donates organization and the Delaney Clements Childhood Cancer Research Fund, becoming an active spokesperson, nationally, for the Truth 365 and Peach's Neet Feet, as well as raising money locally and nationally for multiple families and organizations affected by cancer; and*

WHEREAS, *during a much too short and very productive lifetime, she has demonstrated in countless ways her dedication to the advocacy and care of others and has earned the respect, affection, and adoration of people from all walks of life and all ages; and*

WHEREAS, *she has lived her life to the fullest and her unique and contagious way has been a source of strength and courage in the face of adversity to those around her during her years of childhood cancer advocacy.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim August 5, 2016 as

"Delaney Clements Day"

in the City of Grand Junction and along with the Grand Junction City Council, do hereby deem it an honor and pleasure to extend this Proclamation of Recognition in memory of Delaney Clements on the occasion of her 14th Birthday.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 3rd day of August, 2016.

Mayor



Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
July 18, 2016 – Noticed Agenda Attached**

Meeting Convened: 5:10 p.m. in the City Hall Auditorium

Meeting Adjourned: 5:55 p.m.

City Council Members present: All except Councilmember McArthur

Staff present: Caton, Moore, Shaver, Valentine, Hockins, Finlayson, Thornton, Portner, and Tuin

Also: Consultant Diane Kruse, Diane Schwenke, Les Miller, John Maraschin, Richard Swingle, Dennis Simpson, Bruce Lohmiller, and Amy Hamilton

Council President Norris called the meeting to order.

Agenda Topic 1. Broadband Update

Deputy City Manager Tim Moore opened up the discussion by saying the landscape may have changed since the last discussion. At the March 14th workshop the direction was to pursue a public/private partnership where the City owns the network, the City will hire a programmer, and it is anticipated that build out will take three years. He noted that the committee has done some community outreach but perhaps a statistically valid survey should be the next step.

Councilmember Kennedy noted that there has been some information in the press that the two existing providers will have more offerings. He asked how that impacts what the committee is currently working on as he has not seen any commitment from those providers for increased residential service.

Deputy City Manager Moore advised that the City has asked for a formal quote on providing service to the City in order to gauge that commitment.

Council President Norris posed the question as what is it the citizens want. She asked for an overview of the project status.

City Manager Caton suggested a survey will connect the “wants” with the price, help determine if residential or business service is important, and whether this is an Economic Development Project.

Although there was not agreement in who needed to be served, the approach, and the scope of the project, all Councilmembers agreed more information is needed through a survey.

Agenda Topic 2. Committee and Board Reports

The reports were postponed to a later date.

Agenda Topic 3. Other Business

There was none.

With no further business the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JULY 18, 2016**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. **Broadband Update:** Staff will update the City Council on the broadband project and ask for further input regarding the preferred Public Private Partnership structure and whether to contract to have a statistically valid broadband interest survey completed.

Attachment
2. **Committee and Board Reports**
3. **Other Business**

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

July 18, 2016

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, July 18, 2016 at 6:00 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Chris Kennedy, Barbara Traylor Smith, Rick Taggart, and President of the Council Phyllis Norris. Absent was Councilmember Duncan McArthur. Also present were City Manager Greg Caton, Deputy Manager Tim Moore, City Attorney John Shaver, IT Director Jim Finlayson, Internal Services Manager Jay Valentine, Project Manager Scott Hockins, and Consultant Diane Kruse.

Councilmember Kennedy moved to go into Executive Session to receive confidential and/or proprietary information pursuant to Colorado Revised Statutes 24-72-204(3)(a)(iv) for purposes of evaluating proposals and to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators concerning the development of broadband service(s) in the City under Colorado Revised Statute 24-6-402(4)(e) of the Open Meetings Law and will not be returning to open session. Councilmember Traylor Smith seconded the motion. Motion carried.

The City Council convened into executive session at 6:01 p.m.

Councilmember Kennedy moved to adjourn. Councilmember Chazen seconded. Motion carried.

The meeting adjourned at 7:05 p.m.

Stephanie Tuin, MMC
City Clerk

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

July 20, 2016

The City Council of the City of Grand Junction convened into regular session on the 20th day of July, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Councilmember Chris Kennedy was absent. 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 Chazen led the Pledge of Allegiance which was followed by a moment of silence.

Citizens Comments

Bruce Lohmiller, 536 29 Road #4, spoke to Council regarding Judicial Discipline and on newly appointed Judge Lance Timbreza. He also invited the City Council to the Veteran's Art Center.

Council Comments

Councilmember McArthur had no report.

Councilmember Boeschstein said on July 18th he and City Manager Greg Caton met with some Museum of the West board members and for now, the Museum will remain downtown. On July 19th he went to the Riverfront Commission meeting; the Board is raising funds through voluntary donations. On July 20th he attended the Horizon Drive Association Business Improvement District (HDABID) meeting; he praised the horse sculptures installed in the roundabouts.

Councilmember Chazen said on July 20th he attended the Associated Governments of Northwest Colorado (AGNC) meeting and the main topic was on the possible legislative changes to the severance tax. He said a State Supreme Court decision awarded a refund to one of the big energy producers which should have an impact on the amount of funds distributed to the multiple levels of local government. AGNC is planning to find a way to keep the funds. Also, as vice chair, he will be stepping into the chair position until officer elections are held in April 2017. The Grand Junction Downtown Development Authority and Business Improvement District (DDA/BID) Board has narrowed the executive director search down to the top four candidates. Final

interviews will be held July 21st and 22nd. He thanked Human Resources Director Claudia Hazelhurst for her assistance with the process.

Councilmember Traylor Smith said she went on a tour of St. Mary's Hospital's new neurological floor. She congratulated them for bringing new services to the valley.

Councilmember Taggart went to the Grand Junction Housing Authority's Open House for their new building and said it was very impressive and now all divisions of the organization are under one roof. On July 12th, he went to the HDABID horse sculpture celebration and said the sculptures are beautiful. He stressed that the HDABID paid for the sculptures in full. Also on the 12th, he went to Grand Junction Visitor and Convention Board meeting, and on the 18th he went to the Colorado Wine Board dinner with City Manager Greg Caton; the keynote speaker at the dinner, Warren Winiarski, was interesting and instrumental in introducing wine vines to Palisade in the 1960's. On the 19th the Grand Junction Regional Airport Authority had their meeting and the new Director, Kip Turner, attended. His priorities will be to have a study on the terminal building and the building shell and develop a strategy to move the Airport forward.

Council President Norris said she too went to the HDABID celebration. She noted the HDABID members went door to door within the District to gain support for the Horizon Drive improvement project and have contributed financially to make the area very nice. She noted the HDABID deeded the horse sculptures to the City for insurance purposes. She also recognized the Downtown BID and the North Avenue Owners Association as two other organizations that contribute greatly to improve their areas. She also attended the Colorado Mesa University open house for their new engineering building and on the 20th she went to the Mesa County Community Corrections Board meeting. She described what the Corrections Board does and noted it is funded by the State.

Consent Calendar

Council President Norris asked if there were any changes to the Consent Calendar. Councilmember Chazen asked that item #2, Council Committee Assignments, be moved from the Consent Calendar to the Regular Agenda for individual consideration.

Councilmember Traylor Smith moved to adopt the Consent Calendar with the stated change (items #1 and #3 through #5). Councilmember McArthur seconded the motion. Motion carried by roll call vote.

1. Minutes of Previous Meeting

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

2. **Council Committee Assignments for 2016 - 2017 - MOVED TO REGULAR AGENDA**

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

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

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

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**

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

5. **Setting a Hearing on 2016 First Supplemental Appropriation**

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

REGULAR AGENDA

Council Committee Assignments for 2016 – 2017

Council President Norris asked the City Clerk to read the list of committee assignments for 2016 – 2017.

City Clerk Tuin read the list (attached).

Councilmember McArthur moved to adopt Resolution No. 33-16 adopting the Council Assignments as read by the City Clerk. Councilmember Boeschenstein seconded. Motion carried by roll call vote.

Public Hearing – Grand Junction Lodge, a Senior Living Facility, 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.

The public hearing was opened at 7:22 p.m.

Brian Rusche, Senior Planner, presented this item. He described the proposed development plan, the location, the request, and the underlying zone being requested known as the Mixed Used Opportunity Corridor. The proposed rezone is being requested to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 50,000 square feet. The current zoning is R-4 (residential 4 units per acre). He described the surrounding zoning and the allowed uses. The proposed facility will have 60 beds which would result in about 7.25 units per acre. He provided information on how rezones can be requested and the criteria needed for such a request. The ODP will be adopted in conjunction with the new zoning. A Planned Development must provide community benefits to be considered. He listed the benefits of the project: more effective use of infrastructure, reduced traffic demands, provision of a needed housing type, and innovative design. He also noted the parking and landscaping elements exceed Code requirements. The Planning Commission (PC) forwarded a recommendation of approval from their June 28, 2016 meeting.

Councilmember Taggart said concern was expressed at the neighborhood meeting and in a letter from Karen Troester. He asked Mr. Rusche to address these concerns and if the plans took those comments into consideration.

Mr. Rusche said Ms. Troester was present and could speak to her letter and that he was not at the neighborhood meeting. Mr. Rusche said the letter was received early in the process and some of the concerns were taken into consideration. The applicants can possibly address that.

Councilmember Chazen asked how the PC voted on this. Mr. Rusche said six voted in favor and one Commissioner abstained.

Councilmember Boeschstein asked what the front yard setback is. Mr. Rusche said the MXOC does not have a minimum or maximum front yard setback, but it is proposed to be between five to ten feet. Councilmember Boeschstein asked what the R-4 setback is. Mr. Rusche said the standard is 20 feet. Councilmember Boeschstein then asked if there were any concerns regarding the heavy traffic on Patterson Road and the impact it may have on the residents of this development. Mr. Rusche said additional pedestrian improvements will be installed when the roadway is widened.

Councilmember Boeschstein asked if the existing house will be torn down. Mr. Rusche said it will. Councilmember Boeschstein then asked if it is on the Historical Register. Mr. Rusche said no. Councilmember Boeschstein asked what architectural style the new building will have. Mr. Rusche said the applicant could address this.

Terry Classen, Sopris Lodge, LLC, 650 Lariat Lane, Glenwood Springs, the applicant's representative, thanked Mr. Rusche and the neighborhood and said they did incorporate neighborhood comments into the design. He introduced the other members

of the team and said he is from Rocky Mountain Senior Housing and their goal is to create attractive senior housing facilities; he listed some locations of their other projects. He noted the team is based mostly on the western slope, a local contractor will be used, and both long term and short term jobs will be created. He said a feasibility study was done which found there is a need for this type of housing in all areas of the western slope and Grand Junction has the advantage of being close to medical facilities. He listed the benefits this facility will provide and said one need is for hospitals to be able to transition patients out of full care to skilled nursing facilities; this project will have synergy with St. Mary's Hospital, CMU's strong nursing program, and he hoped the neighborhood. This facility will have an 800 square foot green house for the residents, will tie into an existing pedestrian walkway (and possibly in the future a trail), and provide a variety of dining options. He then listed the planned room options and amenities and said it would be an improvement from the abandoned house currently on the property. He clarified that it is not a historic building. He showed and reviewed the conceptual drawings pointing out the different sections. He said Vivage Senior Living would manage the property and noted they have a tremendous reputation in Colorado.

Councilmember McArthur asked what the "9 to 12 trips" mentioned in the traffic study meant. Mr. Classen said it was anticipated there would be 9 to 12 trips made during peak traffic times and deferred to Mr. Rusche for additional information.

Mr. Rusche said the development engineer was present and could explain further.

Rick Dorris, Development Engineer, explained the formal traffic study performed by Turnkey Consulting, LLC. He said 9 peak trips are made in the morning and 14 in the evening with one round trip equaling two trips; the daily total is 170. Councilmember McArthur asked if there were any issues regarding the Patterson Road ingress/egress. Mr. Dorris said this was studied a lot by camera feed; the spacing between 8th Court and 7th Street is over 800 feet (meets City criteria), however the main concern was if a left hand turn could be made. It was found there are times when westbound traffic on Patterson Road backed up to 8th Court, but not many. Area residents wanted to keep the 8th Court left turn option so it was decided not to make any changes at this time. In the future, when the road is widened an additional fifteen feet of right-of-way will be added to incorporate detached sidewalks with a landscaping strip between it and the road, and possibly medians, at which time side streets would be right in and right out only. Limiting it at this point would be overkill, however, the City will continue to monitor it.

Councilmember Chazen asked if the residents could own vehicles and if so, were those trips included in the traffic study. Mr. Classen said most residents will not be driving, but the Code stipulates there must be one parking space per four residences. Mr.

Dorris said generally residential streets must handle 1000 ADT (annual daily traffic); the current volume is 130 and it is anticipated to only increase to 380 with the new facility.

Councilmember Boeschstein asked if there is a protected eastbound left turn lane off of Patterson Road and if so, will it back up traffic. Mr. Dorris said currently there is striping for a hybrid two way left turn lane dedicated for 7th Street and 8th Court, but the lane for 8th Court has been ignored. He added at certain times of the day cars cannot enter the center turn lane and need to go further west or east. According to the TCP (transportation capacity payment) policy, median installation is a City expense.

Council President Norris asked how much more traffic could this area handle before medians should be installed. Mr. Dorris said he is unsure, which is why the area will continue to be monitored.

Councilmember Boeschstein asked if there will be any buffering along Patterson Road. Mr. Classen said per Code, the building will be elevated and use sound attenuation.

Councilmember McArthur noted one tradeoff of a form based opportunity zone is that the setback could be adjusted and allow parking lots at the back of the property. Mr. Classen said they also plan to enhance the landscaping.

Karen Troester, 2714 N. 8th Court, said she wrote the letter that was referenced earlier and distributed packets of information (attached) that included a meeting at the Police Department, facilitated by Chief John Camper regarding traffic; the residents were told 1,000 cars could be parked in the area. Ms. Troester reviewed her handout and said she spent time at other facilities and did traffic counts; she asked what the definition is of a straight street since 8th Court is a short dead end cul-de-sac. She felt this design will not create a buffer and compared this situation to other local facilities, stating these facilities consistently don't have enough parking. She also visited the Colorow Care Center in Olathe (built by Rocky Mountain Senior Housing), which is a 64 bed facility with 64 parking spaces. She again stated 32 parking spots for the proposed facility is not sufficient and getting out onto Patterson Road is already challenging. She verified with the company's Denver office that residents can have their own cars and there will also be a lot of other related traffic for deliveries, maintenance, and services. She said there are other locations that would be more suitable and not create these issues. She asked that this project be denied.

Laura Bishop, 612 View Point Drive, in the neighborhood across the canal from 8th Court, opposes the project and said this project would also negatively affect her neighborhood. She also said a hospitality house would be okay, but Patterson Road isn't fit for this size of a project. There is plenty of land elsewhere; this is the wrong site.

Troy Gorman, 2712 N. 8th Court, which adjoins the site to the north, said all other businesses along Patterson Road have direct access to it; this would be the only one with access to a residential street. He also said his residence will be affected by the parking lot lighting and three of the trees north of the proposed site the developer said would be kept are dead. At the neighborhood meeting, it was explained that this site would be accessible to visiting families which would add thirty cars in and out of the facility during rush hour. He then asked why these facilities are not looking for a location around Community Hospital; he felt they should be more spread out.

Vicki Bledsoe, 2719 N. 8th Court, said there are 11 nursing and rehabilitation homes within 1 ½ square miles of N. 8th Court that have gorgeous entrances for all the commercial trucks coming in and out. N. 8th Court already has traffic and parking problems.

George Jachim, 2715 N. 8th Court, said he is against the rezone and has lived there ten years. He did not reside there when the previous owner requested a rezone, but found the previous request was denied due to safety concerns and that project was smaller than this one. This is a beautiful residential lot and a good location for a house.

Ashley Troester, 2714 N. 8th Court, said another safety concern is delinquent teens that reside in a house across the street from this property. She said her 102 year old grandpa lives with them and was antagonized by a teen driver from that residence.

Richard Troester, 2714 N. 8th Court, said the facility itself makes sense, but this site does not. He said the reason the PC member abstained was due to safety concerns and he is disappointed the PC didn't stop this. Mr. Troester said numbers can show anything and the study numbers were made to show support for this proposal; the numbers are bogus and none of the studies have addressed any of the traffic and parking concerns. He then asked how many accidents happen between 7th and 12th Streets on Patterson Road.

Tricia Joy, 893 West Oak Grove, Montrose, said a similar project is being proposed for Montrose and her mother lives in Colorow in Olathe. She then said she served on a planning commission and has heard many citizens; she is glad to see the speakers before her have done their homework, but there is another side. She spent six months trying to place her mother in a proper facility and proximity to a hospital is really important. For many residents their doctors and medical history are at St. Mary's Hospital and people want to stay in their neighborhood. This project is for assisted living which is different from skilled nursing; Colorow is a much nicer facility and extremely well managed by Vivage. The opportunity to have a quality facility is rare and worth looking at for the community. She agreed there are traffic and safety issues, but felt the opposition is based more on NIMBY (not in my backyard) since the project does

meet the criteria in the zoning code. She asked what precedent would be set if this was denied and said there is a community need; she supports the project.

There were no other public comments.

The public hearing was closed at 8:35 p.m.

Councilmember McArthur asked how the parking standard originated. Mr. Rusche said the Code Amendments take information gathered for evaluation and are compared with other communities and national standards.

Councilmember McArthur asked if the traffic standards had the same process. Mr. Dorris said yes.

Councilmember Chazen asked, regarding the parking issue, how many people will be on staff at any one time. Mr. Classen deferred to Mark Osweiler of Vivage Senior Living to address, but first said the other facilities mentioned are skilled nursing facilities and are different from this project which is residential and will have minimal traffic impacts except for special events.

Mark Osweiler, 12136 W Bayoud Avenue, Lakewood, said there will probably be 15 staff members during the day and 7 to 8 during off peak hours. Providers and relatives will also be coming in and out and on certain days and for special events, capacity will be stretched, but staff would then park elsewhere and use a shuttle.

Councilmember Chazen asked where the loading dock will be located. Mr. Osweiler said it would be in the back by the greenhouse.

Councilmember Boeschstein asked if this is located on a Grand Valley Transit route. Mr. Classen said yes and there are westbound and eastbound turnouts.

Mr. Rusche identified the stops and pull outs on an aerial photo. Councilmember Boeschstein then asked where the nearest crosswalk is. Mr. Rusche said it is at 7th Street and Patterson Road.

Councilmember Boeschstein asked if Council could give conditional approval by disallowing left turns with striping and signs. Mr. Dorris said that could be done, but it is typically ignored; it would be more effective to put a median in place which would only be triggered if there were safety problems. Councilmember Boeschstein asked who would be responsible for the cost. Mr. Dorris said it would be a City expense.

Councilmember Traylor Smith asked if a right turn lane had been considered. Mr. Dorris said according to the TCP, it did not "warrant" a right turn lane.

Council President Norris asked if the Pavilion can be entered by a left turn. Mr. Dorris said he thought it could and explained the City typically reviews the level of service of a

facility and how it operates. It was felt, at this time, no changes needed to be made, but monitoring would continue.

Councilmember McArthur asked what the purpose is to not allow access off of Patterson Road. Mr. Dorris said if direct access to Patterson Road was provided, it would not allow the necessary spacing requirement which was established based on national standards.

Councilmember McArthur asked Mr. Rusche to discuss the circumstances of the Comprehensive Plan (CP) and MXOC and how it affects property along Patterson Road. Mr. Rusche said the MXOC was included in 2010 CP and extends the entire length of Patterson Road.

Councilmember Chazen asked how the PC dealt with this project; he noted one of the speakers had concerns regarding the data. Mr. Rusche said his perspective is different from the neighborhood; he and the PC looked at how this project would fit within the existing Code.

Councilmember Boeschstein asked if the parking lot lighting will be directed down. Mr. Rusche said it is required to be downcast and the maximum light height is 35 feet; the proposed lights are in the 25 foot range and the lighting plan showed no spill over. Councilmember Boeschstein asked if the units will be priced at market rates. Mr. Classen said yes.

Councilmember McArthur said he understood the concerns expressed; the City adopted the CP in order to look toward the future, which is hard to ignore.

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

Councilmember McArthur moved to adopt Ordinance No. 4708 on second reading and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion failed by roll call vote with Councilmembers Chazen, Taggart, Traylor Smith, and Council President Norris voting NO.

Councilmember Chazen made a motion to send this project back to the PC for review of the parking and traffic concerns. Councilmember Traylor Smith seconded the motion.

Councilmember Taggart said he would not support the motion. He felt this is a wonderful project, but the site is not suited for it. He felt if it is brought back before the PC it would extend the labor and cost as well as set a precedent that other residential neighborhoods that align with Patterson Road may be subject to the same concerns.

City Attorney Shaver advised giving more specific direction to the PC in regard to the motion in order to get the needed information back from the PC.

Councilmember Chazen explained he would like the PC to review the parking and traffic data since concerns were expressed regarding their validity; once reviewed he would like the PC's recommendation for the project.

Councilmember McArthur said the project already meets the Code and sending it back to the PC won't change that.

Councilmember Chazen said he would like the PC to ensure the data is valid.

Councilmember McArthur said Staff has already reviewed the data for validity.

Councilmember Traylor Smith said she was concerned that this facility would increase traffic on Patterson Road.

Council President Norris said although this is a great project, it doesn't fit this location and she questioned the parking and traffic load.

Motion failed by roll call vote with Councilmembers Boeschenstein, Taggart, and Council President Norris voting NO.

The Council took a break at 9:07 p.m.

The meeting reconvened at 9:15 p.m.

Public Hearing – 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.

The public hearing was opened at 9:15 p.m.

Brian Rusche, Senior Planner, presented this item. He described the proposed rezone, the location, and the request. The proposed zoning is being requested to relocate an existing chiropractic office into the existing structure on the property. The CP created a business park mixed use designation with a purpose to provide small areas for offices for surrounding uses. This is an existing building. The request meets the criteria of the Comprehensive Plan, the Zoning and Development Code, and the Economic Development Plan. The Planning Commission forwarded a unanimous recommendation of approval from their June 28, 2016 meeting.

Bryce Christianson, 2920 N. 13th Street, the potential buyer, went to purchase the property and discovered the error in the zoning. He plans to invest \$100,000 and give the building a big face lift. The business will provide jobs and CMU kinesiology program

internships. The old Community Hospital building will be used for the CMU nursing and kinesiology programs. Dr. Christianson hoped this will be a good addition to 12th Street and compliment the CMU kinesiology program where students can get practical experience.

Councilmember Traylor Smith said she can recuse herself because Dr. Christianson is her chiropractor, but she felt she could be objective.

City Attorney Shaver asked Councilmember Traylor Smith if she has discussed this matter with him and asked if, based on her patient relationship, she has an automatic predisposition to vote in favor of the item. Councilmember Traylor Smith answered no to both questions. City Attorney Shaver said there is no actual conflict, and left the final decision up to Council.

No one on Council had an issue with Councilmember Traylor Smith participating.

There were no other public comments.

The public hearing was closed at 9:22 p.m.

Councilmember Chazen asked who the prior tenant was. Mr. Rusche said a tattoo parlor was the prior tenant, but through the purchase process found it was improperly zoned. Councilmember Chazen said he will support this. Mr. Rusche said now is the time to correct the zoning. Dr. Christianson said the property has only been used for commercial purposes.

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)

Councilmember Chazen moved to adopt Ordinance No. 4709 on second reading and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public 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.

The public hearing was opened at 9:25 p.m.

Senta Costello, Senior Planner, presented this item. She described the request and how it came forward. The proposal was to create a new category in the Zoning and

Development Code for stand-alone crematories and amending the existing category to be for funeral home/mortuary use as funeral homes/mortuaries have different impacts than standalone crematories. She explained how this was reviewed and analyzed, including impacts on surrounding properties. The Planning Commission forwarded a recommendation of approval to City Council on June 28, 2016.

Councilmember Chazen asked who regulates the use of these facilities and if they are dual use for humans and animals. City Attorney Shaver said this is not part of City regulations and he does not know if there are specific State regulations; but the use allows for both animal and humans.

Councilmember McArthur asked if the concern is not to have this in a business district. Ms. Costello said the City wanted to make sure those areas would remain available for multi-family units and to avoid the negative connotations of being located in a residential area. Councilmember McArthur asked if this is consistent with other cities. Ms. Costello said yes and that the industry trend is to separate crematories from funeral homes.

There were no public comments.

The public hearing was closed at 9:32 p.m.

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

Councilmember Traylor Smith moved to adopt Ordinance No. 4710 on second reading and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Rutherford Annexation and Zoning, Located at 2089 Broadway

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.

The public hearing was opened at 9:34 p.m.

Scott D. Peterson presented this item. He described the site, the location, and the request. The property owners want to subdivide the existing property to create a second residential lot. A neighborhood meeting was held on April 18, 2016 and no objections to the request were made. The Planning Commission forwarded a recommendation of approval of the zoning from their June 28, 2016 meeting on unanimous vote.

Mr. Peterson described the surrounding zoning and uses. The request meets the goals of the Comprehensive Plan and the Zoning and Development Code criteria. The applicant was not able to attend.

Councilmember Boeschstein asked where the contiguity is for the existing City limits.

Mr. Peterson pointed out a strip of City right-of-way that would connect the property to existing City limits. Councilmember Boeschstein then asked if this would be a flagpole annexation. Mr. Peterson said yes.

There were no public comments.

The public hearing was closed at 9:39 p.m.

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

Councilmember McArthur moved to adopt Resolution No. 34-16 and Ordinance Nos. 4711 and 4712 on second reading and ordered them published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public 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.

The public hearing was opened at 9:40 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the request and reviewed the history of the lighting section with the various updates of the Zoning and Development Code that led to this request. They are also adding the stadium lighting exemption. The Planning Commission recommended approval at their June 28, 2016 meeting.

Council President Norris asked how many current land uses will this amendment impact. Ms. Bowers gave examples and said it should usually just be a matter of turning the light down.

There were no public comments.

The public hearing was closed at 9:45 p.m.

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

Councilmember Boeschstein moved to adopt Ordinance No. 4713 on second reading and ordered publication in pamphlet form. Councilmember Traylor Smith seconded the motion.

Councilmember Chazen said the wording “all existing shall” would set up a situation where somebody would have to conform to these standards for their entire property if they modified their building in any way. Ms. Bowers said any new development is required to submit a lighting plan as part of their construction plan which has always been the intent and part of the Code; this amendment will just help with enforcement. Councilmember Chazen reiterated that if someone does any type of modification, they might be required to change all of their lighting.

City Manager Caton said the purpose of this amendment is to provide consistency in enforcement. He explained over time this was modified or accidentally modified and this will help with applicability.

Ms. Bowers said this does not apply to residential property.

Council President Norris asked how long have these standards been in place. Ms. Bowers said since the 1990's.

Councilmember McArthur asked if Ms. Bowers was aware of any properties out of conformance or if they would be allowed to be considered non-conforming. Ms. Bowers said she was not aware of any properties not in compliance.

Councilmember Chazen recalled a gas station that had to come into compliance regarding their lighting.

Community Development Director Kathy Portner said she was previously in charge of code enforcement and this is when it was noticed the language had been inadvertently changed. Prior to the adoption of the 2010 Code, the provision that all lighting had to meet standards was included. However, this does not address illumination, only the cutoff or non-trespass of lights to an adjacent property which has been in the Code since 1990's for all properties. Prior to 2010, non-downcast lighting options were: turning off

the light by 10 p.m., redirect the light, or install a shield. She gave an example of how this amendment will provide enforcement consistency and most complaints can be fixed with the previously mentioned options. She noted enforcement is on a complaint basis only.

Councilmember Chazen noted the ordinance doesn't state enforcement is on a complaint only basis. He then asked if this would set a retroactive precedent. City Attorney Shaver said it would not set a legal precedent; it is a legislative matter. The requirements of this section don't mandate any change of the character of the lighting.

Councilmember Chazen said he will not support this because he feels it will set a precedent.

Councilmember Boeschstein said this is a good change that gives tools to the Planning and Enforcement Staff. He will support this.

Council President Norris said she doesn't believe in changing a law that already exists, especially since it is unknown how many properties this may affect; she will not support this.

Motion failed by roll call vote with Councilmembers Chazen and McArthur and Council President Norris voting NO.

Councilmember McArthur suggested changing the language so that it will not be retroactive to properties that are currently in compliance.

Ms. Bowers brought up two different codes for comparison.

Councilmember Taggart said the Code language inadvertently changed in 2010, before that it was not retroactive, but already in effect from 2006 up to the 2010 change.

Council President Norris expressed concern regarding older buildings.

City Attorney Shaver suggested to not reference "new or existing", but to reference "land use" to confine light to a property. Councilmember Chazen said it would still be retroactive and set a precedent. City Attorney Shaver said the standard would not change, it would just clarify that light must be confined to a property.

Ms. Portner said enforcement prior to 2010 did not require changing light fixtures, just to mitigate light spillage. She agreed with City Attorney Shaver's suggestion.

City Attorney Shaver proposed to delete "new and existing". Ms. Bowers clarified that the language change would read "All new land uses...". City Attorney Shaver said they could also add that it would not include changing fixtures.

Council President Norris said the ordinance would communicate the same thing without “new and existing”. She is still not comfortable with the suggestions. Councilmember Chazen agreed and asked for more time.

Councilmember McArthur asked if property is annexed and not in compliance, like an enclave, how would that be addressed. Ms. Bowers said it would be addressed through a site plan review. Councilmember Boeschenstein added it would be classified as “pre-existing non-conforming”. City Attorney Shaver clarified, if it was legal in Mesa County at the time, it would be “pre-existing non-conforming”.

Council directed Staff to reword the ordinance and bring it back before Council.

Loan Approval and Sole Source Purchase of Filter System Components for the Water Plant Filter Project

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.

Greg Lanning, Public Works Director, presented this item and explained the need for funding and the elements needed for the project. The newer filters will be more efficient, more reliable, and have a longer life. He explained the reason for the sole source purchase request and said the term of the loan is 20 years at 2.0% interest with an administrative cost of \$16,000. He reviewed the financial information for the loan. Then he reviewed the time frame for the project.

Councilmember Chazen asked if this technology is currently in use and if the expected life span exceeds the life of the financing. Mr. Lanning said the life expectancy is far more than twenty years, but technology will change a lot in 20 years.

Councilmember Chazen moved to 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. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 10:22 p.m.

Stephanie Tuin, MMC
City Clerk

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2016 Assignments
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 a.m. different municipalities	Martin 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	Martin Chazen
Grand Junction Housing Authority	4 th Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	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
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 st Tuesday @ noon @ various locations	Barbara Traylor Smith Alternate – Phyllis Norris
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations (usually at Parks Administration Offices)	Chris Kennedy
Riverfront Commission	3 rd Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	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
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 th Street	Barbara Traylor Smith
Colorado Water Congress	Meets 3-4 times a year in Denver	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
Club 20	The board of directors meets at least annually. The time and place for board meetings are determined by the Executive Committee.	Rick Taggart
Orchard Mesa Pool Board	Meets twice a year of each month at 8:00 A.M. at a designated location.	Duncan McArthur

Ad Hoc Committees	Date/Time	2016 Council Representative
Avalon Theatre Committee	Third Thursday at 8:00 a.m.	Bennett Boeschstein
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem
Homeless/Vagrancy Committee	Meets as needed and scheduled	Duncan McArthur, Bennett Boeschstein, Marty Chazen
Property Committee	Meets as needed and scheduled	Barbara Traylor Smith, Bennett Boeschstein
Zoning and Development Code Review*	Meets as needed and scheduled	Duncan McArthur, Bennett Boeschstein
Regional Communication Center Committee	Meets as needed and scheduled	Phyllis Norris, Chris Kennedy

Other Boards

Board Name	Date/Time	2016 Council Representative Who Attends Regularly
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
Building Code Board of Appeals *	As needed	NA
Commission on Arts and Culture *	4 th Wednesday of each month at 4:00 p.m.	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.	Bennett Boeschstein
Homeless Coalition	Meets on the third Thursday of the month at 10:00 a.m. at St. Mary's Pavilion	Duncan McArthur, Bennett Boeschstein
Horizon Drive Association Business Improvement District *	3rd Wednesday of each month at 10:30 a.m.	Bennett Boeschstein
Persigo Board (All City and County Elected)	Annually	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	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.	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

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 over flow 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
Monuments • Means • Memories


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](#)
 [Purchasing Taxes/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	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	SD51O06	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 appx. 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	2585193	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

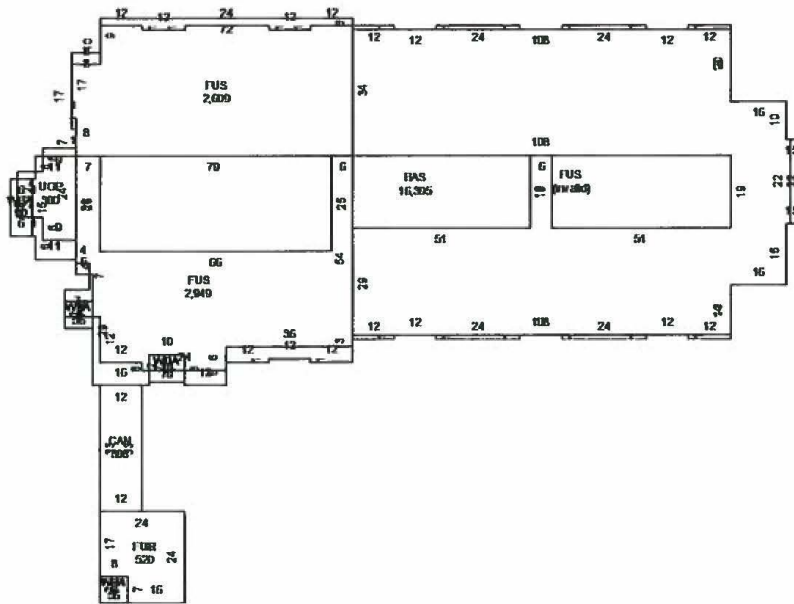
Approximate Acres: 2.83 (Acreage is approximate and should not be used in lieu of Legal Documents)

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(WDBA) = 272 sq. ft.
- Unfin Open Porch(UOP) = 300 sq. ft.

Building ID MOD359S158.1374251553593
 Model Description: Apartment
 Building Use: MULTI 9+ (1225)
 Units: 54
 Arch Desc: RETIRE/NURSING
 Quality: ABOVE AVERAGE QUALITY
 Actual Year Built: 1988
 Effective Year Built: 1988
 Rooms: 45
 Bedrooms: 5
 Bathrooms: >4 BDRM->4 BATH
 Heat Type: HOT WATER


Heat Fuel: GAS
 Heated SQ. FT.: 30109
 Air Conditioning: ROOF TOP AIR
 Frame: WOOD FRAME
 Interior Wall: DRYWALL
 Exterior Wall: WOOD SIDING
 Roof Cover: ASPH/COMP SHNGL
 Roof Structure: GABLE OR HIP
 Style: MULTI 9 & UP
 Stories: 2
 Comm. Wall Height: N/A
 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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[Select Other Map](#)

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)

[Property Code Listing](#) | [TAC \(Tax Assessor Code Book\)](#) | [Manufactured Homes](#) | [Real Property Valuation F.A.Q.'s](#)
[Purging Titles/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	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	\$870.45
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](#)

Access 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 Records Office.
Click the associated reception number for Grantee and Grantor information via recorded document.

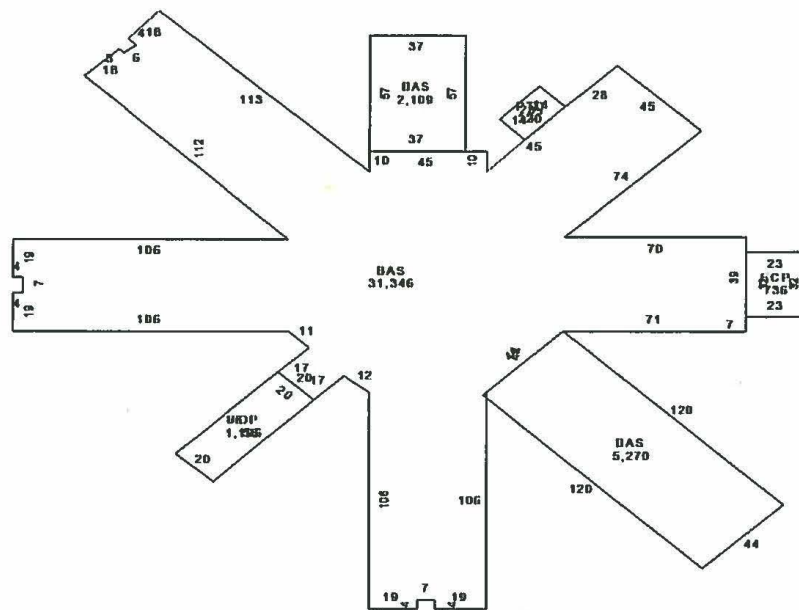
Land Description

Property Use Code	Property Use Type	Units
1125	9 UNITS & UP - RES	3
Approximate Acres: 3.18 (Acres 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: R051477APT1.142009560000
Model Description: Apartment
Building Use: MULTI 9+ (1225)
Units: 104
Arch Desc: RETIRE/NURSING
Quality: ABOVE AVERAGE QUALITY
Actual Year Built: 1994
Effective Year Built: 1994
Rooms: 56
Bedrooms: 5
Bathrooms: >4 BDRM->4 BATH
Heat Type: FORCED AIR HEAT

Heat Fuel: GAS
Heated SQ. FT.: 39454
Air Conditioning: CENTRAL AIR
Frame: MASONRY
Interior Wall: DRYWALL
Exterior Wall: COMMON BRICK
Roof Cover: ASPH/COMP SHNGL
Roof Structure: GABLE OR HIP
Style: MULTI 9 & UP
Stories: 1
Comm. Wall Height: N/A
Comm. Fixtures: N/A

There are no Miscellaneous items associated with this record

Historical Information

Property Card History Card Building Permits

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: SPTHS 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)

[Property Code Listing](#) [TAC \(Tax Assessor Code Book\)](#) [Manufactured Homes](#) [Real Property Valuation F.A.Q.'s](#)
[Purging Titles/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	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	SD51006	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 Record of Documents)</small>	Document Type
04/12/1999	\$2,719,000.00	1920692	SWD
		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
1125	9 UNITS & UP - RES	2.5

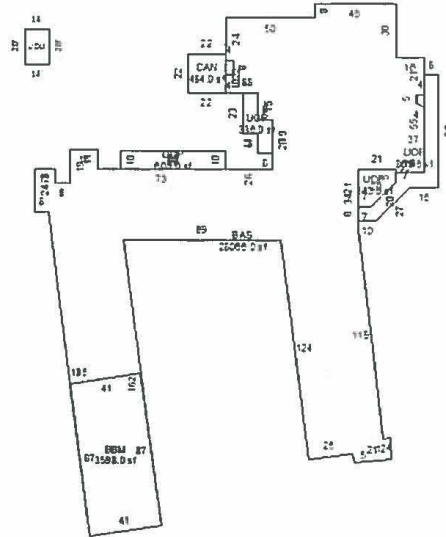
Approximate Acres: 2.08 (Acreage is approximate and should not be used in lieu of Legal Documents)

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
 Model Description: Apartment
 Building Use: MULTI 9+ (1225)
 Units: 84
 Arch Desc: RETIRE/NURSING
 Quality: AVERAGE QUALITY
 Actual Year Built: 1976
 Effective Year Built: 1980
 Rooms: 46
 Bedrooms: 5
 Bathrooms: >4 BDRM->4 BATH
 Heat Type: HOT WATER

Heat Fuel: GAS
 Heated SQ. FT.: 28066
 Air Conditioning: CENTRAL AIR
 Frame: WOOD FRAME
 Interior Wall: DRYWALL
 Exterior Wall: COMMON BRICK
 Roof Cover: CORG METAL
 Roof Structure: GABLE OR HIP
 Style: MULTI 9 & UP
 Stories: 1
 Comm. Wall Height: N/A
 Comm. Fixtures: N/A

Miscellaneous Building Information

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1988	RESI CONC D-499SF	0	0	3100.00
1988	ASPHALT-RESIDENTIAL	0	0	13000.00

Miscellaneous items above are not tied to a specific building

Historical Information

Account: R0650181Location

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

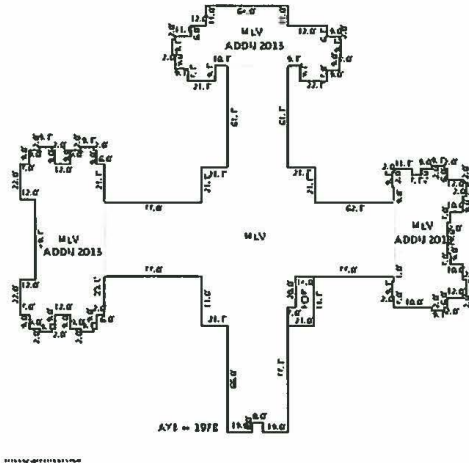
web site says 62 units

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
Situe 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/H ON PLAT OF SURVEY
762823
Business Name COLOROW CARE CENTER - 75 UNITS
Map Number 762823

TransfersTax History

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

* Estimated

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		

No Transfer DocumentsImages

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

Focusing On 885 S HIGHWAY 50 BUSINESS LOOP OLATHE 61425



Colorow Care Center

750 8th St
Olathe, CO 81425

2/5 overall rating

Department of Health and Human Services

★ Reviews (reviews.html)

- 62 Beds
- 59 Residents
- 95% Occupied

**COLOROW CARE
CENTER HAS BEEN
COMPARED**

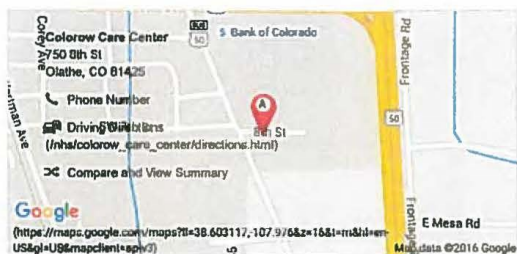
419 times

COMPARE NOW

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.

Share

General Info	Ratings	Staffing	Directions	Nursing Home Jobs
(/nhs/colorow_care_center/)	(/nhs/colorow_care_center/review/)	(/nhs/colorow_care_center/staffing/)	(/nhs/colorow_care_center/directions/)	(/nhs/colorow_care_center/jobs/)



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/

Advertisement

High degree of effectiveness for deep vein thrombosis and pulmonary embolism (DVT/PE)

Eliquis.
(apixaban) tablets 5mg/25mg

Find out **how ELIQUIS compared** to LOVENOX followed by warfarin

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And ask your doctor if ELIQUIS is right for you

IMPORTANT SAFETY INFORMATION

For people taking ELIQUIS for atrial fibrillation, do not stop taking ELIQUIS® (apixaban) without talking to the doctor who prescribed it for you. Stopping ELIQUIS increases your risk of having a stroke.

ELIQUIS may need to be stopped prior to surgery, medical or dental procedure. Your doctor will

US Full Prescribing Information, including boxed warning

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Q Top searched Nursing Homes
in Dallas, CO

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(*/nhhs/kindred_transitional_care_and_rehabilitation-cherry/*)
- **Pikes Peak Care and Rehabilitation Center**
(*/nhhs/pikes_peak_care_and_rehabilitation_center/*)
- **Cherry Creek Nursing Center**
(*/nhhs/cherry_creek_nursing_center/*)
- **Cherelyn Healthcare Center**
(*/nhhs/cherelyn_healthcare_center/*)
- **Jewell Care Center of Denver**
(*/nhhs/jewell_care_center/*)

📍 We found 5 nursing homes nearby Colorow Care Center

- **Horizons Care Center**
(/nhs/horizons_care_center/)

Advertisement

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INTEGRITY

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how you
SA

 Pink
INTEGRITY

Home and Cosmetics
IMPORTANT FACTS
INFORMATION ARE

Using estrogen-like
your choice of oral
gluten (wheat), the
vegetable bleeding
you are using. From
estrogenic Vegeta-
ble bleeding after in-
creasing signs of car-
cinoma. Your health
should check any
bleeding to find out

Do not use breast-
without prescription
diabetes, heart attack

Please see **Let** **Free**
including **BOXED** **Free**

 Pfizer
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RATE THIS NURSING HOME

- Mantey Heights Rehabilitation & Care Center
(/nhs/mantey_heights_rehabilitation_and_care_center/)
- Willow Tree Care Center
(/nhs/willow_tree_care_center/)
- Palisade Living Center
(/nhs/palisade_living_center/)
- Valley Manor Care Center
(/nhs/valley_manor_care_center/)

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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Doctors by Specialty	Dentists by Specialty	Hospitals in Top Cities	Nursing Homes in Top Cities
Cardiologists (/drs/cardiology/)	Oral and Maxillofacial Radiologists (/dentists/oral_and_maxillofacial_radiologists/)	Houston (/hospital/texas/houston.html)	Chicago (/nhs/illinois/chicago.html)
Cardiovascular Disease Physicians (/drs/cardiovascular_disease_physicians/)	Oral and Maxillofacial Surgeons (/dentists/oral_and_maxillofacial_surgeons/)	Chicago (/hospital/illinois/chicago.html)	Los Angeles (/nhs/california/los_angeles.html)
Dermatologists (/drs/dermatology/)	Oral and Maxillofacial Pathologists (/dentists/oral_and_maxillofacial_pathologists/)	Los Angeles (/hospital/california/los_angeles.html)	Cincinnati (/nhs/ohio/cincinnati.html)
Endocrinologists (/drs/endocrinology/)	Orthodontists (/dentists/orthodontists/)	San Antonio (/hospital/texas/san_antonio.html)	Houston (/nhs/texas/houston.html)
Family Practice Physicians (/drs/family_medicine_physicians/)	General Dentists (/dentists/general_dentists/)	Dallas (/hospital/texas/dallas.html)	San Antonio (/nhs/texas/san_antonio.html)
More ...	More ...		

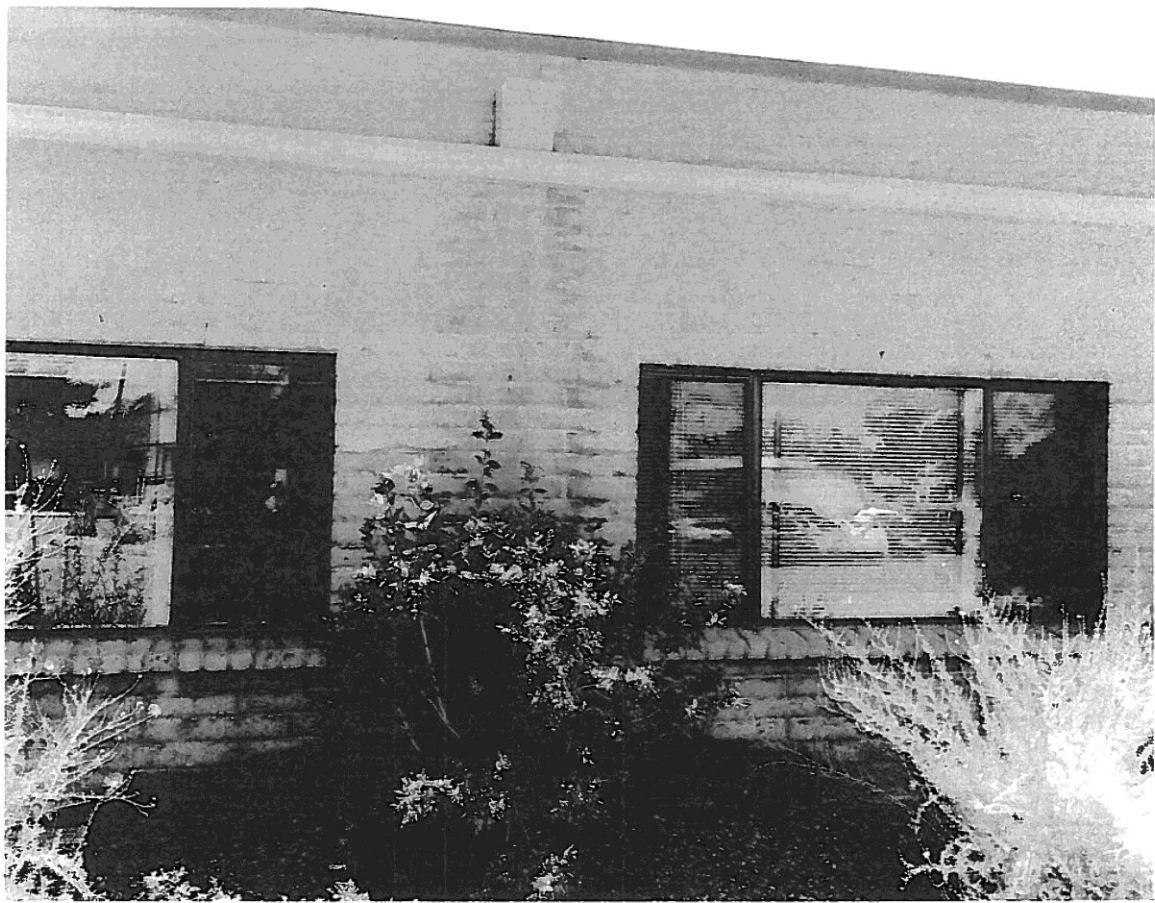
As more fully set forth in this website's User Agreement (/about_us/user_agreement.html), (1) nothing contained on or offered by or through this website should be construed as medical advice and should not be relied upon for medical diagnosis or treatment. UCompare Holdings, LLC, the provider of this website, does not recommend or endorse any particular healthcare provider whose information or ratings appear on this website; and (2) UCompare Holdings, LLC has granted you a limited license to access and use this website for your own noncommercial use. You are not permitted to copy, reproduce, distribute, transmit, mirror, frame, scrape, extract, wrap, create derivative works of, reverse engineer, decompile or disassemble any part of aspect of this website.

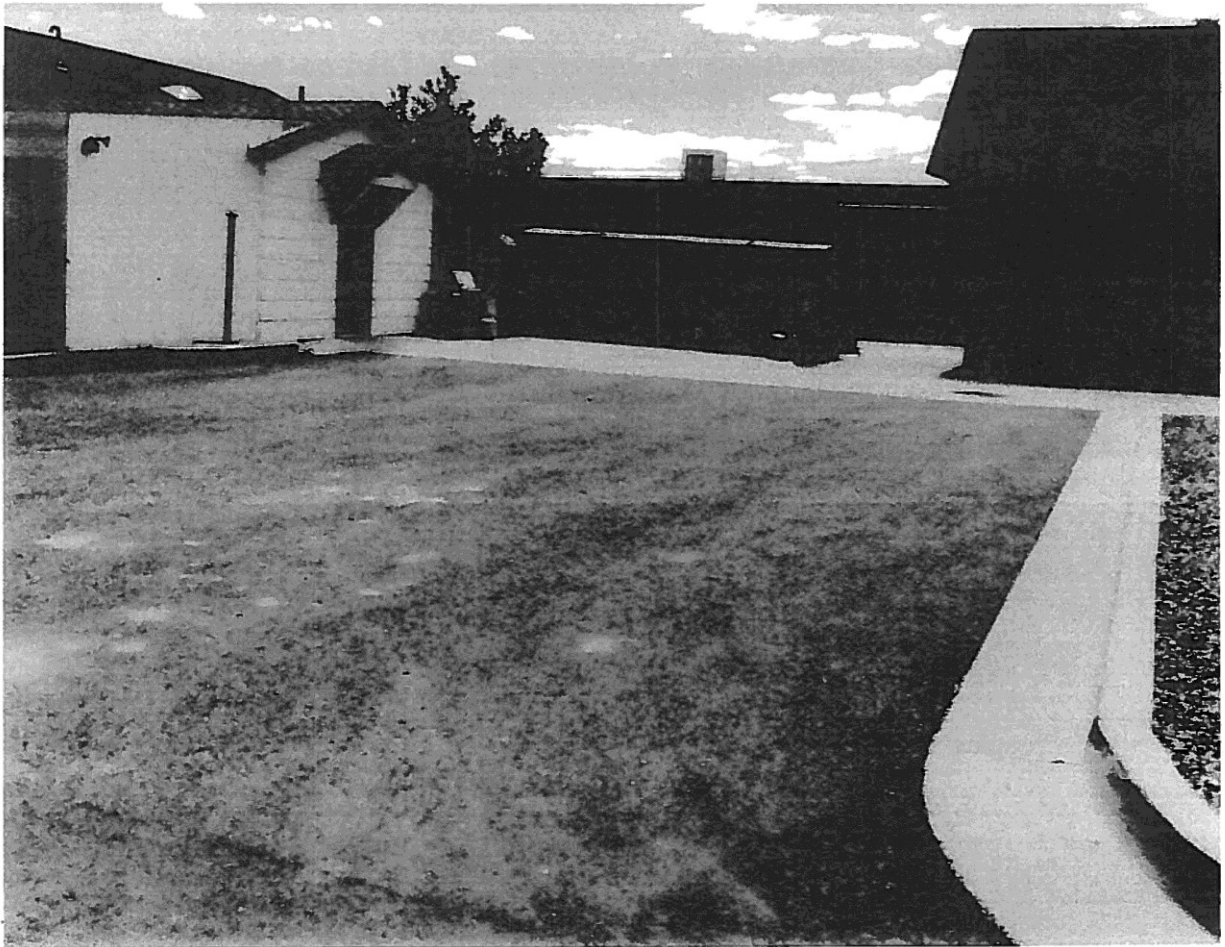


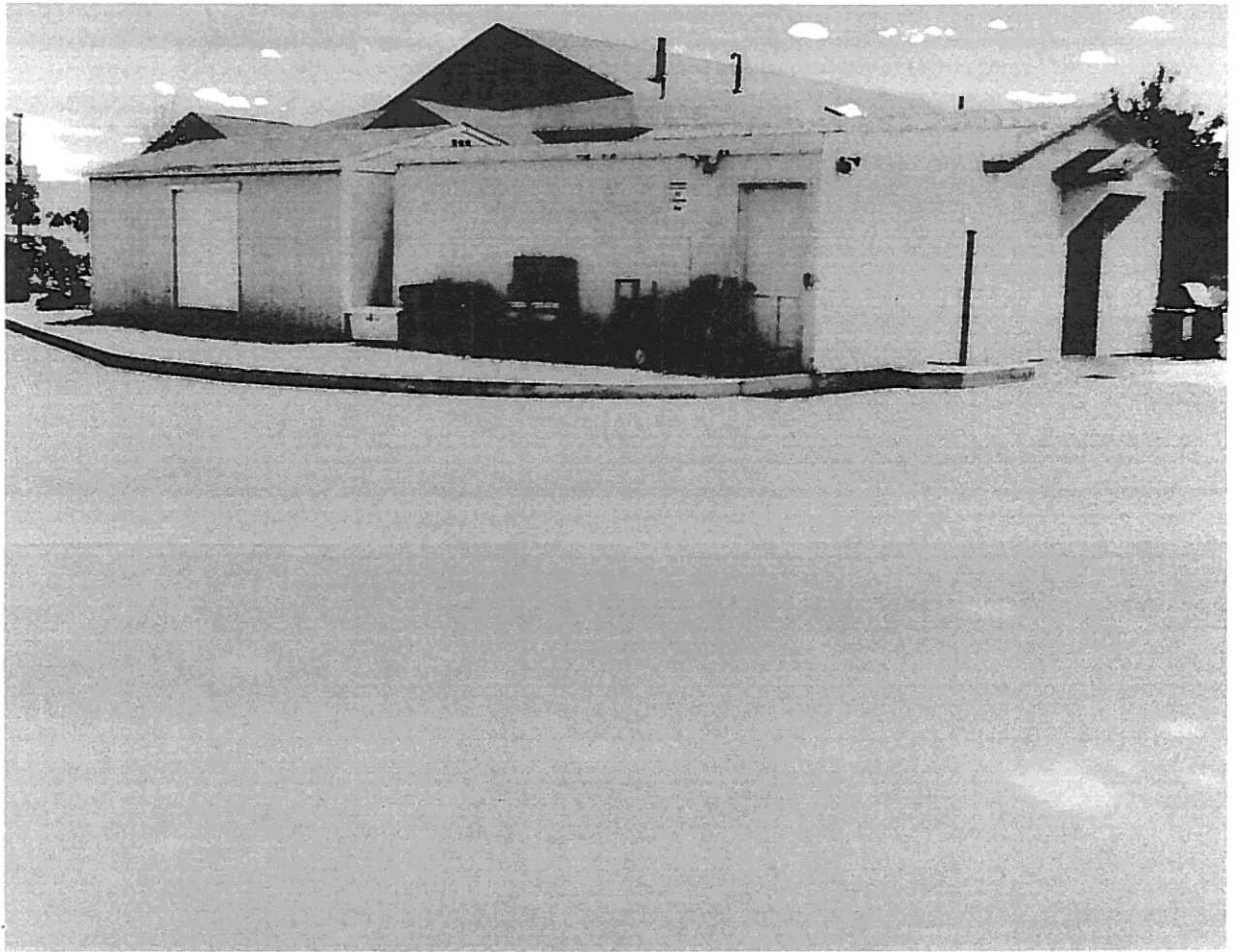




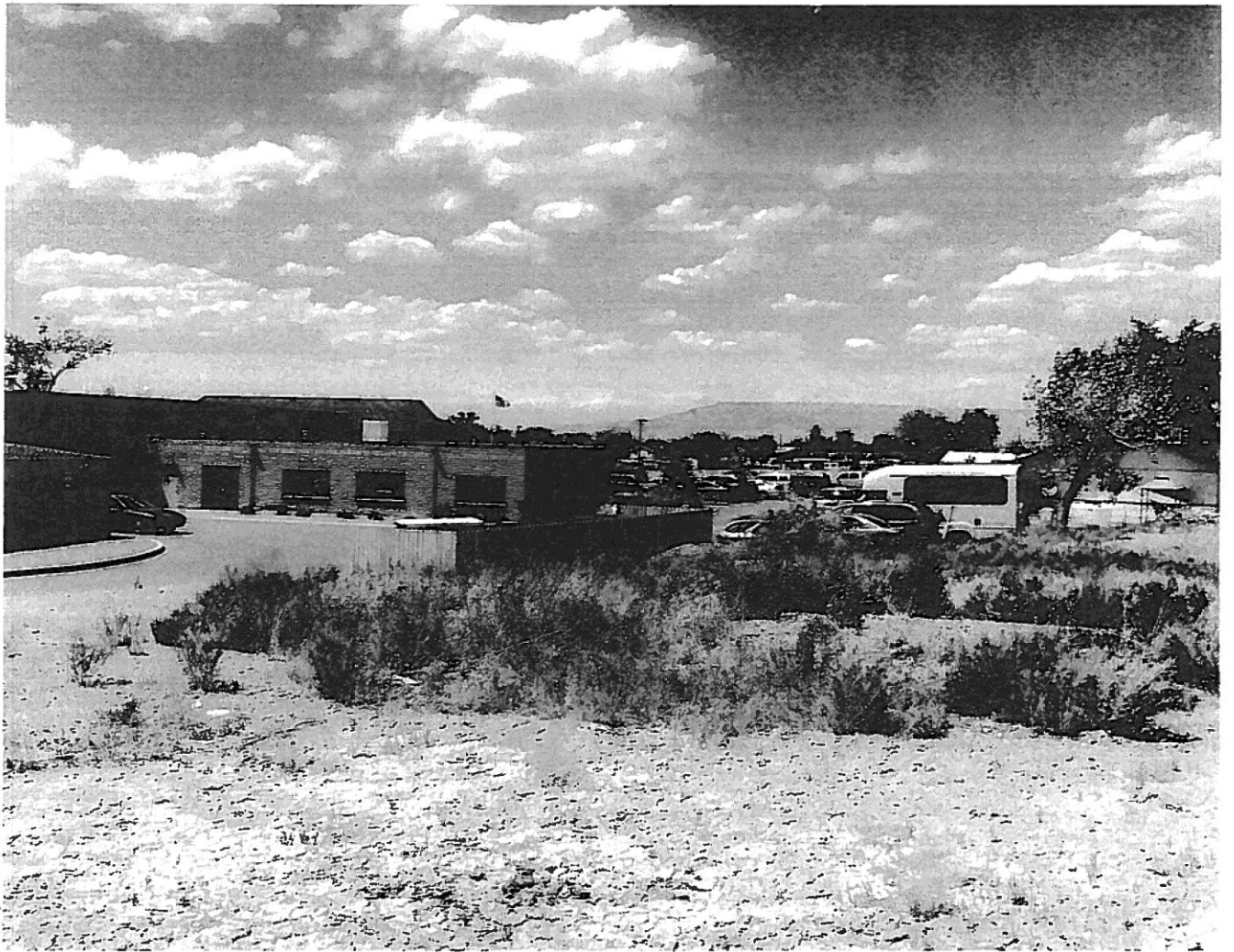














Attach 2

CITY COUNCIL AGENDA ITEM

Date: July 18, 2016

Author: Kathy Portner

Title/ Phone Ext: Interim DDA

Director/1420

Proposed Schedule: August 3, 2016

2nd Reading (if applicable):

File # (if applicable):

Subject: Outdoor Dining Lease for Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street

Action Requested/Recommendation: Adopt Proposed Resolution Authorizing the Lease of Sidewalk Right-of Way to Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street

Presenter(s) Name & Title: Kathy Portner, Interim Downtown Development Authority Director

Executive Summary:

Bella Balsamic & The Pressed Olive, Inc, located at 555 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 200 square feet in front of and immediately across the sidewalk from the building.

Background, Analysis and Options:

Bella Balsamic & The Pressed Olive, Inc is requesting an Outdoor Dining Lease for the area directly across the sidewalk from 555 Main Street. The Outdoor Dining Lease would permit the business to have a revocable license from the City to expand the licensed premise and operate from the public right-of-way. This business does not have a liquor license.

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

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

The addition of outdoor dining areas supports the vibrant atmosphere of the downtown area, and offers a significant business opportunity for increased sales and greater customer satisfaction.

How this item relates to the Economic Development Plan:

Strategy 1.5: The opportunity for outdoor dining areas support and strengthens existing businesses by providing for expanded services and dining experience.

Board or Committee Recommendation:

There are no board or committee recommendations.

Financial Impact/Budget:

The lessee will pay rent at the rate of \$1.00 per square foot per year.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This property has not had an outdoor dining lease in the past.

Attachments:

Resolution Authorizing the Lease of Sidewalk Right-of-Way to Bella Balsamic & The Pressed Olive, Inc, with supporting documents.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE LEASE OF SIDEWALK RIGHT-OF-WAY TO
BELLA BALSAMIC & THE PRESSED OLIVE, INC, LOCATED AT 555 MAIN STREET**

Recitals:

The City has negotiated an agreement for Bella Balsamic & The Pressed Olive, Inc to lease a portion of the sidewalk right-of-way located in front of 555 Main Street from the City for use as outdoor dining; and

The City Council deems it necessary and appropriate that the City lease said property to Bella Balsamic & the Pressed Olive Inc.

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

The City Manager is hereby authorized and directed to sign the Lease Agreement leasing the city-owned sidewalk right-of-way abutting 555 Main Street for an initial term commencing August 15, 2016 for the rental sum of \$200.00, to Bella Balsamic & the Pressed Olive Inc.

PASSED and ADOPTED this _____ day of _____, 2016.

President of the Council

Attest:

City Clerk

DOWNTOWN OUTDOOR DINING LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into as of this 27 day of July, 2016, by and between THE CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, as Lessor, (hereinafter "City") and, Bella Balsamic & The Pressed Olive as Lessee, (hereinafter "Lessee"), and the Grand Junction Downtown Development Authority as Lessor's Administrative Agent, (hereinafter "DDA").

RECITALS:

The City by Ordinance No. 3650 and subsequently amended by Ordinance No. 4120 established a Sidewalk Restaurant commercial activity permit for restaurants in the Downtown Shopping Park (DSP) on Main Street, Seventh Street and Colorado Avenue.

In accordance with that authority, the City Council and the DDA desire to make certain areas of the sidewalk in the DSP and at other locations as authorized available by lease to proximate land owners and/or lessees that want to make use of a portion of the public way for outdoor dining with or without alcohol service.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions contained herein, it is agreed as follows:

1. Demise of Premises.

Option A: The City does hereby lease to Lessee the Premises (hereinafter "Premises") comprising approximately 200 square feet of the public way located in front of and immediately across the sidewalk from Bella Balsamic. The City does hereby grant an easement across the sidewalk situated between the Lessee's business and the Premises for the purpose of transporting alcohol beverages and food to and from the Premises. Said easement runs concurrently with this Agreement. The Premises, the easement area, and the location of Lessee's primary business facility are more particularly described in the attached Exhibit A.

~~Option B: The City does hereby lease to Lessee the Premises (hereinafter "Premises") comprising approximately 200 square feet of the public way located in front of and immediately abutting the Lessee's business. The Premises and the location of Lessee's primary business facility are more particularly described in the attached Exhibit A.~~

A brief description of the Lessee's business is attached as Exhibit B.

2. Term.

The term of this Agreement shall be for a period of one (1) year to commence on Aug 15 2016. Upon signature by all parties this Agreement supersedes all prior leases, and terminates on Aug 15, 2017.

3. Rental.

Lessee shall pay rent to Lessor at the rate of \$1.00 per square foot per year and in the total sum of \$200, which sum shall be payable in advance at the offices of the City Clerk, Grand Junction City Hall, 250 North 5th Street, Grand Junction, Colorado 81501. If the rent payment

4. Permitted Uses and Hours of Operation.

Lessee agrees to use the Premises for the purpose of selling and dispensing food and/or beverages to the public. The Premises may be open to the public during Lessee's normal business hours, but in no event shall food and/or beverage service extend beyond 1:00 A.M. Service of alcoholic beverages shall be permitted provided Lessee holds a valid State and City liquor license. Tableside preparation of food shall be permitted pursuant to applicable health and safety regulations; however, fuel-based cooking or food preparation is expressly prohibited in the Premises. Live acoustic music performance is permitted on the Premises, provided any amplification utilized shall not result in a sound level exceeding 55 decibels measured at a distance of 20 feet from any of the Premises boundaries.

5. Assignment or Subletting Prohibited.

Lessee shall not have the right to assign the lease or to sublet the Premises in whole or in part without the prior written consent of the City.

6. Compliance with Legal Requirements.

Lessee shall comply with all applicable requirements of any governmental or quasi-governmental body including City, County, State or Federal agencies, boards, councils and commissions having jurisdiction respecting any operation conducted on the Premises by Lessee or any equipment, installations or other property placed upon, in or about the Premises by Lessee.

Lessee further agrees to comply with all rules of the DDA relating to the use of the Premises. Prior to commencing alcohol service in the Premises, Lessee shall include the Premises in the licensed service area as required by the liquor laws of the State and City.

Lessee shall not discriminate against any worker, employee or job applicant, or any member of the public because of race, color, creed, religion, ancestry, national origin, sex, age, marital status, physical handicap, status or sexual orientation, family responsibility or political affiliation, or otherwise commit an unfair employment practice.

7. Taxes.

Lessee shall timely list for taxes and pay all tax assessments of whatever kind or nature assessed against or on Lessee's possessory interest, improvements, furnishings, fixtures, inventory, equipment and other property situated or placed upon, in or about the Premises. All such amounts shall be paid prior to delinquency.

8. Utilities.

Lessee shall make arrangements for all utilities, if any, needed at the Premises and is responsible for payment of the fees and charges arising out of the provision and/or use of the utility service(s).

9. Improvements and Personal Property.

All construction, improvements, installations, furniture, fixtures and/or equipment on the Premises shall comply with the following:

a. Lessee may place furniture, fixtures and equipment in the Premises so long as the same do not endanger any passersby or patrons, and are secured to resist wind. No portion of the Lessee's furniture, fixtures or equipment shall extend beyond the boundaries of the Premises nor impede pedestrian traffic on the sidewalk adjoining the Premises. The terms of this paragraph shall be

construed to include but not be limited to perimeter enclosures, planters, signs, tables, chairs, shade structures, umbrellas while closed or open and any other fixtures, furniture or equipment placed or utilized by the Lessee. The Lessee may store its fixtures on the Premises at its own discretion and shall accept and retain full responsibility and liability for any damage to or theft of such fixtures. Required perimeter fencing shall be continuously maintained during the term of this Agreement.

b. Lessee shall provide a physical demarcation of the perimeter of the Premises, such as planters or stanchions, subject to DDA approval of the form and location of the same, to facilitate monitoring of potential encroachments beyond the Premises. If alcohol service is permitted in the Premises, the perimeter of the Premises shall be enclosed by a fixed perimeter enclosure no less than thirty (30) inches in height, the material, design and installation of which shall be approved by the DDA. Openings in the enclosure shall not be less than 44 inches wide. If there is a gate it must swing inward to prevent obstruction of the sidewalk.

c. No gas lighting shall be permitted in the Premises. Battery powered lights, candles in wind-protected enclosures, and low wattage electric lights, such as Christmas lights, shall be allowed. Under no circumstances shall electrical wires, extension cords or similar wiring, cables or conduit extend beyond the Premises into the public way, (easement area or otherwise) nor cross pedestrian paths, nor be placed so as to create a tripping hazard. Any suspended lighting must be securely installed to prevent dislodgement, sagging, or other hazard.

d. Signs are expressly prohibited on the Premises, except for the following: i) menu signs in compliance with the City sign code, and ii) umbrellas that display the Lessee's business logo, and/or the logo of only one business product that is featured and representative of the theme of the business. Signs shall be subject to approval by the DDA and City. Third party business signs and/or identification are expressly prohibited on the Premises.

e. Lessee shall not utilize sidewalk trash and/or recycling receptacles for refuse generated within the Premises. Lessee may provide a private trash and/or recycling receptacle within the Premises provided that it is emptied and maintained on a regular basis.

f. Lessee shall remove any personal property, including but not limited to improvements, enclosures, furniture, fixtures, equipment or structures installed by it or at its direction on the Premises promptly upon expiration without renewal of this Agreement. Failure to remove said property within ten (10) days of expiration shall be deemed an abandonment of said property, and result in ownership thereof transferring to the DDA which shall have the right to dispose of said property as its own.

10. Safe and Sanitary Condition.

Lessee shall at all time keep the Premises in good repair and free from all litter, dirt, debris, snow, and ice, and in a clean and sanitary condition. Lessee shall not permit nor suffer any disorderly conduct or nuisance whatsoever, which would annoy or damage other persons or property by any alteration to the Premises or by any injury or accident occurring thereon. Lessee shall be responsible, subject to applicable law regulating the discharge of contaminants to the sewer for power-washing or steam cleaning the sidewalk surface of the Premises twice yearly.

11. Lessor and Agent not Liable for Damages or Injuries.

Lessor and its Administrative Agent shall not be responsible to Lessee or to any other person or entity for damages or injuries arising out of the Lessee's use of the Premises. Lessor and/or its

Administrative Agent are not an insurer for Lessee's activities and Lessee shall obtain appropriate insurance against potential damages, injury, lost profit or advantage and any and all other claims as determined in the Lessee's sole and absolute discretion. Lessee shall indemnify and hold harmless the City of Grand Junction and the DDA and its employees, elected and appointed officials, against any and all claims for damages or personal injuries arising from the use of the Premises.

12. Insurance.

Lessee agrees to furnish Certificate(s) of Insurance at least fifteen (15) days prior to the commencement of the term of this Agreement as proof that it has secured and paid for a policy of public liability insurance covering all public risks related to the leasing, use, occupancy, maintenance and operation of the Premises. Insurance shall be procured from a company authorized to do business in the State of Colorado and be satisfactory to the City. The amount of insurance, without co-insurance clauses, shall not be less than the maximum liability that can be imposed upon the City under the laws of the State, as amended. Lessee shall name the City and the DDA as named insureds on all insurance policies and such policies shall include a provision that written notice of any non-renewal, cancellation or material change in a policy by the insurer shall be delivered to the City no less than ten (10) days in advance of the effective date.

13. Inspection, Access and Improvements by City and/or DDA.

Lessee agrees to permit the City, its designated representatives, and/or the DDA to enter upon the Premises at any time to inspect the same and make any necessary repairs or alterations to the sidewalks, utilities, meters or other public facilities as the City may deem necessary or proper for the safety, improvement, maintenance or preservation thereof. Lessee further agrees that if the City shall determine to make changes or improvements affecting the Premises which may affect any improvements placed by the Lessee, that the Lessee, by execution of this Agreement, hereby waives any and all right to make any claim for damages to the improvements (or to its leasehold interest) and agrees to promptly remove any furniture, fixtures, equipment and structures as necessary during such construction periods. The City agrees to rebate all rents in the event it undertakes major structural changes that continue for a period in excess of 14 continuous days during a lease period.

14. Delivery and Condition of Premises upon Expiration or Termination.

Lessee agrees to surrender and deliver up the possession of the Premises in substantially the same condition as received, ordinary wear and tear and approved improvements excepted, promptly upon the expiration of this Lease or upon five (5) days' written notice in the case of the termination of this Lease by City by reason of a breach in any provisions hereof.

15. Limitation of Rights Demised.

The City by this demise hereby conveys no rights or interest in the public way except the right to the uses on such terms and conditions as are described herein and retains all title thereto.

16. Sale or Transfer of Lessee's Business Interest

Lessee hereby affirms that Lessee is the owner and/or lessee of the abutting or approximate property and agrees that on sale or other transfer of such interest, Lessee will so notify the City of the transfer in interest and all right and interest under this Lease shall terminate.

17. Attorney's Fees.

If legal action is taken by either party hereto to enforce any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party all of its cost, including

reasonable attorney's fees. If the City and/or DDA uses in-house counsel to prosecute or defend any action arising out of or under this Agreement the City and/or DDA shall be entitled to recover the value of those services at the prevailing rate of private litigation counsel in Grand Junction.

18. Waiver.

No failure by Lessor to exercise any rights hereunder to which Lessor may be entitled shall be deemed a waiver of Lessor's right to subsequently exercise same. Lessee shall gain no rights nor become vested with any power to remain in default under the terms hereof by virtue of Lessor's failure to timely assert his rights. It is further agreed that no assent, expressed or implied, to any breach of any one or more of the covenants or agreements herein shall be deemed or taken to be a waiver of any succeeding or any other breach.

19. Default.

a. Each and every one and all of the following events shall constitute an Event of Default:

- i) If Lessee files a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act or voluntarily takes advantage of any such act or makes an assignment for the benefit of creditors;
- ii) if involuntary proceedings under any bankruptcy law, insolvency or receivership action shall be instituted against Lessee, or if a receiver or trustee shall be appointed for all or substantially all of the property of Lessee and such proceedings are not dismissed, or the receivership or trusteeship vacated, within ten (10) days after the institution or appointment;
- iii) if Lessee fails to pay any sum due from it in strict accordance with the provisions of this Lease, and/or fails to pay any tax or assessment of the State, City or DDA and does not make the payment within ten (10) days after written notice thereof. For the purposes hereof, all sums due from Lessee shall constitute rentals whether denominated as rentals or otherwise elsewhere herein and Lessee has absolutely no right of offset;
- iv) if Lessee fails to fully perform and comply with each and every condition and covenant of this Lease Agreement, and such failure or performance continues for a period of thirty (30) days after notice thereof;
- v) if Lessee vacates or abandons the Premises;
- vi) if the interest of Lessee is transferred, levied upon or assigned to any other person, firm or corporation whether voluntarily or involuntarily except as herein permitted;
- vii) if Lessor, in any four month period during the Term, or spanning consecutive Terms, gives any notice to Lessee pursuant to subparagraphs iii) or iv) above, notwithstanding Lessee's cure of default within the allowable period or periods.

b. Upon the occurrence of any Event of Default as set forth above, Lessor shall have the right, at its option, to utilize any one or more of the following rights:

- i) to cancel and terminate this Lease Agreement and all interests of the Lessee hereunder by giving notice of such cancellation and termination not less than ten (10) days prior to the effective date of such termination. Upon the expiration of said ten (10) day period, the Lessee shall have no further rights under this Lease Agreement (but such cancellation shall not serve to release or discharge the damages Lessee owes to Lessor); and/or
- ii) to make any payment required of Lessee herein or correct any condition required to be corrected by Lessee, and Lessor shall have the right to enter the Premises for the purpose of correcting any such condition and to remain on the Premises until the complete correction of such condition. However, no expenditure by Lessor on behalf of Lessee shall be deemed to waive or release Lessee's breach hereof and Lessor shall retain all rights to proceed against

Lessee as set forth herein; and/or

iii) to reenter the Premises immediately with or without order of court and without claim of trespass, remove the property of Lessee and store such property in a public warehouse or such other location selected by Lessor, all at the expense of Lessee. After such reentry, Lessor shall have the right to terminate this Lease Agreement by giving ten (10) days notice of termination to Lessee, but without such notice, the reentry by Lessor shall not terminate this Lease Agreement. On termination, Lessor may recover from Lessee all damages resulting from Lessee's breach, including the cost of recovery of the Premises and placing them in satisfactory condition; and/or vi) all other rights and remedies provided by law to a Lessor with a defaulting Lessee including all such money damages as Lessor shall be entitled pursuant to the law of damages.

c. In the event of any conflict between any of the provisions hereof regarding the amount of time that must elapse without cure after notice of breach before the same constitutes an Event of Default, then the provisions establishing the least amount of time to cure after notice shall prevail.

d. Upon any breach hereof, regardless of whether such breach is, or becomes, an Event of Default; Lessor shall be reimbursed by Lessee for any reasonable attorney's fees incurred by Lessor in connection with such breach.

20. Notices and Written Consents.

All notices and written consents required under this Agreement shall be in writing and either hand delivered or mailed by first class certified mail to the following parties:

To Lessor: City of Grand Junction c/o City Attorney
250 North 5th Street
Grand Junction, Colorado 81501

To Lessee: Bella Balenovic
555 Main Street
Grand Junction CO 81501

To Agent: Downtown Development Authority c/o Executive Director
437 Colorado Avenue
Grand Junction, CO 81501

Notices shall be deemed served upon posting the same as addressed above and sent as First Class United States mail.

21. Binding Effect and Complete Terms.

The terms, covenants, conditions and agreements herein contained shall be binding upon and inure to the benefit of and shall be enforceable by Lessor and Lessee and by their respective heirs, successors and assigns. All negotiations and agreements of Lessor and Lessee are merged herein. No modification hereof or other purported agreement of the parties shall be enforceable unless the same is in writing and signed by the Lessor and Lessee. This Lease supersedes all prior leases between Lessor and Lessee.

22. Construction of Lease.

This Lease shall not be construed more strictly against either party regardless of which party is responsible for the preparation of the same.

23. Performance Standards.

It is the intention of all parties hereto that the obligations hereunder and actions related hereto will be performed in accordance with the highest standards of commercial reasonableness, common sense and good faith.

24. Authorization of Parties.

Each individual executing this Lease as director, officer, partner, member, or agent of a corporation, limited liability company, or partnership represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of such corporation, limited liability company, or partnership and that reasonable evidence of such authorization will be provided to the other party upon request.

25. Administrative Agent.

In conformance with the City's delegation of management responsibilities and authority concerning the Downtown Shopping Park and others areas of the public way in downtown Grand Junction, the City designates the DDA to serve as its Agent for the administration and enforcement of this Agreement.

IN WITNESS WHEREOF, the parties have signed and sealed this Lease Agreement, this day and year first above written.

Lessor: City of Grand Junction

Lessee: Bella Bulcanic of The Pressed Olive

By: Greg Cator, City Manager

Rebecca Bulcanic
By:

Agent: Downtown Development Authority

By: Kathy Portner, Interim Executive Director

Exhibit A: Proposed Lease Area (include dimensions and a sketch):

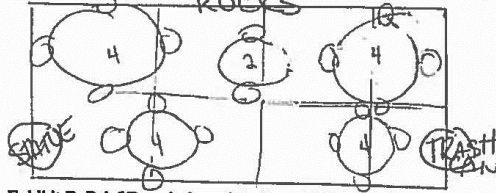


Exhibit B: Brief Description of Business / DDA Certification: include date, who prepared and lessee signature or initials

Business Name (name of insured): Bella Balsamic & The Pressed Olive

DBA (if needed): _____

Applicant / Relationship to Business: Rebecca Berlin CEO

Contact Phone and Email: (970) 581-6703

Type of Food/Beverage to be served in leased area: sandwich / salads / non alcoholic drinks

Days of Operation / Operating Hours: Mon - 9am - 10pm

How this operation will benefit Downtown Grand Junction:

increase traffic & enjoyment of downtown area by offering delicious local produce in food.

Number of tables to be used in the leased area: 5

Number of chairs to be used in the leased area: 18

Semi-permanent or movable structures including carts, stands, signs, etc: _____

1-2 signs

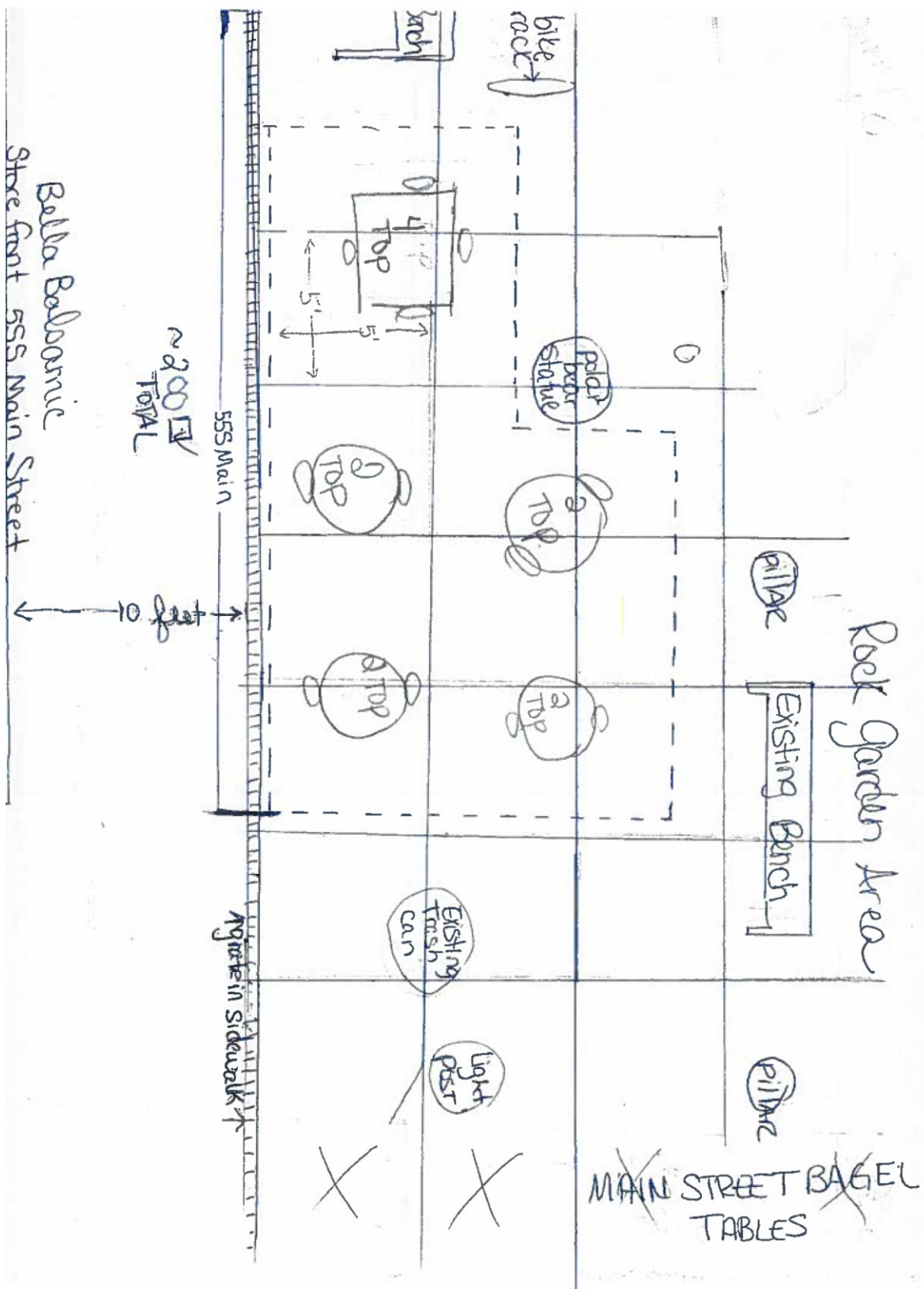
Describe any musical or vocal presentations or effects to be used in the leased area:

occasional guitar or easy listening music performances.

Copies of Current

Permits & Licenses Obtained:	State Sales Tax	<input checked="" type="checkbox"/>
	City Sales Tax	<input checked="" type="checkbox"/>
	Liquor License	<input type="checkbox"/>
	Restaurant/Food Service	<input checked="" type="checkbox"/>

Proof of Liability Insurance Coverage Provided? ☐





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/07/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	LAVONNE GORSUCH INSURANCE AGENCY INC 501 HIGHWAY 50 GRAND JUNCTION, CO 81503	CONTACT NAME: ELISSA MIEARS PHONE (A/C, No, Ext): 970-243-1117 E-MAIL: ELISSA.M.MIEARS.12MT@STATEFARM.COM FAX (A/C, No): 970-245-9839
INSURED	BELLA BALSAMIC & THE PRESSED OLIVE INC 555 MAIN ST GRAND JCT CO 81501-2607	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	96-B6-R517-1	09/25/2015	09/25/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPPOP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
*****ADDITIONAL INSURED*****

CERTIFICATE HOLDER CITY OF GRAND JUNCTION 250 NORTH 5TH STREET GRAND JUNCTION, CO 81501	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

DDA Certification: The Downtown Development Authority hereby finds that this application is proper, that all applicable permits have been obtained or will be obtained, that it is in compliance and will further the goals and objectives of the Plan of Development for Downtown Grand Junction, and that no current application exists for this location.

Signed: _____ Date: _____

If denied, state reason:

Exhibit C: Assurances, Hold Harmless and Indemnity Agreement

The Applicant assures the Downtown Development Authority and the City of Grand Junction that if a lease is issued, s/he will comply with all of the requirements and provisions of Grand Junction City Ordinance 3609, all other applicable ordinances and laws, and the Plan of Development for Downtown Grand Junction. The applicant further assures that s/he has obtained or will obtain all of the necessary and required permits or licenses to engage in the business or activity proposed.

I, Rebecca Berlin, applicant for a Lease to conduct activities in the Downtown Shopping Park area, agree that I shall:

- (a) Hold harmless the City of Grand Junction, its officers and employees, and the Downtown Development Authority of Grand Junction, its officers and employees, from any claims for damage to property or injury to persons which may arise from or be occasioned by any activity carried on by me within the Downtown Shopping Park, and
- (b) Indemnify the City of Grand Junction, its officers and employees, and the Downtown Development Authority, its officers and employees, against any claim, loss, judgment, or action, or any nature whatsoever, including reasonable attorney fees, that may arise from or be occasioned by any activity carried on by me within the Downtown Shopping Park.

I realize that consideration for this release is the granting of a lease to me by the City of Grand Junction, and I realize and agree that this Hold Harmless/ Indemnity Agreement shall take effect whenever I begin to conduct the type of activities for which the lease has been applied or when the permit is issued, whichever is earlier. I also understand and agree that this agreement shall apply to any activities which I carry on which are done in violation of the terms of this lease.

Executed this 8 day of July, 2014.

Signed: Rebecca Berlin



Attach 3

CITY COUNCIL AGENDA ITEM

Date: July 13, 2016

Author: Jerod Timothy

Title/ Phone Ext: Project Manager/
1565

Proposed Schedule: August 3rd, 2016

2nd Reading (if applicable): N/A

File # (if applicable): N/A

Subject: Contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project

Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, Colorado for the 2016 Curb, Gutter, and Sidewalk Replacement Project in the Amount of \$58,624.65

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project at various locations throughout the City of Grand Junction. These locations have been identified through the City of Grand Junction's "Fix It" Program. This work shall include, but may not be limited to, the removal and replacement of damaged curb, gutter, and sidewalk that are the highest priority of the "Fix It" requests received. In all, a total of 28 locations have been selected for replacement in 2016.

Background, Analysis and Options:

The 2016 Curb, Gutter and Sidewalk Replacement Project consists of the removal and replacement of damaged concrete throughout the City. The focus of the project is to address tripping hazards and drainage issues that have been received by City staff via the City's "Fix It" program. Currently there are 124 locations identified throughout the City that meet the criteria for repairs. Utilizing the available funds staff has prioritized the most severe areas to be repaired in 2016.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's website, advertised in The Daily Sentinel, and sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association (WCCA). One company submitted a formal bid, which was found to be responsive and responsible, in the following amount:

Company	City, State	Price for MCC Replacement	Percent Difference
All Concrete Solutions, LLC	Grand Junction, CO	\$58,624.65	-

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

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

The curb, gutter, and sidewalk replacement project corrects defects in concrete along streets that need to convey water as well as provide a safe means of travel to the general public. This maintenance is necessary to maintain the existing street system to move pedestrians as well as traffic throughout the community safely and efficiently.

How this item relates to the Economic Development Plan:

Public Safety: This project emphasizes the City's effort in maintaining existing curb, gutter and sidewalk which indirectly addresses steps toward the City's Economic Development Plan in that the maintenance will continue to improve the general safety and infrastructure, thereby indirectly strengthening the marketability of the community.

Board or Committee Recommendation:

There is no committee or board recommendation.

Financial Impact/Budget:

Sources

2016 Curb, Gutter and Sidewalk Replacement Budget	\$50,000
Contract Street Maintenance Budget	<u>33,862</u>
Total Sources	\$83,862

Uses

CGS Replacement Contract (This Action)	\$58,625
Other Miscellaneous Repair Projects	<u>25,237</u>
Total Uses	\$83,862

This project is scheduled to begin mid-August with an expected final completion of no later than September 30th, 2016.

Legal issues:

If awarded, the form of the contract will be reviewed by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

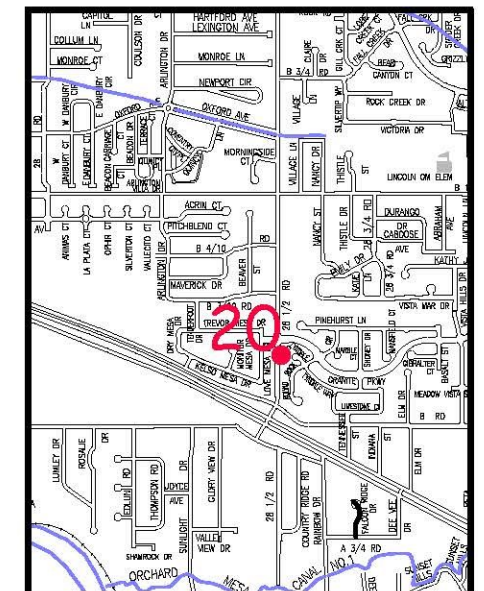
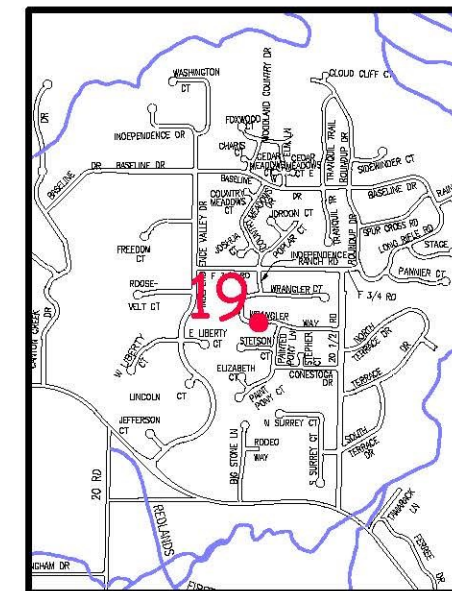
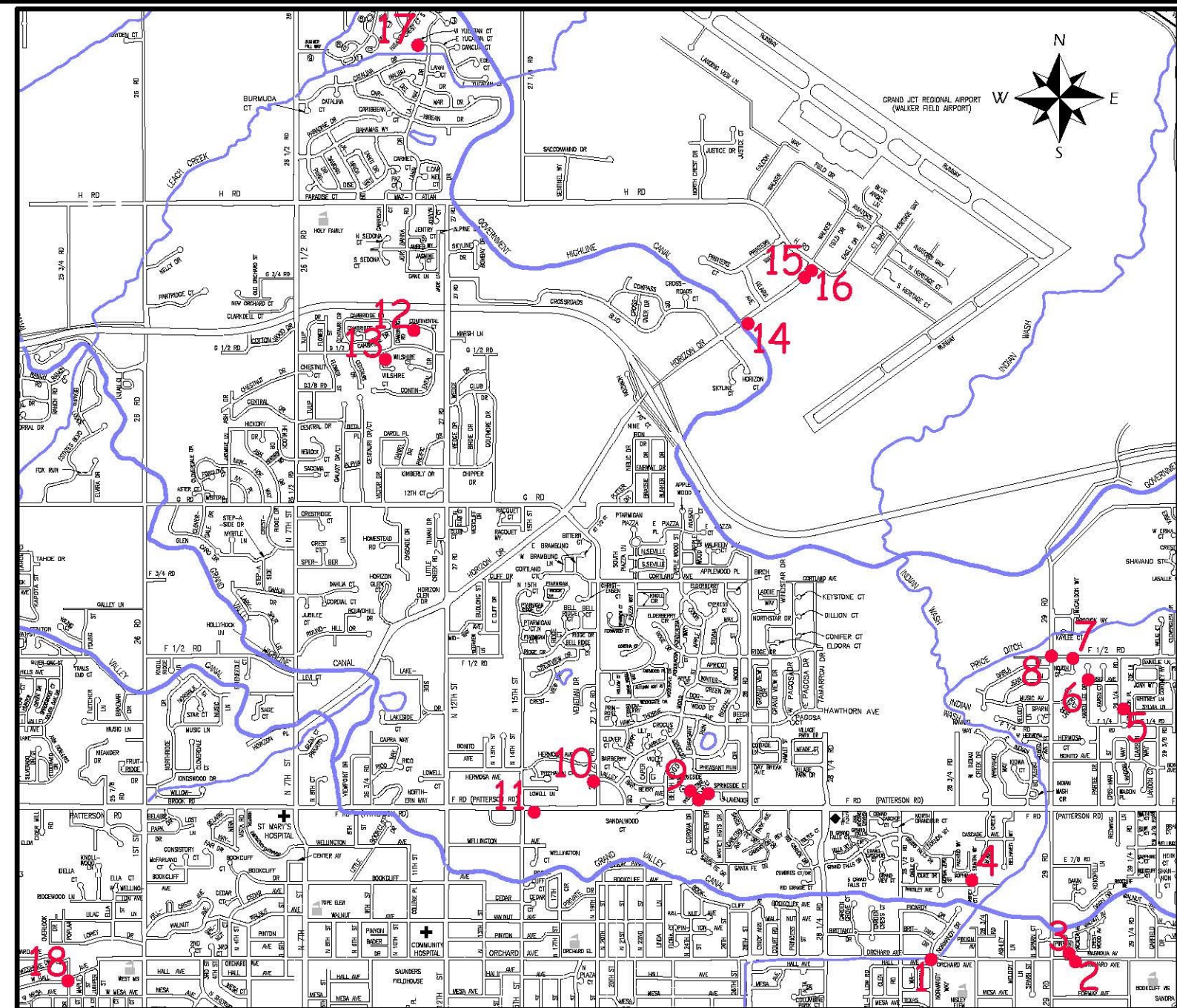
This project was part of the 2016 budget discussions.

Attachments:

Vicinity Map

2016 CURB, GUTTER & SIDEWALK REPLACEMENTS

1. Orchard Avenue and Normandy Drive
2. 2915 Orchard Avenue
3. 2903 Orchard Avenue
4. 2874 Presley Avenue
5. 632 29 $\frac{1}{4}$ Road
6. 2914 Music Avenue
7. North Court and F $\frac{1}{2}$ Road (2 Curb Ramps)
8. F $\frac{1}{2}$ Road and 29 Road (3 Curb Ramps)
9. Spring Side Court (4 Locations along Spring Side Ct.)
10. 27 $\frac{1}{2}$ Road and Spring Valley Circle
11. 2680 North 15th Street
12. 761 and 766 Continental Court
13. West Wilshire Court
14. 760 Horizon Drive
15. 772 Horizon Drive
16. 776 Horizon Drive
17. 2689 West Yucatan Court
18. Poplar Drive and West Hall Avenue (3 Curb Ramps)
19. 2037 Wrangler Way
20. 28 $\frac{1}{2}$ Road and Granite Parkway





Attach 4

Date: July 19, 2016

Author: Scott D. Peterson

Title/ Phone Ext: Senior

Planner/1447

Proposed Schedule: August 3, 2016

File #: RVP-2016-289

CITY COUNCIL AGENDA ITEM

Subject: Revocable Permit for an Existing Gazebo, Located at 376 Bonny Lane
Action Requested/Recommendation: Adopt Resolution Granting a Revocable Permit for an Existing Gazebo and Concrete Patio, Located within the Bonny Lane Right-of-Way
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The Moberly Family is requesting a Revocable Permit to officially document an existing gazebo and concrete patio that is located within the unimproved Bonny Lane right-of-way.

Background, Analysis and Options:

When a property owner wants to place improvements within a right-of-way, a revocable permit is needed to ensure that the improvements are appropriate and placed in a manner that does not pose potential burdens on the public. Furthermore the revocable permit documents to the public, applicant, and future owners that the City may, at any time, remove the private improvements, at the owner's expense.

The applicant received approval to construct a detached shed on their property in April, 2016 (Planning Clearance #PCR-2016-289). While installing electricity to the permitted shed, the applicant also dug a trench for electricity to an existing gazebo. Upon review it was found that no planning clearance or permit was issued for the gazebo and that it was located within the Bonny Lane right-of-way. The Bonny Lane right-of-way is currently gravel and has never been constructed as a street (no curb, gutter, walk, or asphalt). The applicant has indicated that they believed that the area was part of their property. One remedy to the gazebo being in the right-of-way would be to require that it be removed; however, given the circumstances, staff is recommending that a Revocable Permit be issued to allow the improvements to remain until such time that the right-of-way is needed. If the Revocable Permit is approved by City Council, the applicant is aware that if Bonny Lane would ever be constructed, the existing gazebo, concrete patio, and private utility lines would need to be removed at the owner's expense.

The existing single-family detached home is considered a legal nonconforming land use since the property is zoned I-1 (Light Industrial) and does not permit single-family homes. Under Section 21.08.020 (c) of the Zoning and Development Code, allows a nonconforming residential use to be expanded by up to 20 percent of the gross floor area, if no additional dwelling units are created and all other provisions of the code are

met. This section also allows accessory structures such as a garage or storage shed if the provisions of Section [21.04.040](#) (a) and (b) are met. With the exception of being placed in the right-of-way, the gazebo meets the provisions of Section [21.04.040](#) (a) and (b).

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

Granting the Revocable Permit allows the applicant to officially document and utilize a portion of the right-of-way which supports the following goal from the Comprehensive Plan.

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

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

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 Revocable Permit for the Moberly Family is for an existing residential accessory structure encroachment into the right-of-way and officially demonstrates to the public the encroachment and would not be applicable for compliance with the adopted Economic Development Plan.

Board or Committee Recommendation:

There is no committee or board recommendation.

Financial Impact/Budget:

No financial impact for this item.

Legal issues:

City Legal Staff has reviewed the requested Revocable Permit application.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Revocable Permit application has not been previously discussed.

Attachments:

1. Staff report/Background information

2. Site Location Map
3. Aerial Photo Map
4. Comprehensive Plan Future Land Use Map
5. Existing Zoning Map
6. Letter from Applicant
7. Photos of gazebo and concrete patio area
8. Resolution
9. Revocable Permit
10. Agreement

BACKGROUND INFORMATION				
Location:		376 Bonny Lane		
Applicant:		Myrna A. Moberly, Owner		
Existing Land Use:		Bonny Lane right-of-way		
Proposed Land Use:		Maintain an existing gazebo and concrete patio area within the public right-of-way of Bonny Lane.		
Surrounding Land Use:	North	Single-family detached		
	South	Vacant lot (zoned light industrial)		
	East	Single-family detached		
	West	Light industrial property		
Existing Zoning:		I-1 (Light Industrial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Industrial		
Zoning within density range?		X	Yes	No

Section 21.02.180 (c) of the Grand Junction Zoning and Development Code:

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

Granting the Revocable Permit allows the applicant and the City to officially document this existing building encroachment into the Bonny Lane right-of-way. The Bonny Lane right-of-way is not needed at this time for future street or sidewalk expansion therefore, the applicant's existing gazebo and concrete patio area is acceptable and benefits the community by documenting the encroachment to the current and future property owners and allows maintenance of public right-of-way until the City improves the street. Therefore, this criterion has been met.

- b. There is a community need for the private development use proposed for the City property.

Granting the Revocable Permit allows the applicant and the City to officially document this existing building encroachment into the Bonny Lane right-of-way. The Bonny Lane right-of-way is not needed at this time for future street or sidewalk expansion therefore, the applicant's existing gazebo and concrete patio area is acceptable and benefits the community by documenting the encroachment to the current and future property owners and allows maintenance of public right-of-way until the City improves the street. Therefore, this criterion has been met.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

The property is effectively located at the end of a cul-de-sac as the unimproved road ends at this property and there is no thru traffic. The existing gazebo and concrete patio encroachment into the right-of-way of Bonny Lane does not interfere with any anticipated future City improvements and does not create a site distance problem. The granting of the Revocable Permit does not inhibit the City or other utility companies from maintaining their required infrastructure, if necessary. Therefore, this criterion has been met.

- d. The proposed use shall be compatible with the adjacent land uses.

All adjacent properties are zoned light industrial. The surrounding uses include single family to the north and east, vacant to the south and landscaping material storage to the west. The existing gazebo is considered to be an accessory structure to the nonconforming single-family home. Therefore, this criterion has been met.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

The existing property is located at the end of the street. It would be physically difficult to continue to drive to the south due to an existing open irrigation ditch that crosses the right-of-way. The existing gazebo and concrete patio does not negatively interfere with any anticipated future City improvements, traffic circulation or neighborhood stability or character and does not create a site distance problem. The subject site and adjacent right-of-way are located outside of the floodplain or any natural hazard area.

No adverse comments concerning the proposed Revocable Permit were received from the utility review agencies during the staff review process, including Xcel Energy. Ute Water and City sanitary sewer are not located within this area of the Revocable Permit. Therefore, this criterion has been met.

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive

Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

The proposal conforms to all standards, codes and regulations. See previous section regarding Comprehensive Plan and Economic Development Plan compliance. Therefore, this criterion has been met.

- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, Chapter Two of the Zoning and Development Code and the SSID Manual.

The application complies with all submittal requirements for a Revocable Permit. Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS

After reviewing the Moberly Family application, RVP-2016-289 for the issuance of a Revocable Permit for an existing gazebo and concrete patio area encroachment, City Staff makes the following findings of fact, conclusions and conditions:

1. The review criteria in Section 21.02.180 (c) of the Grand Junction Zoning and Development Code have all been met or addressed.
2. The proposed Revocable Permit only applies to the existing gazebo and concrete patio area. No new additional buildings or encroachments may be placed within the Bonny Lane right-of-way. Any new accessory buildings would be required to meet all applicable building setbacks and zoning codes.

STAFF RECOMMENDATION:

City Staff recommends that the City Council approve the requested Revocable Permit for the Moberly Family, RVP-2016-289 with the findings of fact, conclusions and conditions as identified within the Staff Report.





Comprehensive Plan Future Land Use Map

The map displays a yellow rectangular area labeled "Site" in the center. This site is situated within a larger area designated as "Industrial" (blue). A road, labeled "Rt. 100", runs vertically through the center of the map. The map is divided into several sections, with some labeled with numbers like 376 and 374. The overall layout shows the site's location relative to the industrial zone and the road network.



①

This gazebo is our Shrine
To my late Husband and Father of my Son's.
We have Lived Here 45 years. This
Property we took Care of. Made it what it
is to day. We had a smaller one 2013
where my Husband His Sister, which is
also deceased now. Well They Celebrated
his Birthday and was in it. His Birthad
June 2nd hers was June 2nd. The only time
they had a birthday party together and Their last one
We host That Gazebo to a horrible
wind storm That Summer. my Husband was
so Heart Broken, well I went out looking
for another one and found This Gazebo. it
had 4 poles, a roof, and Floor. Boy it had
4 areas, where you could. Sit. my oldest
Son. put the walls in it, The windows and
doors. my Husband never seen that He died
July 10th. Day after my oldest Birthday July 9th
and the work was done after words. But
When He was alive I did get in it with
the Ramp and Rails my Son put there. put
Roses and the patio in it the Tree,
Then, he got to see it put in. Oh how proud
He was. after his death we go out and Reminsece
we had put Solar lights on it with a Solar
angel. We have picnics, and coffee and
a Barbeque out there. Every night That Tree
glows beautifully this is dedcaded to my
late Husband. we were married 43 yrs. clams still her.

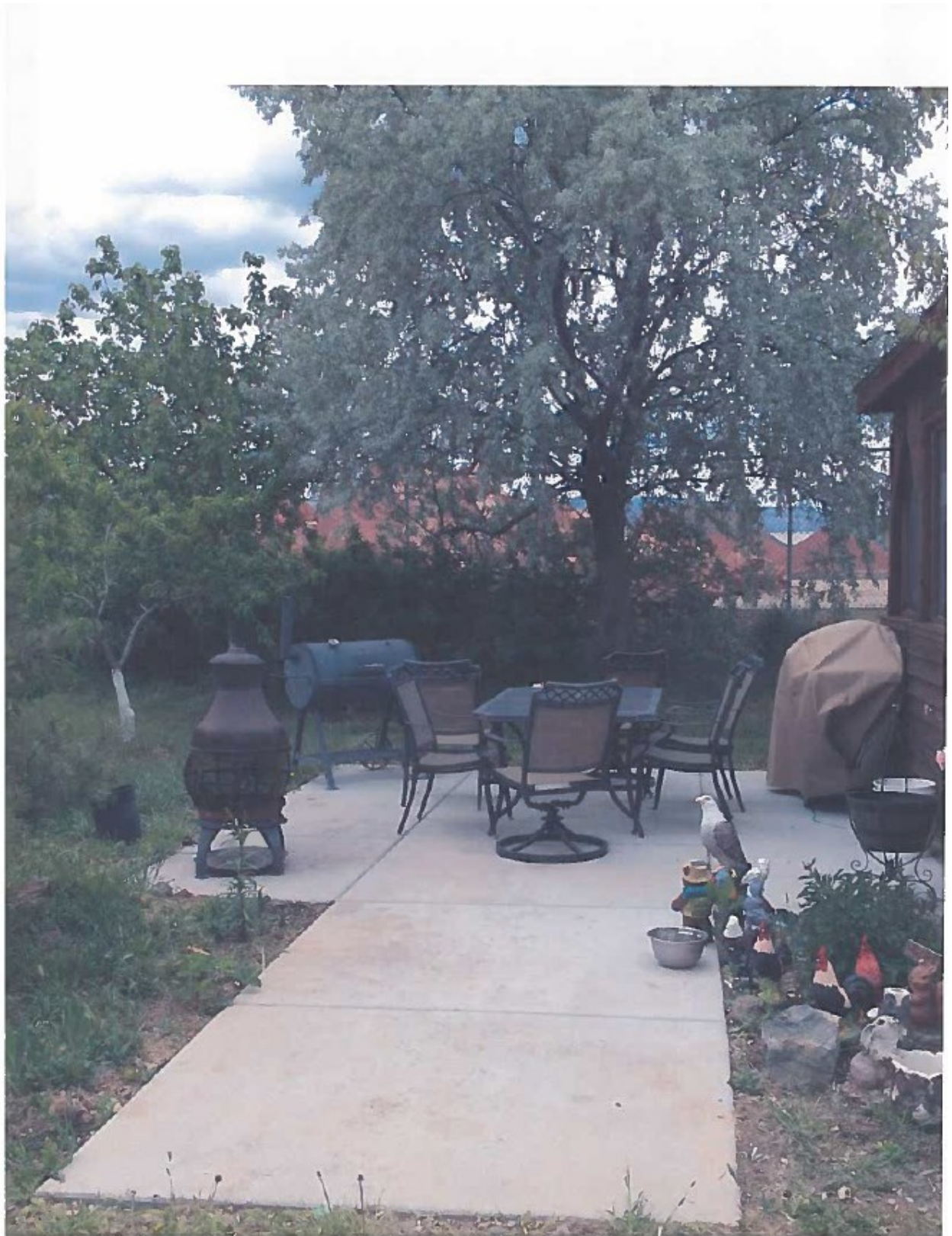
(2)

We are willing to work with you if
The gazebo and Tree and all my roses
aren't destroyed. my husband loved His
Roses. especially on That Back fence They
Belonged to his Sister, and They Belonged
to his mother Before Her she gave clippings
to us. We thank you for your compassion
and caring and understanding what this is
to us. Thank you for your corporation
with us. as well as us with you

God Bless you all.

Myrna Mobley and Sons.







RESOLUTION NO. ____-16

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
THE MOBERLY FAMILY, LOCATED AT 376 BONNY LANE**

Recitals.

A. Myrna A. Moberly, hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lot 10, Block 1, Amelang Subdivision

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner and the City to officially document an existing gazebo and concrete patio area within the following described public right-of-way:

A strip of land, situate in the NE 1/4 NW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and lying within the right-of-way of Bonny Lane as dedicated on the Amelang Subdivision under Reception No. 835144, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the C-N 1/16 corner of said Section 24;
thence N70°08'03"W, being the basis of bearing, a distance of 357.65 feet to the west right-of-way line of said Bonny Lane;
thence S25°50'40"W a distance of 21.84 feet to the point of beginning;
thence S64°09'20"E a distance of 50.00 feet;
thence S25°50'40"W a distance of 25.81 feet;
thence N64°09'20"W a distance of 50.00 feet;
thence N25°50'40"E a distance of 25.81 feet to the point of beginning.

Said strip contains 1290 square feet, more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2016-289 in the office of the City's Community Development Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2016.

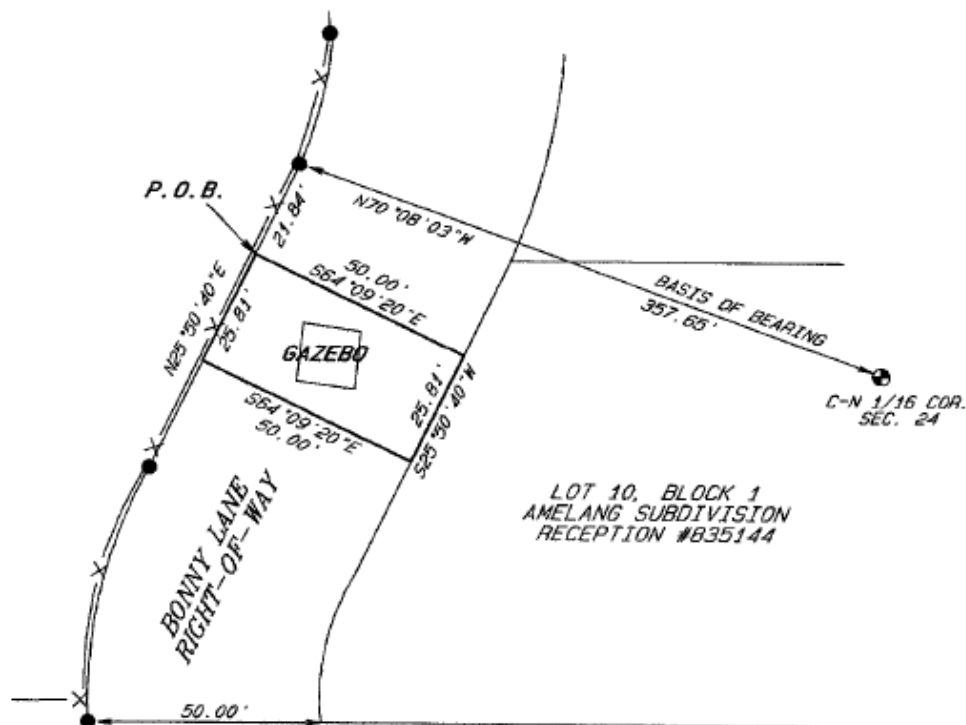
Attest:

President of the City Council

City Clerk

EXHIBIT A

REVOCABLE PERMIT



NOT TO SCALE
 ● FD. MESA CO. SURVEY MARKER
 ● FD. #5 REBAR W/ALUM. CAP LS20677
 ● P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
 970-245-8749
 JOB #1492-16-01

REVOCABLE PERMIT

Recitals.

A. Myrna A. Moberly, hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lot 10, Block 1, Amelang Subdivision

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner and the City to officially document an existing gazebo and concrete patio area within the following described public right-of-way:

A strip of land, situate in the NE 1/4 NW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and lying within the right-of-way of Bonny Lane as dedicated on the Amelang Subdivision under Reception No. 835144, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the C-N 1/16 corner of said Section 24;
thence N70°08'03"W, being the basis of bearing, a distance of 357.65 feet to the west right-of-way line of said Bonny Lane;
thence S25°50'40"W a distance of 21.84 feet to the point of beginning;
thence S64°09'20"E a distance of 50.00 feet;
thence S25°50'40"W a distance of 25.81 feet;
thence N64°09'20"W a distance of 50.00 feet;
thence N25°50'40"E a distance of 25.81 feet to the point of beginning.

Said strip contains 1290 square feet, more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2016-289 in the office of the City's Community Development Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

7. Permittee shall obtain all applicable Planning Clearance's from City Planning and Mesa County Building Department.

8. This Revocable Permit only applies to the existing gazebo and concrete patio area. No new additional buildings or encroachments may be placed within the Bonny Lane right-of-way. Any new accessory buildings would be required to meet all applicable building setbacks and zoning codes.

Dated this _____ day of _____, 2016.

The City of Grand Junction,
a Colorado home rule municipality

Attest:

City Clerk

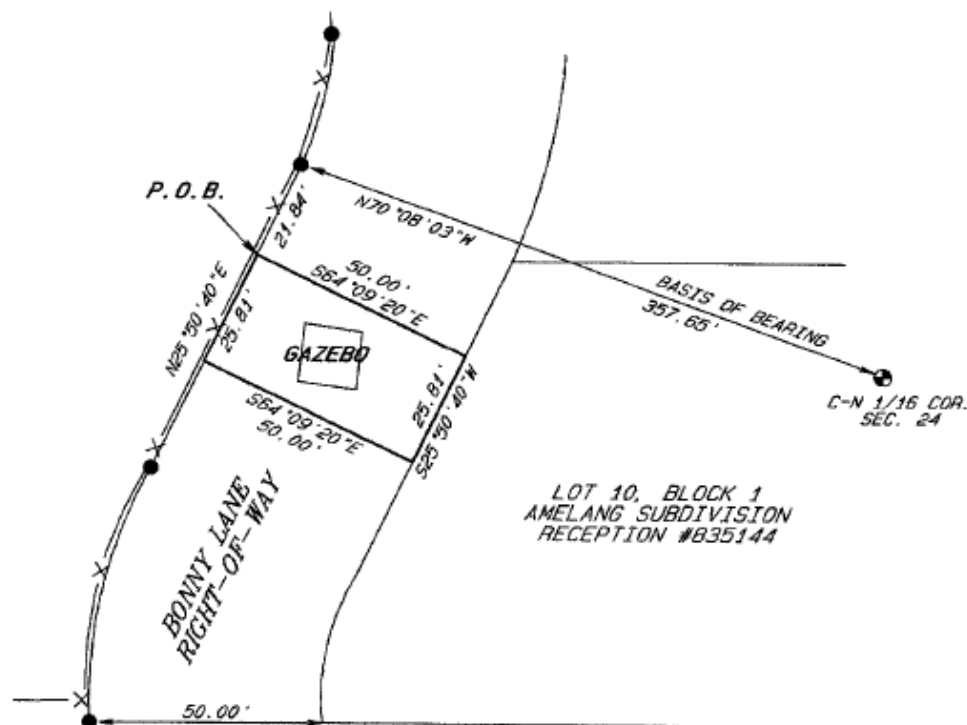
City Manager

Acceptance by the Petitioner:

Myrna A. Moberly

EXHIBIT A

REVOCABLE PERMIT



NOT TO SCALE
 ● FD. MESA CO. SURVEY MARKER
 ● FD. #5 REBAR W/ALUM. CAP LS20677
 P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
 970-245-8749
 JOB #1492-16-01

AGREEMENT

Myrna A. Moberly, for itself and for its successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;
- (d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2016.

Myrna A. Moberly

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2016, by Myrna A. Moberly.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

CITY COUNCIL AGENDA ITEM

Date: July 15, 2016

Author: Scott D. Peterson

Title/Phone Ext:

Senior Planner/1447

Proposed Schedule: 1st Reading:

August 3, 2016

2nd Reading: August 17, 2016

File #: RZN-2016-253

Subject: Redlands Hollow Rezone, Located at 508 22 ¼ Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to rezone 2.88 acres from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) zone district in anticipation of developing a residential subdivision.

Background, Analysis and Options:

The subject property (Lot 2, Krause Subdivision), located at 508 22 ¼ Road, currently contains a single-family detached home and detached garage on 2.88 +/- acres. The applicant, Redlands Investment Properties, LLC, is in negotiations to purchase the property and is requesting to rezone the property to R-4 in anticipation of developing a residential subdivision.

The site was annexed into the City in 1999 as part of the Krause Annexation No. 1 and No. 2. The annexed property was zoned R-2 (Residential – 2 du/ac) which was in conformance with the Residential Low designation of the City's Growth Plan.

In 2010 the City and County adopted the Comprehensive Plan which included the Future Land Use Map and the Blended Residential Land Use Categories Map ("Blended Map"). The new Future Land Use Map continued to designate the area where the property is located as Residential Low. The following zone districts are listed as appropriate zone districts to implement the Residential Low future land use category: RR, R-E, R-1, R-2, R-4, and R-5. The Blended Map as applied to this property allows up to five dwelling units per acre.

Therefore the proposed R-4 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the Blended Map; (3) the surrounding R-2 (City) and RSF-4 (County) zoning; and (4) the surrounding single family uses.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed zone change and subdivision application was held on April 19, 2016 with 11 citizens along with the applicant,

applicant's representative's and City Project Manager in attendance. Area residents in attendance voiced concerns regarding increased traffic on 22 ¼ Road as a result of the proposed subdivision, increase in the overall density on the property and also some residents would like to keep a rural setting and not become part of a more urban environment.

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

The proposed rezone meets the following Comprehensive Plan goals and policies:

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

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

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

Policy C: Increasing the capacity of housing developers to meet housing demand.

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 Rezone provides additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

Board or Committee Recommendation:

The Planning Commission recommended approval of the proposed rezone application at their July 12, 2016 meeting on a 5 - 2 vote.

Legal Issues:

City legal staff has reviewed and approved the form of the Ordinance.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This proposal has not been previously discussed.

Attachments:

11. Background information
12. Staff report
13. Site Location Map
14. Aerial Photo Map
15. Comprehensive Plan Future Land Use Map
16. Blended Residential Land Use Categories Map
17. Existing Zoning Map
18. Correspondence received from the public
19. Minutes from July 12, 2016 Planning Commission meeting (will be added for 2nd Reading City Council Staff Report)
20. Ordinance

BACKGROUND INFORMATION				
Location:		508 22 ¼ Road		
Applicant:		Barbara Krause, Owner Redlands Investment Properties LLC, Applicant		
Existing Land Use:		Single-family detached home		
Proposed Land Use:		Residential single-family detached subdivision		
Surrounding Land Use:	North	Single-family detached		
	South	Single-family detached		
	East	Single-family detached		
	West	Single-family detached		
Existing Zoning:		R-2 (Residential – 2 du/ac)		
Proposed Zoning:		R-4 (Residential – 4 du/ac)		
Surrounding Zoning:	North	County RSF-4 (Residential Single-Family – 4 du/ac)		
	South	R-2 (Residential – 2 du/ac)		
	East	R-2 (Residential – 2 du/ac)		
	West	County RSF-4 (Residential Single-Family – 4 du/ac)		
Future Land Use Designation:		Residential Low (0.5 – 2 du/ac)		
Zoning within density/intensity range?		X	Yes	No

Section 21.02.140 of the Grand Junction Zoning and Development Code:

The City may rezone property if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

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

The property was annexed and zoned R-2 in 1999. In 2010 the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map and a Blended Residential Land Use Categories Map (“Blended Map”). The Blended Map blends compatible residential densities into three categories (Low, Medium and High), allowing overlapping of zones to provide flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan’s vision. The overlap of zones allows an appropriate mix of density for an area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development.

The adoption of the Blended Map is a subsequent event or change that allows the property to be rezoned to a higher zone and therefore this criteria 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 residential character within the immediate vicinity of the proposed rezone has not changed since the area developed in the 1980's. Within a larger area several residential developments have occurred since 2004. These developments were annexed and zoned R-4 and include Redlands Valley Subdivision (Swan Lane), Schroeder Subdivision (2 lots adjacent to Reed Mesa Drive), D & K Lucas Subdivision (Lucas Court) and Boulders Subdivision (Milena Way).

There are approximately 134 residential parcels within 1,000 feet of the proposed rezone with an overall average lot size of 0.85 acres.

Though the character and/or condition of the immediate vicinity of the property has not changed significantly within the last 30 years, the broader area has seen growth since the property was annexed and zoned in 1999. Also, given that the criterion includes that "the amendment is consistent with the Plan," and the requested zone is compatible with the surrounding single family uses/densities and consistent with the Comprehensive Plan, this criteria has been met.

(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 the residential land uses allowed in the R-4 zone district. Ute Water and City sanitary sewer are presently located within 22 ¼ Road. Property is also being served by Xcel Energy electric and natural gas. To the northeast, is a neighborhood commercial center that includes an office complex, veterinary clinic, convenience store, car wash and gas islands. Further to the east is another car wash, bank and medical clinic. Within walking distance are Broadway Elementary School, Redlands Middle School and area churches, located north of Broadway (Hwy 340). 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 an adequate 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).

Therefore, this criterion 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 future residential development which will provide additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

Therefore, this criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Low for the subject property:

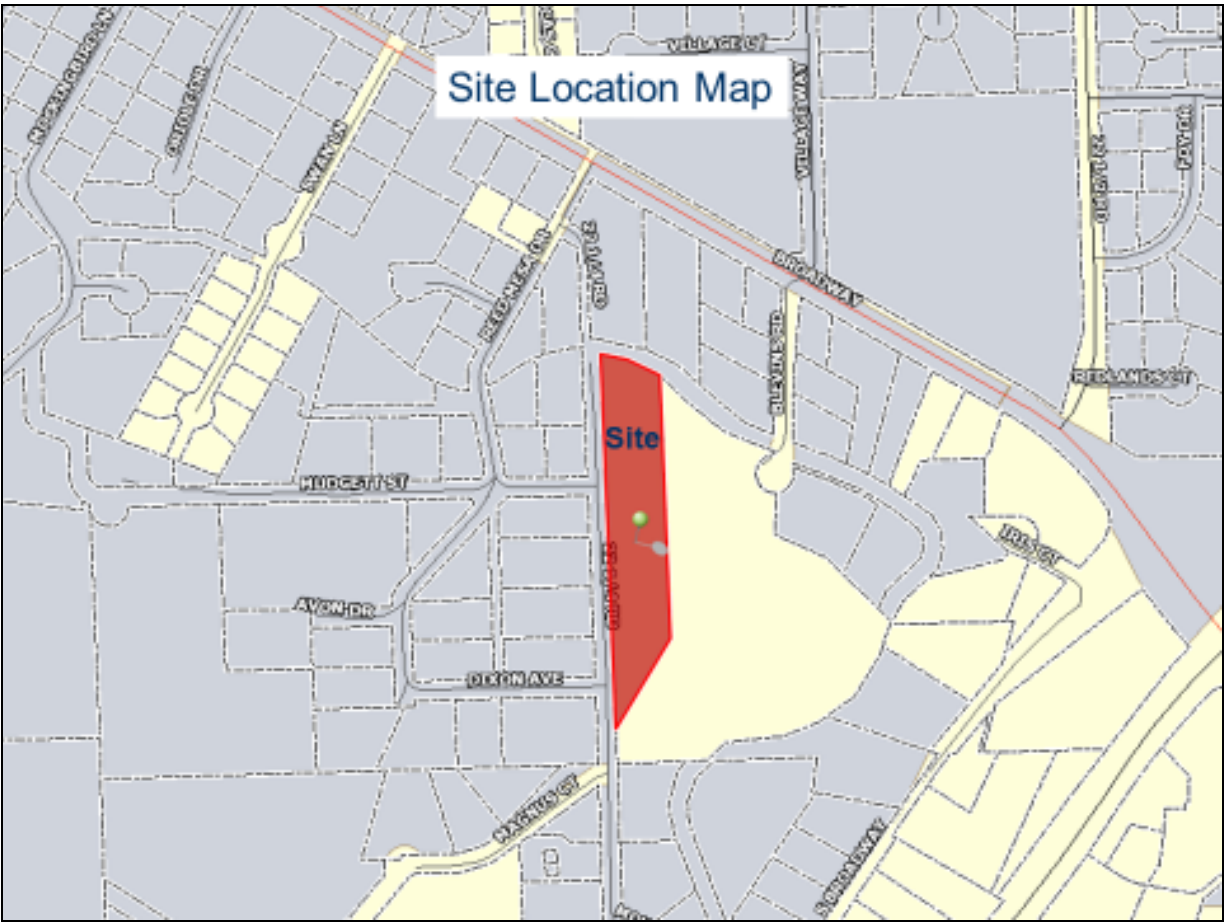
- a. R-R (Residential – Rural)
- b. R-E (Residential – Estate)
- c. R-1 (Residential – 1 du/ac)
- d. R-5 (Residential – 5 du/ac)

In reviewing the other zoning district options, the residential zone districts of R-R, R-E and R-1, would have a lower overall maximum density than what the property is currently zoned (R-2), and the R-5 zone district would allow more density. The applicant has requested an R-4 zone.

FINDINGS OF FACT AND CONCLUSIONS

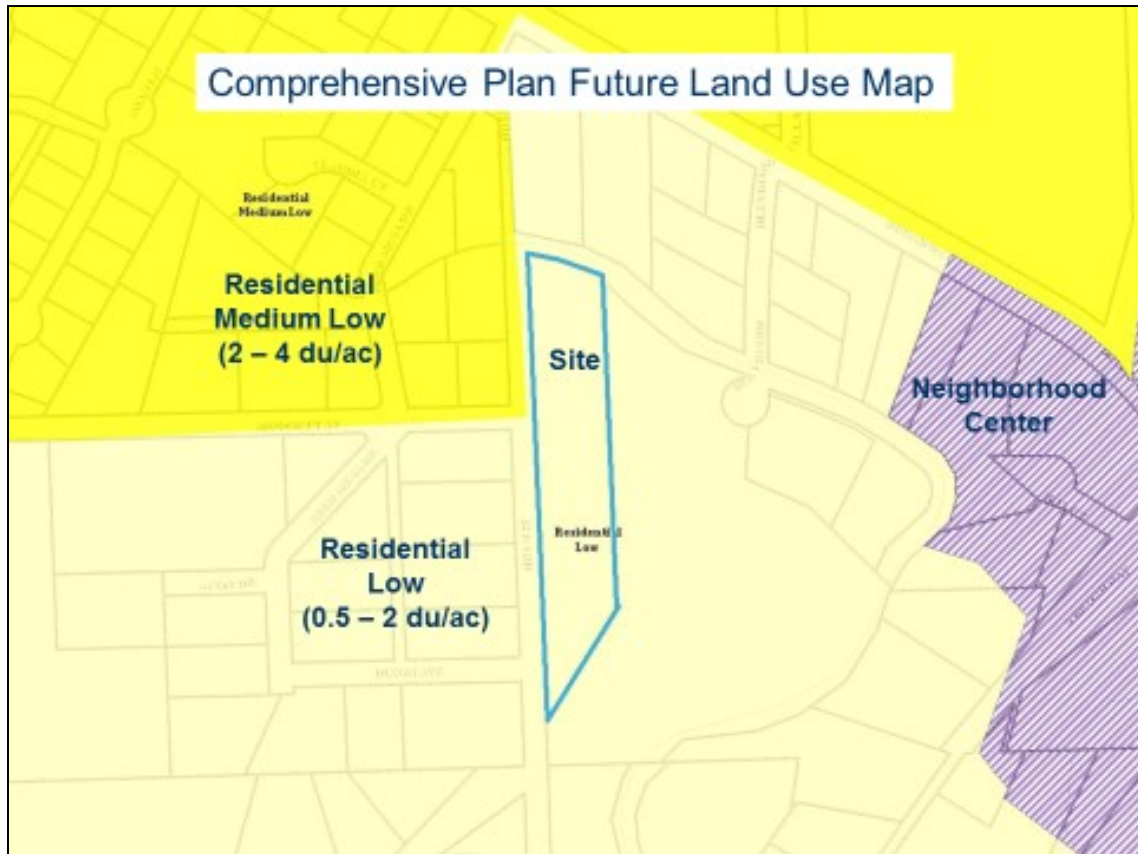
After reviewing the Redland Hollow Rezone, RZN-2016-253, a request to zone 2.88 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

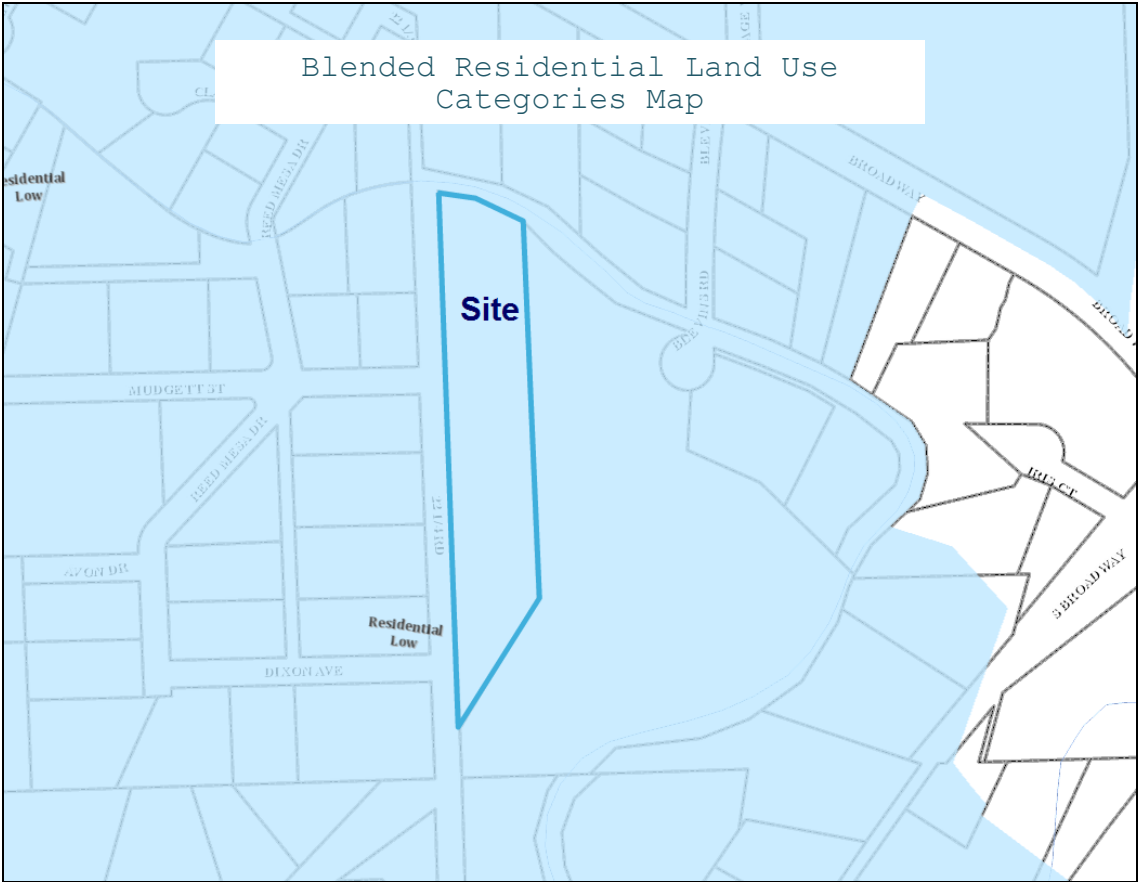


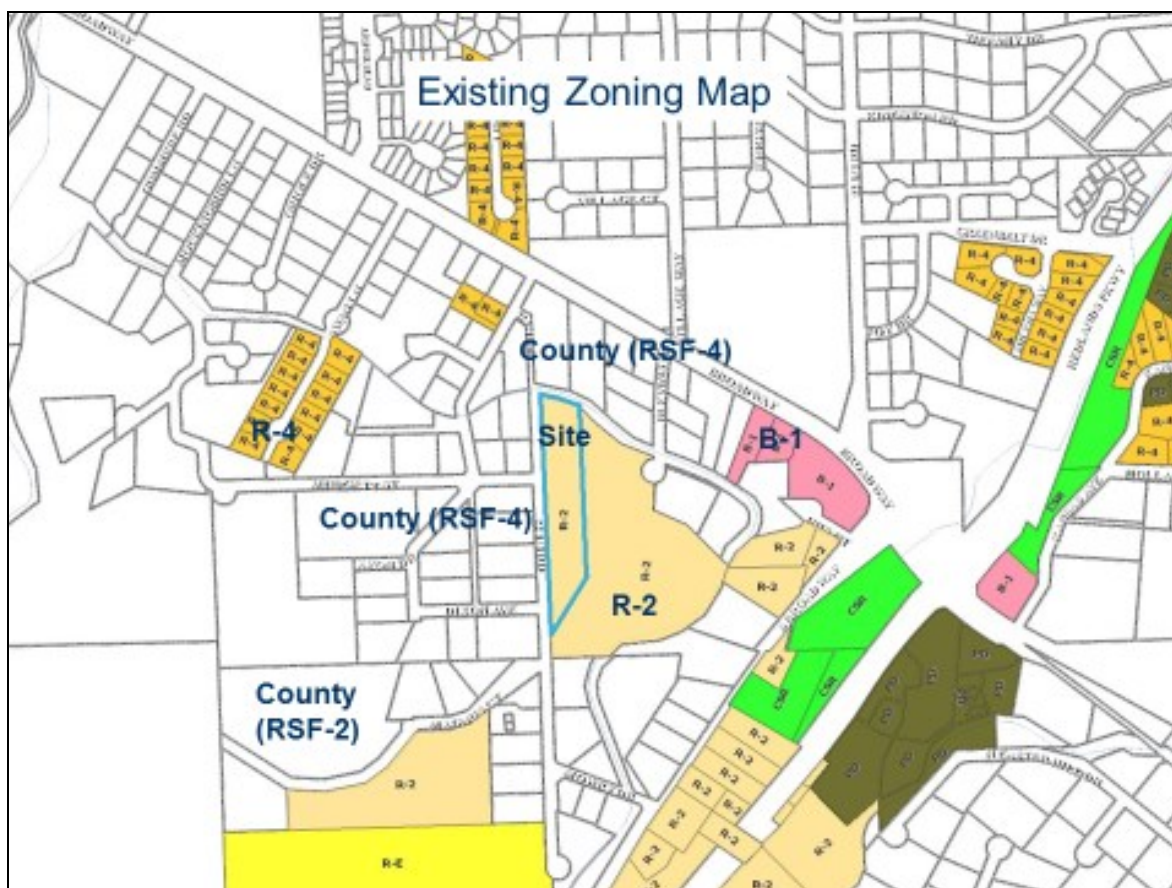


Comprehensive Plan Future Land Use Map



Blended Residential Land Use
Categories Map





From: "John F. Whitcomb" <jfwhitcomb@gmail.com>
To: <scottp@gjcity.org>
Date: 5/13/2016 6:29 PM
Subject: Redlands Hollow Subdivision

Dear Mr. Peterson,

My name is John Whitcomb and I live at 484 22 1/4 Rd. My wife and I are very concerned about the proposed re-zoning of the land on 22 1/4 Rd to allow six residential homes to be built. We have a quiet neighborhood here, with homes built on large lots. You could fit 3 of these proposed homes on our lot alone. We don't need to crowd these homes on to tiny lots. Traffic is already a problem on our street where many vehicles turn from Broadway on to Reed Mesa or South Broadway as a shortcut to Redlands Pkwy or Broadway to avoid the intersection. With the scheduled construction of a roundabout at that intersection. Adding the traffic that these houses would bring would only exacerbate the already steady flow of vehicles through what was once a quiet area. Please do not over crowd our little streets and further complicate our traffic problems.

The builder states he wants "High End" homes but there is no guarantee of that. High end homes aren't built on 0.3 acres lots. We also have a water runoff problem here from the Riggs hill area down towards these lots.

In summary, if homes must be built on this property they should be restricted to 3 homes on 1/2 acre lots not 6 houses crammed into a small space.

Sincerely,

1st Sgt John F. Whitcomb USMC Ret.

From: <keibo21@aol.com>
To: <scottp@gjcity.org>
CC: <Keibo21@aol.com>, <SPGarden@aol.com>
Date: 5/17/2016 9:21 AM
Subject: Proposed Redlands Hollow Subdivision

Hello Scott,

(A previous, incomplete version may have been sent to you, if that is so, then this is the complete email we intended to send you)

Our names are Campbell and Susan Stanton and we have lived at 503 Reed Mesa Drive for nearly 25 years. We reside approximately 1 block west of the proposed "Redlands Hollow Subdivision" which would consist of six small lots/houses tentatively planned to be located along the east side of 22 1/4 Road contingent on rezoning of the property. Our neighborhood is unique in that it has homes on fairly good sized lots that are not crammed right up to each other thus providing an open, country feel that we all enjoy and savor. This was one of the principal reasons we and others moved here. Although some traffic utilizes our streets as a shortcut around the Hwy 340/Redlands Parkway intersection, it is relatively quiet and traffic is tolerable.

While we're not opposed to development of vacant land, we are opposed to the integrity of our neighborhood being compromised by overdevelopment. We oppose the rezoning of the lots from R-2 to R-4. We feel that no more than three or four homes should be permitted on larger parcels within the proposed subdivision if the project were to proceed.

We thank you for your consideration and appreciate the opportunity to voice our opinion on this matter.

Sincerely,

Campbell & Susan Stanton

From: Sharon Sigrist <sharonsigrist@gmail.com>
To: <scottp@gjcity.org>
Date: 5/12/2016 10:34 AM
Subject: Redlands Hollow Subdivision

To whom it concerns,

My name is Sharon Sigrist I live at 2215 Dixon Ave. My husband, myself and our neighbors are very concerned over the purposed rezoning of the land on 22 1/4 rd. to allow 6 residential homes to be built there. Our concerns are traffic, and over crowding in one little area. There is plenty of open land in this area, we do not need to crowd one street, on block one neighborhood. Traffic is a problem already with people using Reed Mesa to South Broadway as a short cut around the Redlands Parkway - Broadway intersection. This short cut is probably uncontrollable but adding 30+ more vehicle trips a day by adding 6 homes can be prevented. Please do not over crowd our neighborhood and further complicate the traffic problems in these few little streets.

The builder states he wants to build high end homes, but what if he doesn't? We will have low rent transient renters that are not healthy for an established family neighborhood. He also, does not have to put in curb & gutter. I realize the rest of the neighborhood does not have nor want, but I am not convinced that is the right way to proceed. There is a huge water run off problem already in this neighborhood, yes it only happens once or twice a year but non the less I do not think just a retention pond is the answer and could open a can of worms.

It is quiet here, we have had lots of new homes built in this area, they have ALL been built on large lots EXCEPT what is being asked for here!

Sharon Sigrist

From: Sharon Sigrist <sharonsigrist@gmail.com>
To: Scott Peterson <scottp@ci.grandjct.co.us>
Date: 5/24/2016 8:36 AM
Subject: Re: Redlands Hollow Subdivision

Scott, Please keep me up dated as to the Redlands Hollow Subdivision. Has the builder submitted a plan? How many homes does he PLAN to build? Some workers were out 2 weeks ago and they were very rude to the home owners around the lot. They parked their equipment blocking driveways. One of my neighbors came home with a new born & could not get to her drive. I do not know where this lack of consideration is coming from but I hope that changes, too. DO NOT CHANGE THE ZONING PLEASE!

From: Ruth Reed <ruthreed2221@gmail.com>
To: <scottp@gjcity.org>
Date: 5/16/2016 3:07 PM
Subject: Redlands Hollow Subdivision

We do not need to change the zoning in our little enclave. I agree with all of my neighbors for all of the reasons stated in their correspondence that the zoning is fine just the way it is. No changes please.

From: Audrey Mullis <yerdua6454@hotmail.com>
To: "scottp@gjcity.org" <scottp@gjcity.org>
Date: 5/31/2016 11:46 AM
Subject: Redlands Hollow Subdivision

Dear Mr. Peterson,

My name is Audrey Mullis, 2208 Mudgett St, GJ, CO 81507. I spoke with you by phone last week. You requested that I put my concerns about the Redlands Hollow Subdivision in writing. Although I now live west of the area on Mudgett St, I formerly lived at 517 22 1/4 Road for 25 years and am very familiar with the Reed Mesa Subdivision in general and thus interested in preserving the rural atmosphere. My concerns are:

1 - Traffic...due to a full scale commercial Auto Repair operation that has somehow developed (I assume illegally) at 519 Reed Mesa Drive, the traffic coming and going from Broadway has increased substantially. There are as many as 20+ vehicles in the yard at any given time, with trailers delivering and picking up these units on a daily basis. With only Reed Mesa Drive and Mowry Drive for ingress & egress, the traffic situation is obviously already strained. The addition of six more homes/families would add that much more.

2 - Property Values: The Reed Mesa Subdivision has grown considerably since we moved here in 1969, but it has managed until recently to retain the rural atmosphere. Adding six closely-packed homes would not only change that concept but in the process would also lower property values. It might be reasonable to add 3 or 4 homes on that entire property with lots similar in size to those adjacent to the property, but certainly not the development as proposed.

Thank you,

Audrey Mullis

970-243-5184

From: "Debbie Moesser" <dmoesser@bresnan.net>
To: <scottp@gjcity.org>
Date: 5/15/2016 12:35 PM
Subject: Redlands Hollow Subdivision

May 15, 2016

To Scott or Whom It May Concern,

My name is Debbie Moesser and I live at 2220 Claudia Ct. My neighbors and I are VERY concerned over the purposed rezoning of the land on 22 ¼ Rd, allowing 6 residential homes to be built there. Our concerns are traffic (there are too many SPEEDING down Reed Mesa now) and over crowing in one little area. There is plenty of open land in this area. We do not need to crowd one street in this neighborhood.

Traffic is a problem already with people using Reed Mesa, once again SPEEDING, with kids playing, to South Broadway as a short cut around Redlands Parkway – Broadway intersection. This short cut is probably uncontrollable but adding 30+ more vehicle trips a day by adding 6 homes can be prevented.

PLEASE do not over crowd our neighborhood and further complicate the traffic problems on the little streets.

The builder says he wants to build high end homes, but what if he does not? We will have low rent transient renters that are not healthy for an established family neighborhood.

It is a quiet neighborhood. The homes that have been built in the area have been built on LARGE lots EXCEPT what is being asked for here!

PLEASE DO NOT LET HIM BUILD!

Thank you,

Debbie Moesser

2220 Claudia Ct.

From: Sarah Livingston <sarah.m.livingston@gmail.com>
To: <scottp@gjcity.org>
Date: 7/2/2016 6:09 PM
Subject: Redlands hollow subdivision-rezoning

To whom it may concern,

My name is Sarah Livingston and I live at 517 22 1/4 at the end of the cul-de-sac, directly across the street from the proposed Redlands Hollow Subdivision. I am in opposition to the request to rezone 2.88 +/- acres from an R-2 to R-4 zone district. I am in opposition of this rezoning for a few reasons:

1. The lot sizes will be significantly smaller therefore changing the fabric & historical character of the neighborhood.
2. There is already a lot of traffic that turns around and my personal driveway because they do not realize it is not a "thru street". I do not want six houses because this will cause even more traffic.
3. The narrowness of our street will not allow for people to turn their cars around except in my driveway.
4. Our view of the Book Cliffs will be obstructed.
5. It is highly likely that property tax will raise much higher due to the value of these homes proposed (we were told they would be in the \$400,000 range).

I understand that I cannot to stop the development of four homes, but I would like to stop the development of six. These are the reasons that I oppose the rezoning of the Redlands hollow subdivision.

Respectfully,
Sarah Livingston

Sent from my iPhone

Dear Grand Junction Planning Division:

This letter is in regards to the proposed Redlands Hollow Subdivision zoning change from R-2 to R-4 at 508 22 1/4 Rd, which I live directly across from. The area proposed for development is situated within an unusual neighborhood that exhibits generally large lots, a wide variety of houses and lot configurations, and a notable lack of "city" infrastructure such as sidewalks and street lights. These aspects, as well as the presence of horses, chickens, goats, etc, provide inhabitants of the neighborhood with an uncommon but welcome rural feeling just outside of the city limits. The area in question has been zoned R-2 for decades, and I am greatly concerned that a zoning change and development of more residences than currently allowed would severely negatively impact the rural character of this neighborhood.

The plan currently proposed for 508 22 1/4 Rd by Redlands Investment Properties includes the development of six nearly identical cookie-cutter lots that would be located directly across from and adjacent to significantly larger established lots. The average size of the six established lots located west of 22 1/4 Rd and directly across from the area proposed for development (503, 505, 507, 509, 515, and 517 22 1/4 Rd), and the three lots located to the north and directly across the Redlands Canal from the area proposed for development (2221, 2225, and 2227 Broadway), is approximately 0.64 acre. The lots proposed by Redlands Investment Properties are less than half of this size at only 0.3 acre. Further, the area is flanked by a large undeveloped property to the east, and existing Lot 1 at 508 22 1/4 Rd, at the southern edge of the proposed six lots, measures 0.8 acre.

The roads in this neighborhood are already utilized as a cut-across from Broadway to South Broadway, and traffic is a concern given the narrowness of 22 1/4 Rd. While development of any additional residences would add to existing traffic concerns, the increased density of houses proposed for this area would incrementally intensify these concerns. While I am in favor of the statements from the developers regarding not planning to add wider roads, sidewalks, street lights, etc, I do not believe that the potential negative impacts of increased congestion are realized or accounted for. If the Redland Hollow Subdivision is approved and constructed as currently proposed, the "Law of unintended consequences" would likely apply, and continued expansion, upgrades, and maintenance of infrastructure (roads, signage, etc) would unfortunately be necessary, and the costs of such would have to be assumed by city, county, or taxpayer funds.

The area proposed for development is situated within a "hollow" and is crossed by a drainage. Residential development of smaller lots with more houses within this area would clearly hinder the already-limited views of the surrounding residents. Further, because of the significantly smaller proposed lot sizes and the impacts to viewshed, I believe it would likely depress surrounding home values.

I understand that the area in question is private property, and it is important to note that a rejection of the proposed zoning change would not preclude development of the area; however, it

would necessitate that development of this small area occur within the framework of its extant R-2 status, which would be in concert with the surrounding neighborhood. The development of four lots, which albeit would still be smaller than the average size of adjacent existing lots, would have a greater chance of minimizing negative impacts as well as be constructed more in the character of the neighborhood. Most importantly, the development of fewer, and larger, lots would offer greater flexibility in future house and other infrastructure placement. The values of properties in the surrounding neighborhood lie principally in the generally larger-than-average-sized lots, and this is an important aspect to attempt to maintain for future development. There is no shortage of alternative areas in nearby neighborhoods that could be developed where lots of the size proposed by Redlands Investment Properties would not be out of place.

I attended the community meeting on April 19, 2016, regarding this rezoning proposal. Scott Peterson was also in attendance and I expect could attest that all community residents at the meeting were uniformly against the proposal. Not a single member of the audience spoke in favor of the proposed rezone, and it is important to note that the only people at this meeting in favor of the rezone – the developers and engineers – do not live in the neighborhood.

As previously stated, I live directly across from the area in question with my wife and young daughter. The large lots, the rural feeling, and specifically the open spaces that offer a view of the Grand Mesa and Bookcliffs to the east (our only view), are the main reasons why we chose this neighborhood to make our home. It is these aspects that I fear would be severely altered by the construction of multiple new lots in association with the proposed rezone. In sum, for the reasons outlined above, please take this letter as a hearty recommendation to reject the proposed rezone from R-2 to R-4 at 508 22 1/4 Rd.

Sincerely,

Garrett Williams and family
515 22 1/4 Rd
Grand Junction, CO

Concerned Landowners

From: Naomi Rintoul <n.rintoul@icloud.com>
To: <scottp@gjcity.org>
Date: 7/11/2016 12:58 PM
Subject: Redlands Hollow Subdivision
Attachments: neighborhood.docx

Dear Mr. Peterson,

You have already heard from many of my neighbors and my husband, Garrett Williams about our opposition to the rezoning in our neighborhood on 22 1/4 Road. I truly don't know what else can be said, so I have included some pictures of where we live and why the level of proposed density would be out of character. Thank you much and we will see you at the meeting tomorrow.

Sincerely,

Naomi Rintoul



View from just across the street from the proposed development landowners take advantage of the country setting with chickens, a garden, and fruit trees.

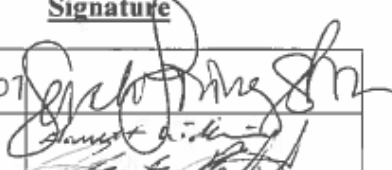
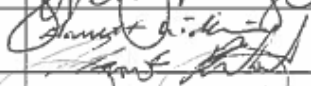
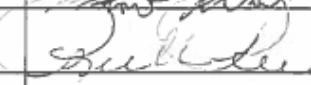

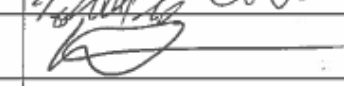



View from the top of the hill on Reed Mesa Drive (the new subdivision would be located center left). Note the large lots, fruit trees, outbuildings, horse corral, trailer and general rural setting.



View from the corner of Dixon and 22 ¼ Road, facing northeast towards the proposed subdivision, which can be seen to the right. There is no shoulder, minimal ditching, no lines, rough paved surface, and no turn around (the road dead ends at the canal). This would be the only access to the proposed subdivision and no road improvements have been planned.

I am a homeowner near the proposed Redlands Hollow Subdivision at 508 22 1/4 Road. I oppose the zoning change from R-2 to R-4.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Sarah Livingston Garrett Williams Nelson Rinkard	517 22 1/4 Rd GJ, Co 81501 515 22 1/4 Rd Ground Junction	  
Ruth Reed	2221 Broadway	
Charmaine Adams	507 22 1/4 Rd	Charmaine Adams
Margaret Adams	507-22 1/4 Rd.	Margaret V. Adams
Darkene Haile	509 22 1/4 Rd.	Darkene Haile
Wallis G. Miller	503 22 1/4 Rd	Wallis G. Miller
Nedra Thygerson	505 22 1/4 Rd	Nedra Thygerson
Randall Cox	518 Reed Mesa Drive	Randall Cox
DAVID KASNOFF	516 REED MESA DRIVE	
Craig Carlson	2227 Broadway	Craig Carlson
Shawn Sigist	2215 Dixon Ave	Shawn Sigist
Becky Gallagos	2219 Dixon Ave.	B. Gallagos
Ken Gallagos	2219 Dixon Ave	Ken Gallagos
Laci Wilkins	2226 MOWRY DR	Lammur
Gabe Wilkins	2226 Mowry Dr	
AARON LIVINGSTON	517 22 1/4 RD. GJ 81501	Aaron

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PROPOSED REDLANDS HOLLOW REZONE
TO R-4 (RESIDENTIAL – 4 DU/AC)**

LOCATED AT 508 22 1/4 ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the proposed Redlands Hollow Subdivision to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low Density and the Blended Residential Land Use Map category of Residential Low Density 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 shall be zoned R-4 (Residential – 4 du/ac):

Lot 2, Krause Subdivision as identified in Reception # 1902961 in the Office of the Mesa County Clerk and Recorder.

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.

ATTEST:

City Clerk

Mayor

CITY COUNCIL AGENDA ITEM

Subject: Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments, Located at 805 and 825 Bookcliff Avenue

Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

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

Executive Summary:

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652 (see attached), an Ordinance rezoning approximately 3.76 acres from R-16 to PD (Planned Development) with a default zone of R-24 for the Highlands Apartments. The request is to add four additional dwelling units, which exceeds the maximum density range by .63 dwelling units.

Background, Analysis and Options:

The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. The Ordinance allows for the construction of 128 senior multi-family dwelling units, in two phases, along with some ancillary uses at 805 and 825 Bookcliff Avenue. A zoning density range of 24 to 32 dwelling units per acre is provided in Ordinance No. 4652. The request is to amend the Outline Development Plan from 128 units to 136 units. The addition of four more residential units is internal to the structure and does not expand or change the approved foot-print, or the elevations of the building. It does however exceed the maximum density of 32 units per acre by 0.63. The Zoning and Development Code allows changes in the bulk standards up to 10 percent so long as the character of the site is maintained. The character of the site is maintained since the new additional units would be internal to the structure.

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

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

The proposed project will provide affordable senior apartment living in an area where needed services are readily available.

How this item relates to the Economic Development Plan:

Goal: Continue to make strategic investments in public amenities that support Grand Junction becoming “the most livable community west of the Rockies by 2025.”

The proposed project is a quality development and will provide visual appeal through attractive public spaces throughout the Planned Development. It will also provide a needed housing type.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval to the City Council.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously presented or discussed.

Attachments:

Staff Report

Site Location Map

Ordinance No. 4652

Proposed Ordinance

BACKGROUND INFORMATION				
Location:		805 and 825 Bookcliff Avenue		
Applicants:		Grand Junction Housing Authority, owner and developer. Rich Krohn, representative.		
Existing Land Use:		Vacant land		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	St Mary's Hospital property and Colorado West Senior Citizens housing		
	South	Tope Elementary School		
	East	Apartment building and single-family residences		
	West	Business offices		
Existing Zoning:		PD (Planned Development)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	PD (Planned Development) & R-16 (Residential – 16 du/ac)		
	South	R-8 (Residential – 8 units per acre)		
	East	R-16 (Residential – 16 units per acre)		
	West	B-1 (Neighborhood Business)		
Future Land Use Designation:		Business Park Mixed Use		
Zoning within density range?		X	Yes	No

Background

The proposed project is located on the south side of Bookcliff Avenue between 7th Street and 9th Street across from the south terminus of Little Bookcliff Avenue. The Grand Junction Housing Authority purchased the subject property in August 2013. The parcel was annexed into the City in 1964 as the McCary Tract Annexation. Air photos, dating back as far as 1937 show the property as vacant.

The property consists of 3.785 acres. Per Section 21.03.040(i)(1)(i) for the purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area. The half street right-of-way at the north boundary of the subject property is 30 feet by 550 feet (16,500 square feet) or .379 acres, making the total acreage for density calculation 4.168 acres. The applicants were specific in their proposal to develop the property into 128 units of multi-family senior residential units in two phases. In addition, areas for indoor amenities such as an office for a resident manager, office areas for service providers such as home health care, a visiting office for the Veterans Administration, together with fitness, wellness, and socializing areas will be constructed.

While the Recitals of the Ordinance is specific to 128 units, a density range of 24 to 32 units per acre was provided in the Ordinance. The applicants are requesting to increase the maximum allowed density by one to provide an additional four units in Phase 2. The total number of units for the project will be 136, exceeding the maximum number of dwelling units by just over a half a unit (0.63). The zoning density range will have a maximum of 33 dwelling units per acre, which is well under the 10 percent deviation allowed by the Code.

The additional four units are internal to the structure and does not expand or change the approved foot-print of the building or the exterior elevations. This is accomplished by deleting some of the smaller amenities that were planned for Phase 2 of the project. Onsite parking will remain unchanged at 154 spaces. This corresponds to 1.13 spaces per unit. There are also 27 on street parking spaces available on Bookcliff Avenue. Based on the Housing Authorities extensive experience with similar developments it has constructed in the past, this will provide sufficient parking for this development.

Consistency with the Comprehensive Plan

The proposed ODP is consistent with the Comprehensive Plan Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

The Future Land Use Map of the Comprehensive Plan shows this area to develop with the designation of Business Park Mixed Use. Applicable zones that support this designation include R-8, R-12, R-16, R-24, R-O, B-1, CSR, BP and I-O. R-24 is the default zone for the Planned Development.

Review criteria of Section 21.02.150(e) Amendments to Approved Plans of the Grand Junction Municipal Code

The use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:

- (i) No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;

This is not a request for a change in use, only to allow four more dwelling units, which exceeds the allowed density range by a little over six tenths of a percent. It is just a fraction over the allowed density range of Ordinance 4652. The default zone of R-24 has no maximum density.

- (ii) The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process;

The request is to increase the maximum density currently allowed for in the PD Ordinance by one.

(iii) The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

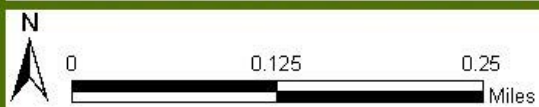
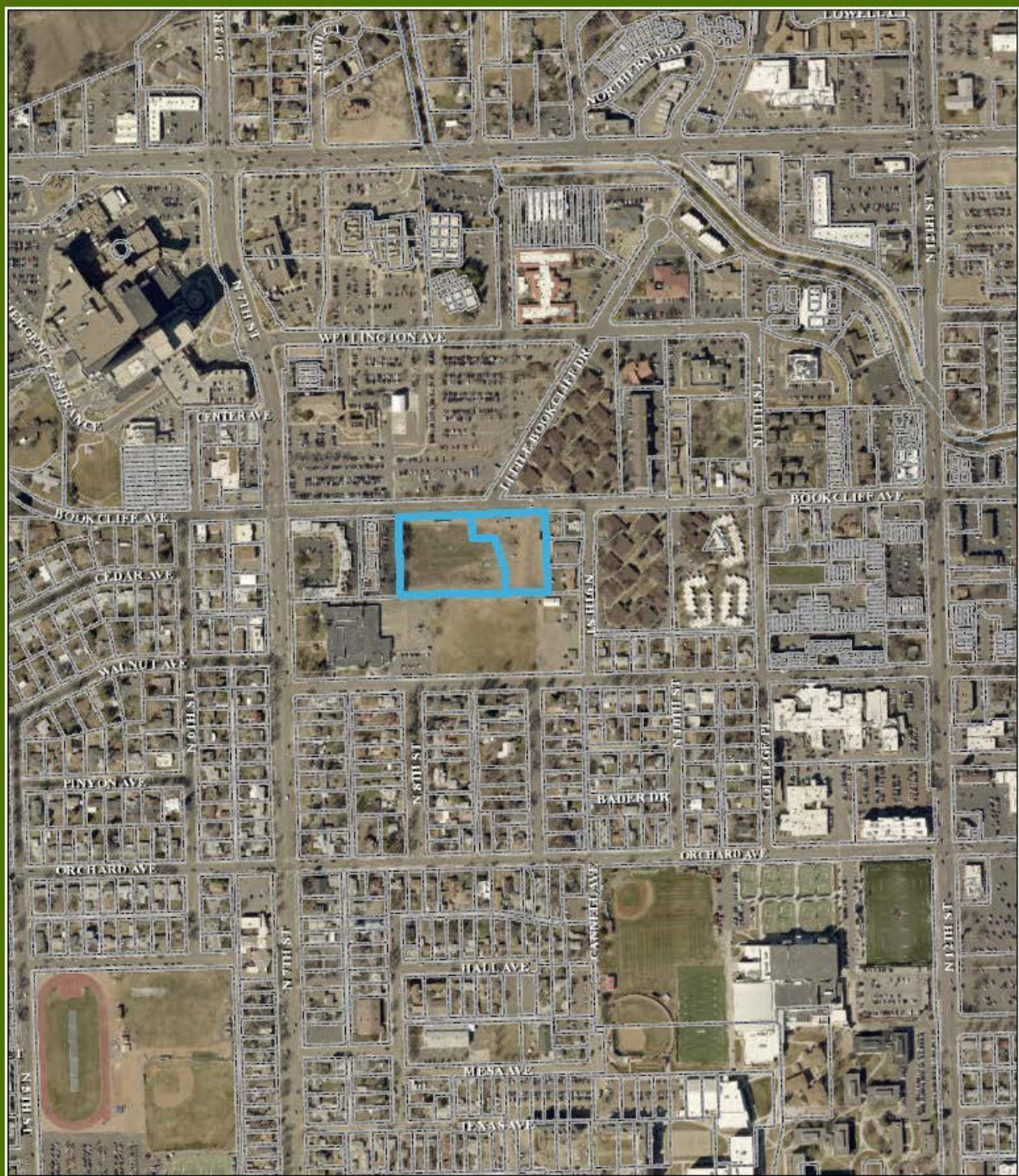
Density is a bulk standard. The density will exceed the current density allowed within the Ordinance by one. Because Ordinance No. 4652 specified 128 dwelling units the Ordinance must be amended to allow four additional units, and expand the maximum density range already provided within Ordinance No 4652.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Junction Housing Authority application, PLD-2016-326 for an amendment to the Planned Development, Outline Development Plan Ordinance, Staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan Ordinance is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.150(e) of the Grand Junction Municipal Code have all been met.

City of Grand Junction



Printed: 6/22/2016

1 inch = 471 feet



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4652

**AN ORDINANCE REZONING APPROXIMATELY 3.763 ACRES FROM R-16 TO PD
(PLANNED DEVELOPMENT) AND APPROVING
THE OUTLINE DEVELOPMENT PLAN (ODP)**

**GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
(AKA THE EPSTEIN PROPERTY)
LOCATED AT 805 BOOKCLIFF AVENUE**

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Grand Junction Municipal Code. The applicant has requested that approximately 3.763 acres, located at 805 Bookcliff Avenue, be rezoned from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zoning of R-24 (Residential – 24 units per acre). The applicant proposes to develop the property into 128 units of multi-family residential units for seniors in two phases, with each phase consisting of 64 residential units, resulting in an ultimate proposed density of 30.9 units per acre. In addition, an area for indoor amenities such as offices for resident service provider visits (such as home health care and Veterans Administration) together with common fitness, wellness, and socializing areas is anticipated to be constructed as part of the first phase.

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 21.02.140 of the Grand Junction Municipal Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM R-16 TO PD WITH THE FOLLOWING DEFAULT ZONE AND DEVIATIONS FROM THE DEFAULT ZONING:

Property to be Rezoned:

All that part of the N1/4 of the SW1/4NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, lying East of the center line of North Seventh Street; EXCEPT the West 450 feet of said tract; AND ALSO EXCEPTING THEREFROM all roads, easements and rights of way of record in Mesa County, Colorado.

Containing 3.763 acres, more or less. See Attached Exhibit A, Outline Development Plan.

A. Deviation of Uses

The following uses shall also be allowed:

Management office with residential unit for on-site manager, including support offices for resident service providers such as home health care and Veterans Administration, together with fitness, wellness, and socializing areas. Other indoor amenities may include a coffee shop and/or sandwich shop.

In lieu of a solid fence the required fence buffer on the west side of the property can be open style fencing (to see through) or a landscaping berm.

B. Deviations from Bulk Standards

A zoning density range of 24 to 32 dwelling units per acre.

Minimum front yard setback shall be 10 feet.

Minimum side yard setbacks shall be zero from any new lot line created by subdivision of the property.

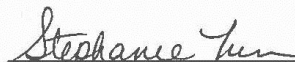
INTRODUCED on first reading on the 17th day of December, 2014 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of January, 2015 and ordered published in pamphlet form.

ATTEST:



President of Council



City Clerk

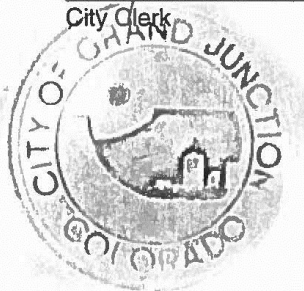
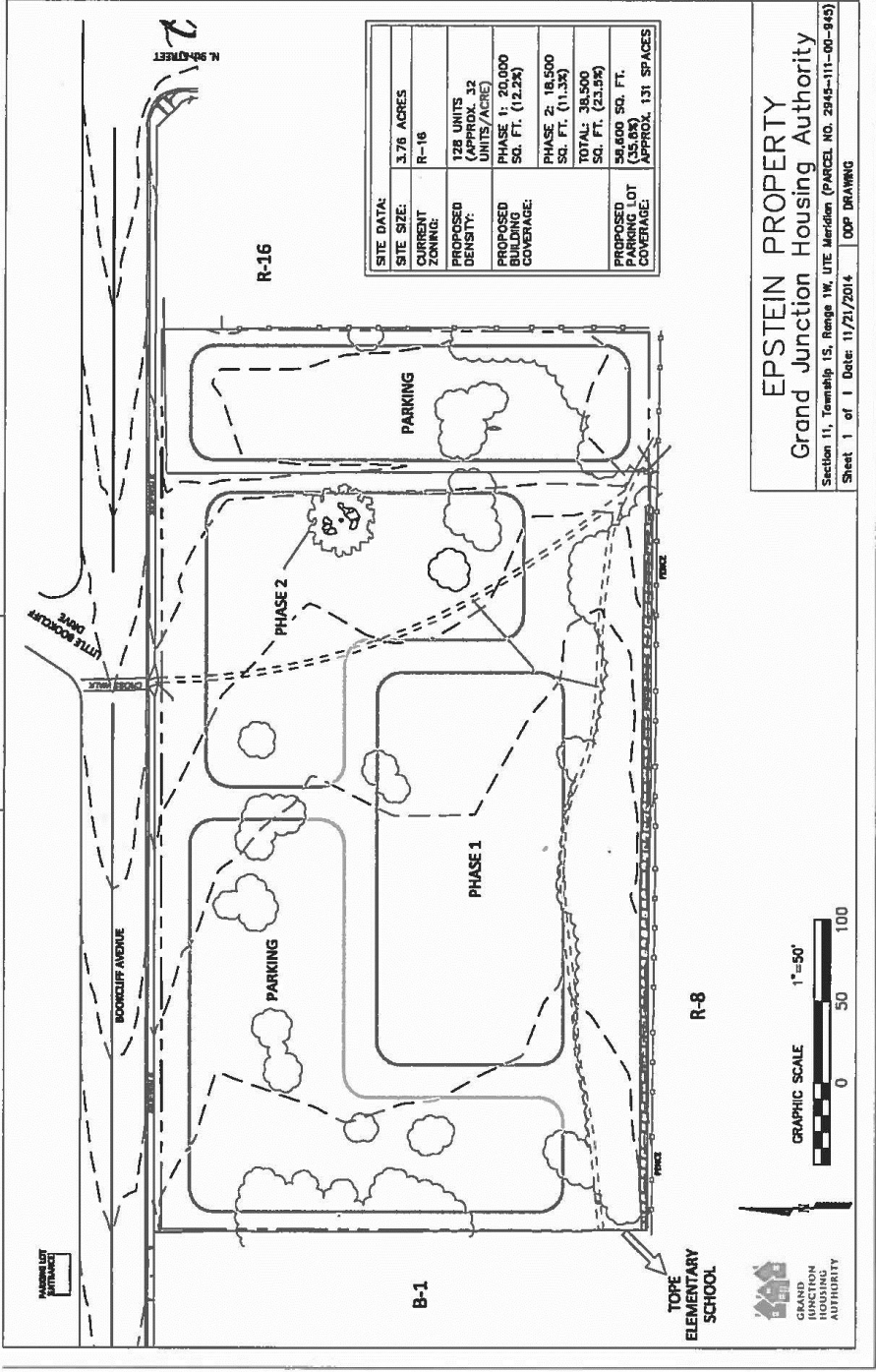


Exhibit A



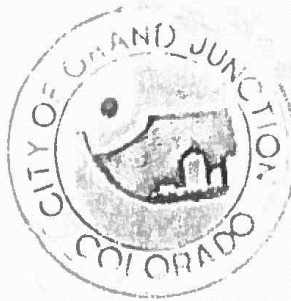
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4652 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of December, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 9th day of January, 2015, at which Ordinance No. 4652 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of January, 2015.

Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Published: December 19, 2014
Published: January 9, 2015
Effective: February 8, 2015



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 4652
BY AMENDING THE PLANNED DEVELOPMENT FOR THE
GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
LOCATED AT 805 AND 825 BOOKCLIFF AVENUE**

Recitals:

A request to amend the Outline Development Plan from 128 units of multi-family residential to 136 units of multi-family residential has been submitted. The addition of four units is internal to the structure and does not expand or change the approved foot-print, or the elevations of the building. This exceeds the maximum zoning density range of 32 dwelling units by .63 units per acre as provided in Ordinance No. 4652. This Ordinance will expand the maximum density to 33 dwelling units per acre.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment to the Outline Development Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.150(e) of the Grand Junction Municipal Code. The proposed amendment to the Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, ORDINANCE NO. 4652 IS HEREBY AMENDED TO ALLOW 136 MULTI-FAMILY RESIDENTIAL UNITS.

INTRODUCED on first reading on the ____ day of __, 2016 and ordered published in pamphlet form.

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

ATTEST:

President of Council

City Clerk

Attach 7

CITY COUNCIL AGENDA ITEM

Date: July 25, 2016

Author: David Thornton

Title/ Phone Ext: Principal Planner / x.1450

Proposed Schedule: PC – July 12, 2016

CC – 1st Reading August 3, 2016

2nd Reading: August 17, 2016

File # (if applicable): ZCA-2016-111

Subject: Amending Title 25 of the Grand Junction Municipal Code, 24 Road Corridor Design Standards

Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

Presenter(s) Name & Title: David Thornton, Principal Planner

Executive Summary:

The proposed ordinance amends the 24 Road Corridor Design Standards, Title 25, of Volume II: Development Regulations of the Grand Junction Municipal Code (GJMC). The purpose of the amendments are to clarify existing requirements, eliminate redundancies, and provide a more user friendly text to help development achieve the vision of the 24 Road Corridor Sub-Area Plan.

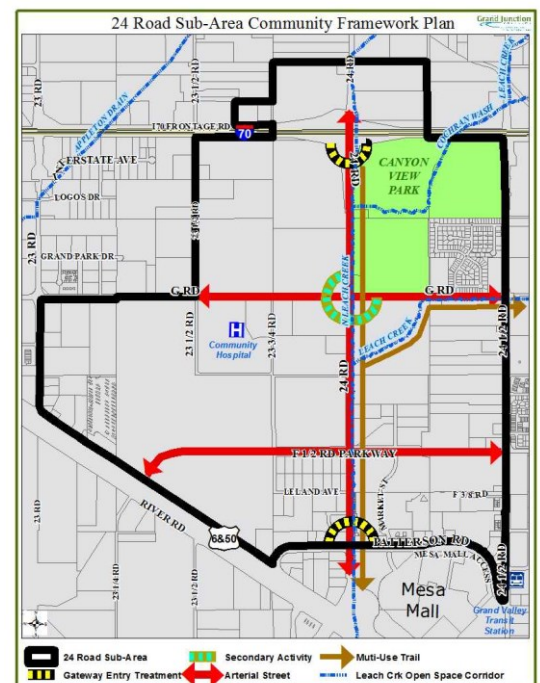
Background, Analysis and Options:

The Grand Junction City Council has requested that Staff propose amendments to City codes and regulations as needed to be dynamic and responsive. The proposed amendment will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. City Council also developed an Economic Development Plan. The proposed amendments implement this Plan by streamlining processes and support Grand Junction becoming “the most livable community west of the Rockies by 2025.”

24 Road Corridor Design Standards

The 24 Road Corridor Design Standards were adopted by the City at the same time the 24 Road Corridor Sub-area Plan was adopted on November 1, 2000. The Design Standards implement the Sub-area Plan. The vision of the 24 Road Corridor Sub-area Plan is the following:

- Achieve high-quality development in the corridor in terms of land use, site planning and architectural design.
- Provide market uses that complement existing



and desired uses and benefit the Grand Junction community.

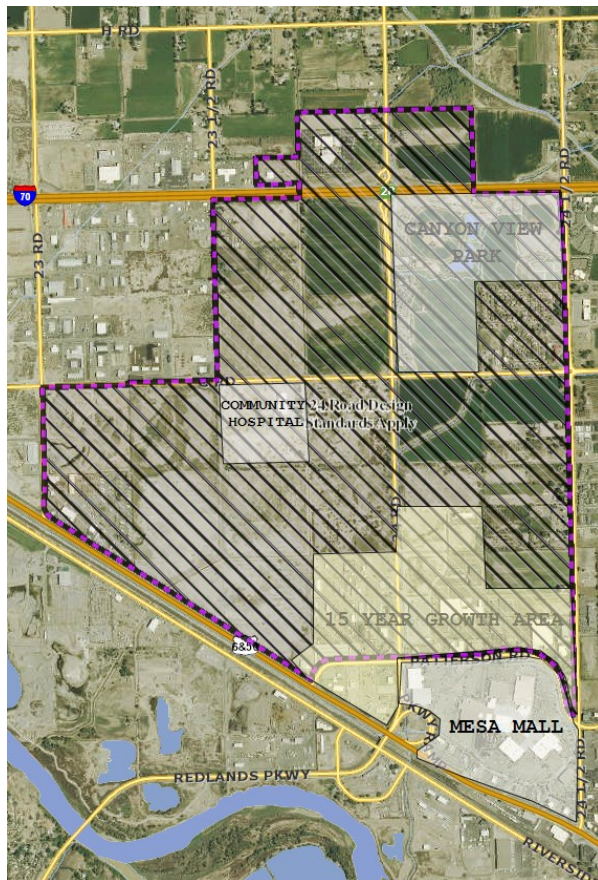
- (c) Take advantage of and expand upon existing public facilities in the corridor to create a “civic” presence.
- (d) Achieve a distinctive “parkway” character along the roadway that can serve as a gateway to the Grand Junction community.
- (e) Encourage development that is consistent with the Grand Junction Growth Plan.
- (f) Adjust and/or amend the Grand Junction Land Use Code and Growth Plan to achieve the Road 24 vision, concept, and plan and to create a predictable environment for future development of the area.

24 Road Corridor Subarea Plan

The concept of the Subarea Plan is to provide a land use and transportation framework for future development in the 24 Road Corridor that:

- (a) Allows for flexibility in land uses (type, intensity, and density) while recognizing inherent differences between development on small parcels compared with larger parcels.
- (b) Establishes a transportation network that interconnects to create a logical urban pattern.
- (c) Establishes a high-quality image through zoning, design standards, and public improvements.

24 Road Corridor Design Standards and Sub-area Plan work together



The vision and concepts for the 24 Road area remain intact today and continue to be achieved through the provisions of the 24 Road Corridor Design Standards and Guidelines. The City is realizing consistent development meeting the vision of the corridor and standards established in the overlay in this very important corridor, a gateway to the community. However, implementing the vision through existing development regulations is sometimes confusing to the user of the Code, including staff and the development community.

It has been 15 years now and what has been learned? What can be done to make the Design Standards better understood, less redundant and more user friendly?

Development within the sub-area has grown concentrically (with the exception of the Community Hospital campus), extending out from the Mesa Mall area growing north towards Canyon View Park.

In addition, the past 15 years has seen City-wide changes to the Zoning and Development Code including new design standards for

- site development,
- building architecture,
- site lighting, and
- landscape development.

Road and access standards have been updated through the Grand Valley Circulation Plan's last amendment in 2010 and through the City's Transportation Engineering and Design Standards (TEDS) manual. These newer standards are either the same as or have exceed the adopted 24 Road Design Standards from 2000. This causes confusion and redundancy and can be intimidating to the Code user developing in the 24 Road area while determining what standards apply and where.



Planning staff proposes amending the Design Standards to:

1. **Reduce** redundancy, include only standards and eliminate guidelines that are only advisory in nature as written and often redundant with the standards,
2. **Eliminate** sections that are better stated and regulated through other sections found in the Zoning and Development Code; and
3. **Clarify** code language overall, simplifying and clarifying what the standards are the City is requiring to achieve the vision of the corridor.

The following is a brief summary of the proposed changes to each of the sections found under Title 25, 24 Road Corridor Design Standards.

25.04 (new 25.01) Introduction – Propose deleting everything except a short introduction of the background and intent of the overlay.

25.08 Community Framework – Propose deleting entire section since it can be found in the Grand Valley Circulation Plan and Transportation Engineering and Design manual (TED's) except moving a couple of standards to Site Development. These include moving and updating the "Community Framework" exhibit, the "Natural Corridor Plan" exhibit and the "Natural Corridor



Section” exhibit.

25.12 (new 25.02) Site Development – Propose deleting portions of this section’s content, but keep and clarify the Standards that have been defining 24 Road since 2000, including on-site open space; organizing features or gathering places; site grading and drainage; building and parking setback; building location and orientation; parking, access and circulation; auto-oriented uses; and pedestrian and bicycle circulation. Deletions include lot and block dimensional standards, transitions and interconnections, and the section on multi-unit residential parking areas. These proposed deleted sections are already adequately addressed in the Code.

25.16 Landscape Development – Propose deleting entire section. Landscaping (including street trees) and irrigation standards are already a part of the Code.

25.20 (new 25.03) Architectural Design – Propose to combine purpose statements; insert language from big box standards to apply to all buildings in overlay; eliminate all guidelines except one and make it a standard. Creating 360 degree architecture in the 24 Road area is a key element of the plan to make this corridor unique in Grand Junction. This update further clarifies the need for all building sizes to adhere to such standards by incorporating the Big Box standards to achieve this for all building sizes.



25.24 (new 25.04) Site Lighting – Propose keeping pedestrian lighting and delete street lighting and parking area lighting which are already addressed and required in code. Also propose language to modify accent and security lighting.

25.28 (new 25.05) Signs – Propose to define which sign types are allowed, keep maximum size at 100 sq. ft., maximum height at 12 ft., and define what sign types are permitted. Also propose eliminating requirement for a sign program package, since an option is currently available already in the Code and continue the ban of billboards.

The following graphic depicts the key elements that have been required for development in the 24 Road Sub-area Plan and Overlay since 2000. It is important that these standards are maintained for current and future development in the corridor as envisioned by the Plan.

Key Elements of the 24 Road Design Standards



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

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

Policy A: To create large and small “centers” throughout the community that provide services and commercial areas.

The Mesa Mall/24 Road area has been identified as a “Village Center” in the Comprehensive Plan. As a Village Center, mixed use development is allowed and services designed for a larger geographical area are anticipated with future development and are being realized with existing development.

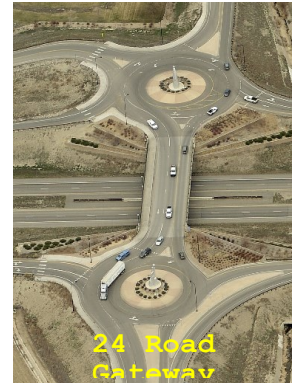
Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy A: Design streets and walkways as attractive public spaces.

Policy B: Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.

Policy C: Enhance and accentuate the City ‘gateways’ including interstate interchanges, and other major arterial streets leading into the City.

The 24 Road interchange with I-70 has been developed with two roundabouts and public art and aesthetics enhancing and accentuating it as a major gateway to the City. Pedestrian amenities have been designed as attractive public spaces and are a large part of the vision for the 24 Road Sub-area Plan.



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

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions.

A major component of the 24 Road Sub-area Plan is for the establishment of the Leach Creek corridor as a pedestrian/bicycle amenity providing ultimate connections to the Colorado River while preserving its natural resources as a public open space and storm water facility. 24 Road is a major arterial street serving auto and freight needs for the community. It also provides for bicycle and pedestrian needs as well.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

The Leach Creek corridor is being preserved permanently for recreation, transportation and environmental purposes. Canyon View Park is a City “regional park” that is a major public amenity in the 24 Road Sub-area Plan and vision. Existing and future pedestrian and bicycle connections are envisioned as part of the Sub-area Plan.

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.

The 24 Road corridor is a major entrance into the community. How it looks, the services it provides and the amenities it has are a part of the first impression a new visitor will make about Grand Junction and the quality of community assets residents seek. Maintaining design standards that implements a vision that has been adopted for this very important gateway is crucial.

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.

This supports the City’s 2014 Economic Development Plan in the following ways:

- **Section 1.5 Supporting Existing Business:** Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan. Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission; and
- **Section 1.6 Investing in and Developing Public Amenities:** Continue to make strategic investments in public amenities that support Grand Junction becoming “the most livable community west of the Rockies by 2025”, Action Step: Developing a system of regional...parks protecting open space corridors for recreation and multi-modal transportation. Action Step: Create attractive public spaces and enhance the visual appeal of the community through quality development. Action Step: Enhance and accentuate the city’s “gateways” including interstate interchanges and other major arterial streets leading into the city.

Board or Committee Recommendation:

The Planning Commission recommended approval of the amendments July 12, 2016 with a vote of 7 - 0.

Financial Impact/Budget:

There will not be a financial impact.

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:

This was discussed as part of Staff's work plan with City Council at a Council Workshop.

Attachments:

- Proposed Text Amendment Ordinance- Showing strikethroughs as deletions and underlined text as additions.
- Proposed Text – Clean Copy

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 25, 24 ROAD CORRIDOR DESIGN
STANDARDS, OF THE GRAND JUNCTION MUNICIPAL CODE,
RELATING TO ZONING AND DEVELOPMENT IN THE 24 ROAD CORRIDOR**

Recitals:

The City Council desires that the City's zoning and development regulations be amended as needed so that they will be dynamic and responsive to the demands of the community and development trends, without compromising health, safety and welfare, and to streamline processes and regulations that may have become, over time, unnecessarily complex or difficult to apply.

The City Council adopted the 24 Road Corridor Sub-area Plan and the 24 Road Corridor Design Standards on November 1, 2000, in order to:

- Achieve high-quality development in the corridor in terms of land use, site planning and architectural design;
- Provide market uses that complement existing and desired uses and benefit the Grand Junction community;
- Take advantage of and expand upon existing public facilities in the corridor to create a "civic" presence;
- Achieve a distinctive "parkway" character along the roadway that can serve as a gateway to the Grand Junction community;
- Allow for flexibility in land uses (type, intensity, and density) while recognizing inherent differences between development on small parcels compared with larger parcels;
- Establish a transportation network that interconnects to create a logical urban pattern;
- Establish a high-quality image through zoning, design standards, and public improvements.

In the past 15 years there have been City-wide updates to development standards for site development, building architecture, site lighting, landscaping, and road, access and circulation, which meet or in some cases exceed the existing 24 Road Corridor Design Standards; the proposed amendments will eliminate confusion as to which standards are applicable and eliminate redundancies in development regulations.

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

**Title 25 of the Grand Junction Municipal Code (24 Road Corridor Design
Standards) is amended as follows (text deletions ~~struck through~~, text additions
underlined, graphics and pictures **added** and **deleted** as labeled):**

Title 25
24 ROAD CORRIDOR DESIGN STANDARDS

Chapters:

~~[25.04](#)~~ ~~[25.01](#)~~ Introduction

~~[25.08](#)~~ ~~Community Framework~~

~~[25.12](#)~~ ~~[25.02](#)~~ Site Development

~~[25.16](#)~~ ~~Landscape Development~~

~~[25.20](#)~~ ~~[25.03](#)~~ Architectural Design

~~[25.24](#)~~ ~~[25.04](#)~~ Site Lighting

~~[25.28](#)~~ ~~[25.05](#)~~ Signs

Chapter ~~25.04~~ **25.01** INTRODUCTION

Sections:

~~25.04.010~~ **25.01.010** Background and intent.

~~25.04.020~~ Format of the Design Standards and Guidelines.

~~25.04.030~~ Administration of the Design Standards and Guidelines.

25.04.010 25.01.010 Background and intent.

The 24 Road Corridor Design Standards and Guidelines (“standards and guidelines”) are intended to provide guidance and criteria development standards for the planning, design and implementation of public and private improvements in the 24 Road Corridor in order to implement the goals and objectives of the. If properly administered and adhered to, they should result in public and private development improvements that achieve, as a minimum, a common level of quality in terms of site design, architectural design, landscaping, and other site improvements. 24 Road Corridor Subarea Plan and to:

The general purposes of the standards and guidelines are:

- (a) ~~To~~ establish a practical, interconnected system of streets, parks, and parkways that allows easy orientation and convenient access for all modes of transportation-;
- (b) ~~To~~ utilize natural open spaces, such as creeks, and developed public spaces, streets, parks and parkways, to organize and coordinate development-;
- (c) ~~To~~ accommodate a broad mix of development types that encourage alternative transportation, especially walking, and transit use-;
- (d) ~~To~~ provide common usable open space that is of mutual benefit to surrounding property owners, businesses, and residents-; and
- (e) ~~To construct the early phases of development in a manner that establishes~~ establish a pattern and character for the long-term evolution of the corridor.
- (f) Adherence to these standards will ensure that public and private improvements in the 24 Road Corridor will be well planned and executed in a high quality manner, which were important goals established through the 24 Road Corridor Subarea Plan.

These standards and guidelines supplement other development regulations in the Grand Junction Municipal Code. Where there is a conflict between this Title 25 and the Zoning and Development Code (Title 21), the more restrictive standard shall apply. ~~such as the City of Grand Junction Zoning and Development Code (adopted in 2000), which includes detailed criteria by zone district, planned development regulations, design and improvement standards, supplemental use regulations and sign~~

regulations. The development code also incorporates use-specific standards for “big box” development that are applicable to the type of development that is anticipated for portions of the 24 Road Corridor.

The standards and guidelines identify design alternatives and specific design criteria for the visual appearance and physical treatment of private development and public improvement within the corridor. They are to be adopted by the City of Grand Junction through an overlay zoning district, which will establish the means by which the standards and guidelines will be administered and enforced.

25.04.020 Format of the Design Standards and Guidelines.

The 24 Road Corridor Design Standards and Guidelines are written in a standard format to include the following:

(a) **Purpose.** The “Purpose” sets forth the goals intent for development of the 24 Road Corridor. The standards and guidelines provide direction as to how the goals may be achieved.

(b) **Standards.** Design standards are objective criteria that provide specific direction based on the related purpose statement. Standards are used to define issues considered critical to achieving the purpose. Standards use the term “shall” to indicate that compliance is required, unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- (1) The alternative better achieves the stated purpose.
- (2) The purpose will not be achieved by application of the standard in this circumstance.
- (3) The effect of other standards or guidelines will be improved by not applying this standard.
- (4) Unique site factors make the standard impractical.

(c) Guidelines promote the goals defined by the purpose statements. Achieving guidelines may help in identifying alternative approaches to achieving standards. While the term “guidelines” is used, guidelines shall be applied unless the Director and/or Planning Commission otherwise determine.

25.04.030 Administration of the Design Standards and Guidelines.

Adherence to these standards and guidelines will ensure that public and private improvements in the 24 Road Corridor will be well planned and executed in a high quality manner, which were important goals established through the 24 Road Corridor Subarea Plan.

These standards and guidelines supplement City minimum regulations and may be more restrictive than other development regulations.

A process of design review is to be established by the City of Grand Junction that will provide for the administration and enforcement of these standards and guidelines. It is the responsibility of the applicant

to ensure compliance with all other local codes and regulatory issues concerning development within the corridor. The submittal process and requirements are available from the City of Grand Junction.



View corridor along 24 Road highlights natural features

Chapter 25.08

COMMUNITY FRAMEWORK

Sections:

~~[25.08.010](#) Introduction.~~

~~[25.08.020](#) Purpose.~~

~~[25.08.030](#) Open space, public parks, trail system and storm drainage~~

~~[25.08.040](#) Roadway system.~~

~~[25.08.050](#) Streetscape.~~

~~[25.08.060](#) Key gateways, intersections and entries.~~

~~[25.08.070](#) View sheds.~~

25.08.010 Introduction.

The overall planning concept for the 24 Road Corridor includes a community framework (Figure 2.1) that provides a distinctive image and organizing element for public and private development. The community framework includes public streets, parks, open spaces, natural drainages and future stormwater management facilities that serve and connect part or all of the corridor

These community framework design standards and guidelines are intended to guide the planning, design and implementation of these elements, which will occur over time through a variety of actions by private property owners and public agencies, including the City of Grand Junction, Mesa County and the State of Colorado.

These standards and guidelines include the following:

(a) ~~Open space, public parks, trail system and storm drainage;~~

(b) ~~Roadway system;~~

(c) ~~Streetscape treatment;~~

(d) ~~Key gateways, intersections and entries;~~

(e) ~~View sheds.~~

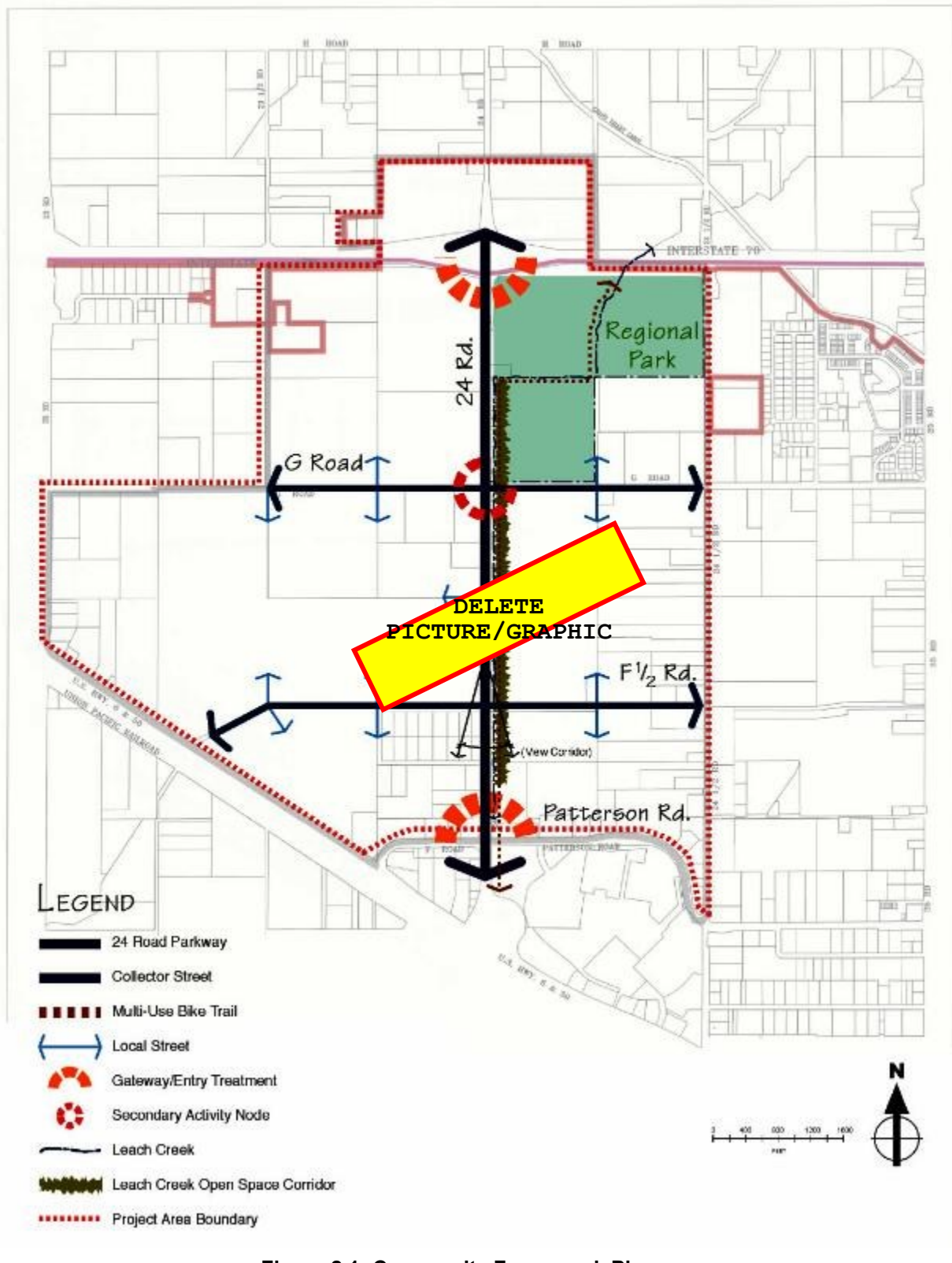


Figure 2.1: Community Framework Plan

25.08.020 Purpose.

The planning concept envisions a network of public streets, open spaces, drainage, and stormwater facilities and supporting infrastructure, which provide organization and identity for the corridor. Improvements to create the community framework will be constructed as City capital improvement projects or as development occurs. Primary objectives to be achieved through the framework include:

- (a) Develop a distinctive identity for the corridor that reflects a high quality of site design, improvements, buildings and outdoor spaces.
- (b) Establish an organizing framework that links the various uses and development parcels within the 24 Road Corridor, which can be implemented in an incremental and phased manner.
- (c) Create pedestrian connections between privately owned sites and the “public realm” of roadway corridors, open spaces and the natural corridor, parks and the multi-use trail system.
- (d) Allow for and encourage the placement of public art within the subarea.



Multi-purpose trail along a natural open space corridor

25.08.030 Open space, public parks, trail system and storm drainage.

The open space system in the 24 Road Corridor currently is comprised of existing private open space associated with Leach Creek natural corridor and its tributaries, which run on private property along the east side of 24 Road, and Canyon View Park, a 120-acre City-owned regional park southeast of the Interstate 70 interchange. In the future, the open space system will be augmented by private open space on individual development parcels to meet the City's on-site open space requirements. (See Figure 2.2.)

The 24 Road Corridor includes a regional multi-use trail along Leach Creek that is planned between Canyon View Park and the Colorado River. Although much of this trail is planned on property that is privately owned, it is envisioned that the trail will be implemented through public and private cooperative efforts.

(a) Standards.

- (1) Utilize existing and proposed open space to reinforce the community framework in the corridor, to create a well-planned setting and to provide for a variety of active and passive recreational and social opportunities.
- (2) Develop existing riparian areas and drainages, such as Leach Creek and its tributaries, as natural open space corridors that provide for surface drainage and pedestrian trails. The preferred treatment of surface drainages shall be an open channel with gently sloping sides and naturalized landscape, except for. It is recognized that the west bank of Leach Creek which is constrained by the 24 Road improvements and the preferred gently sloping bank cannot likely be achieved along the west bank. (See Figure 2.3.)
- (3) Develop and utilize a comprehensive stormwater drainage master plan for the area that addresses future development and provides for open space and recreation.
- (4) Where appropriate, utilize the setbacks on private sites as part of the common open space system to create a "seamless" open space transition between private and public property.
- (5) Create a connection between Canyon View Park and the Colorado River Trail Corridor by way of an off-street multi-use trail. Establish linkages between this major trail corridor and other regional trails and parks. Provide intermediate connections to related pedestrian trails, bikeways and sidewalks.
- (6) Develop Leach Creek, its tributaries and other stormwater facilities as public amenities, incorporating the planned multi-purpose trail where appropriate.
- (7) Develop the trail on public and private property through cooperation between private landowners, developers and the City of Grand Junction.

(b) Guidelines.

- ~~(1) Build upon Canyon View Park as a major regional facility for active recreation.~~
- ~~(2) Future public parks should be developed in response to the scale and type of development in the area.~~
- ~~(3) Public art is encouraged in both public and private open space.~~
- ~~(4) The proposed multi-use trail along 24 Road should be designed to take advantage of the proposed natural corridor, which may be comprised of public and private property.~~



Examples of trail systems through drainage areas

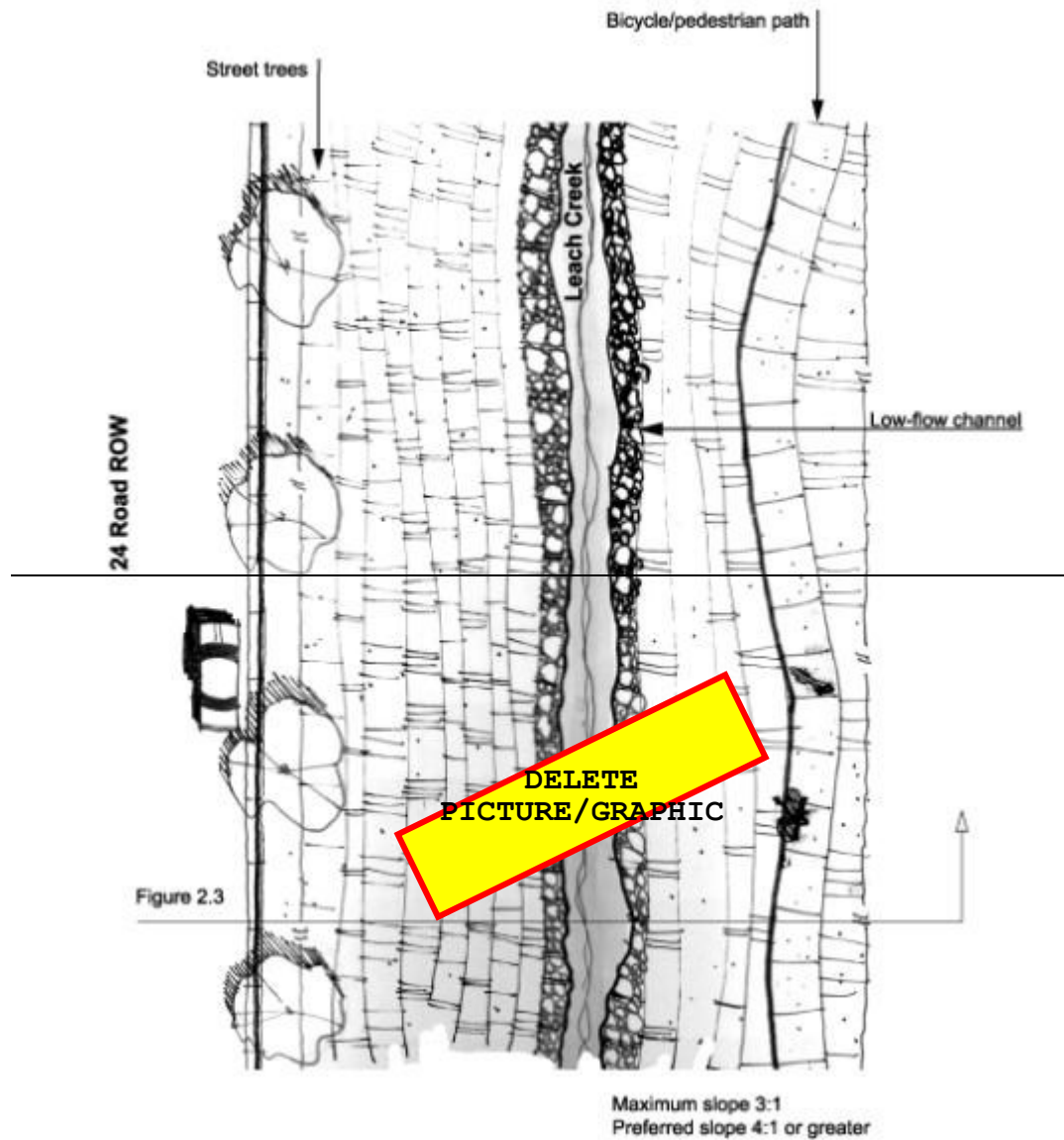


Figure 2.2: Natural Corridor Plan

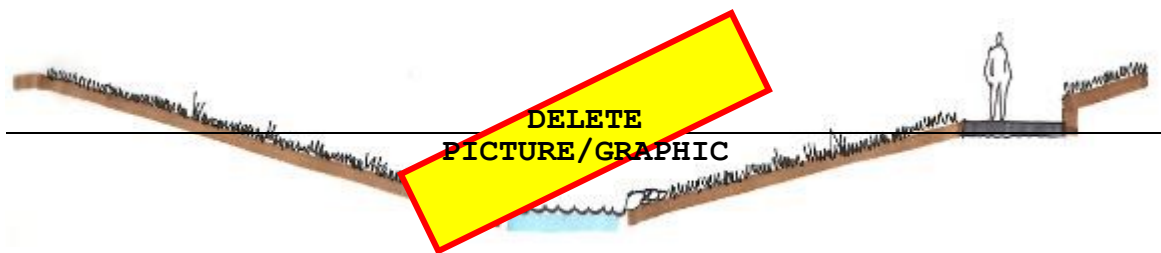


Figure 2.2 Natural Corridor Section



Existing Leach Creek drainage structure along 24 Road

25.08.040 Roadway system.

The roadway system envisioned for the 24 Road Corridor has been planned to provide for safe and efficient vehicular movement within the corridor as well as road connections to Interstate 70 and streets within Grand Junction.

A road network has been planned for the corridor, which includes local streets, collector streets, arterial streets and the regional interstate. Each of these types of roads has functional traffic access and other characteristics. The network establishes a logical system of streets that facilitates access and connectivity for all modes of transportation throughout the site. The network also provides a balanced system of through streets, transit corridors, sidewalks, and trails in the corridor. This is illustrated in Figure 2.4.

(a) Standards.

(1) Establish a clear hierarchy of streets within the corridor, including arterial streets, collector streets and local streets, based upon City of Grand Junction standards. Coordinate plans between private property owners to ensure connectivity between streets at the arterial and collector level. Establish appropriate capacity and access characteristics and intersection controls. Refer to Figure 2.4.

~~(i) 24 Road—interim improvements include a three-lane section with the potential to be expanded to a five-lane arterial section in the future. Access to individual sites along 24 Road shall be controlled to maintain traffic flow with the potential for traffic signals at major intersections with arterial and collector roads. Refer to Figures 2.5 and 2.6.~~

~~(ii) Patterson Road/F Road (east of 24 Road)—the existing improved five-lane segment shall be completed as an arterial with access control to sites, most of which are already developed. Refer to Figure 2.7.~~

~~(iii) Patterson Road/F Road (west of 24 Road)—to be developed similar to the segment to the east with a five-lane section (no median) collector/arterial. Refer to Figure 2.7.~~

~~(iv) G Road—to be developed in the future as a five-lane section (no median) collector/arterial. Refer to Figure 2.8.~~

~~(v) F 1/2 Road—to be developed as a three-lane collector section. Refer to Figure 2.7.~~

~~(vi) Collector streets—other collector streets shall be developed according to City standards. Refer to Figure 2.9.~~

~~(vii) Local streets—local streets shall be developed according to City standards. Refer to Figure 2.9.~~

~~(2) Provide a rational and identifiable roadway network to serve development in the corridor and to provide connections to the surrounding region. Extend the existing street and block patterns from surrounding neighborhoods into the 24 Road Corridor. Modifications and departures from the grid will be considered for necessary and logical reasons including parks, open space, and organizing features. In all cases, the block and street system shall be easily understood, walkable, and interconnected.~~

~~—Full access intersections shall be provided on arterial streets only at locations approved by the City of Grand Junction.~~

~~(3) Pedestrian walks shall provide direct connections within neighborhoods to the nearest transit facilities, reinforced by regular block patterns that give transit patrons the widest range of connections with different transit stops serving different lines.~~

~~(b) **Guidelines.**~~

~~(1) The purpose and hierarchy of streets is critical to the determination of which type of street is applied to a specific location. Street classifications should be made with regard for both transportation needs and its ability to serve proposed land use along the street.~~

- (2) Access to development sites should balance traffic flow with land development requirements.
- (3) Local streets may be used to define the boundaries of natural or developed open space.
- (4) In residential developments, alleys should be considered as a means of concealing parking and service areas, for locating utilities, and for minimizing curb cuts on the major streets.

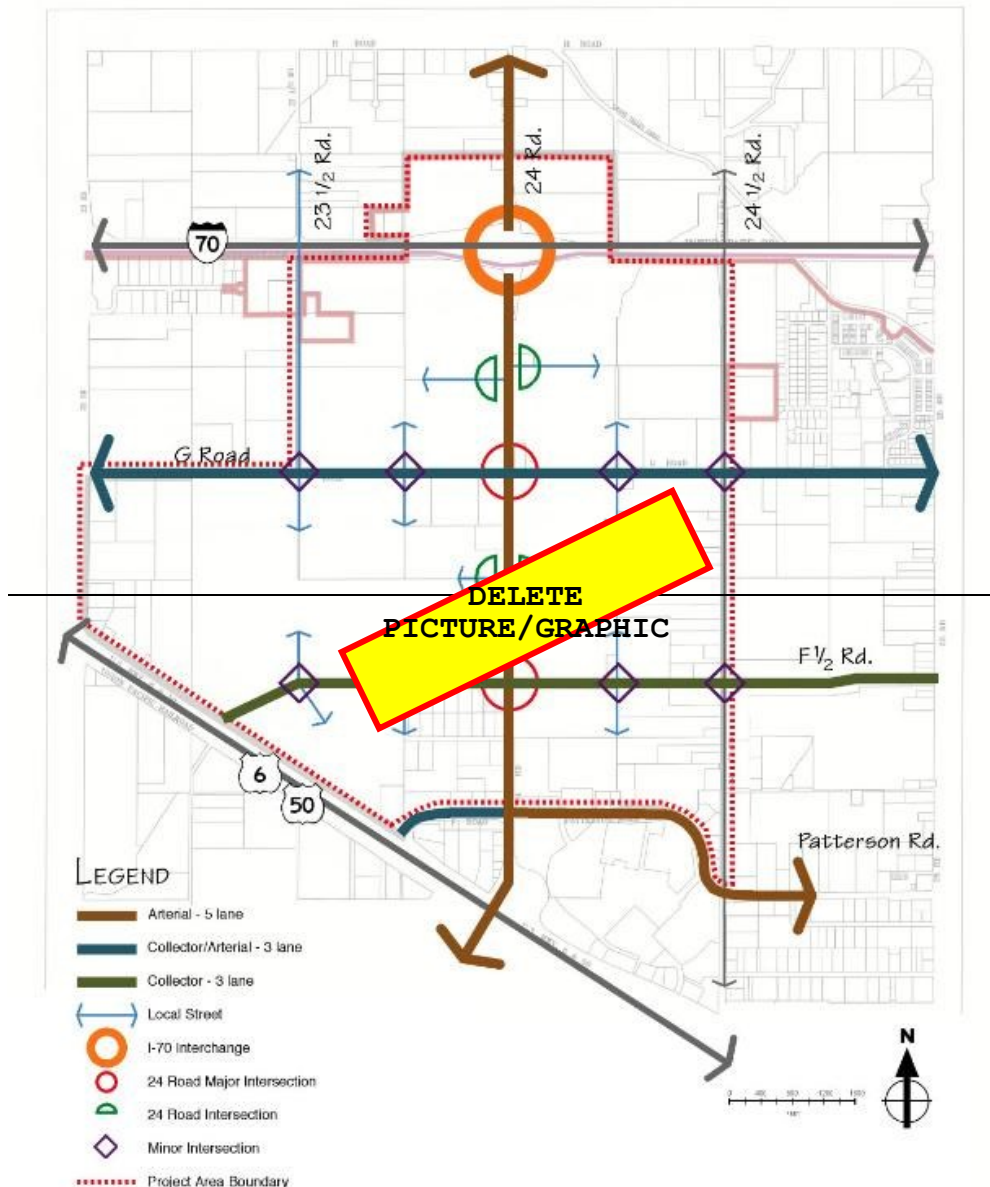


Figure 2.4: Roadway System

Figure 2.5: 24 Road Typical Section—

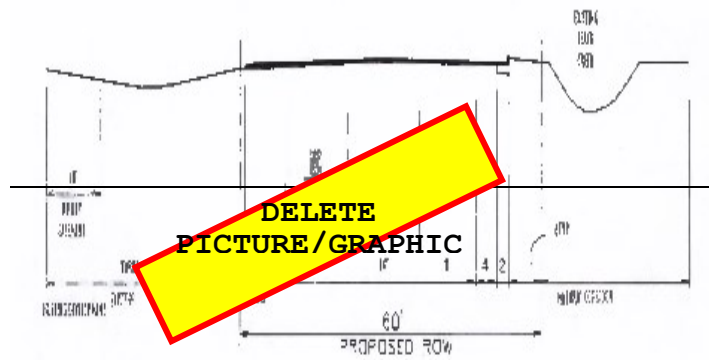


Figure 2.6: 24 Road Typical

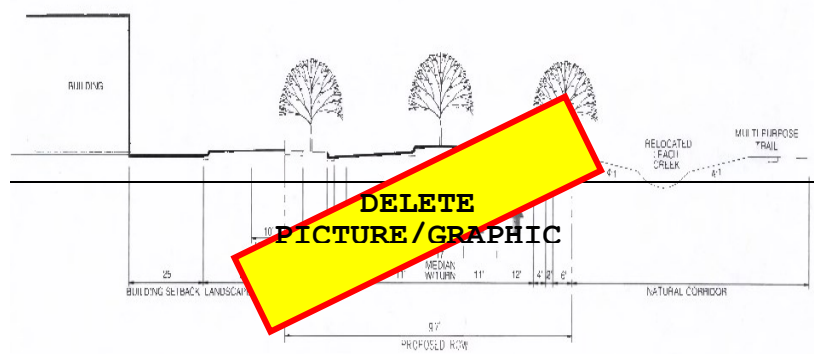
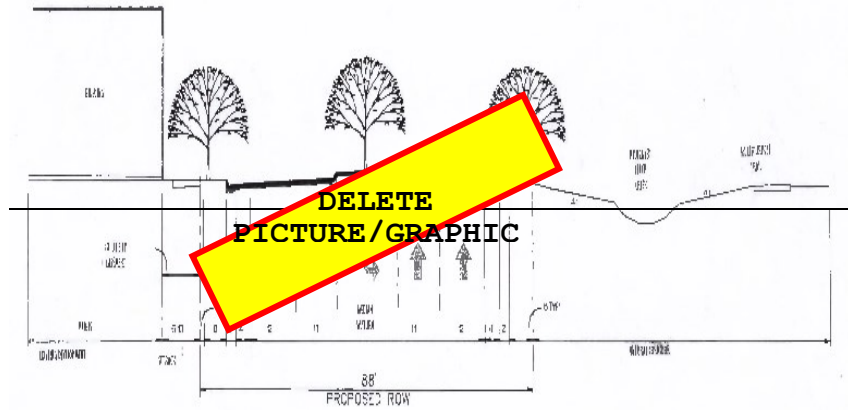
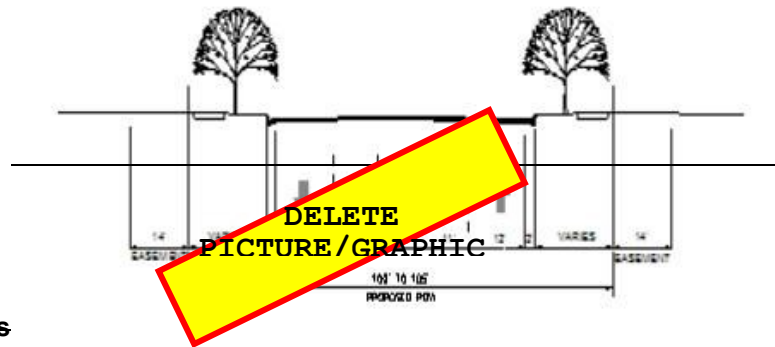


Figure 2.7: F/Patterson and F 1/2 Street Typical



Sections

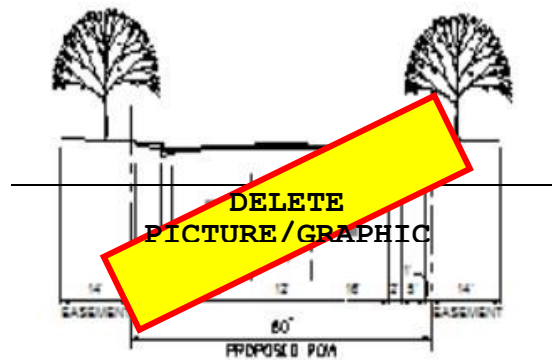
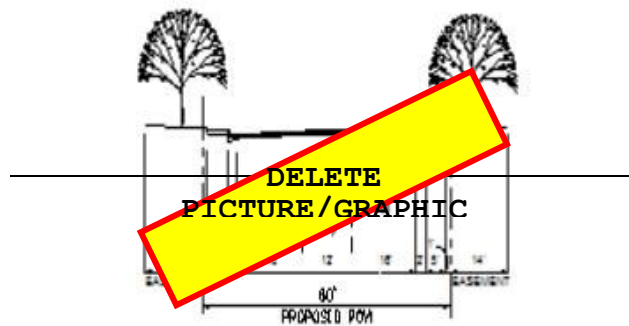
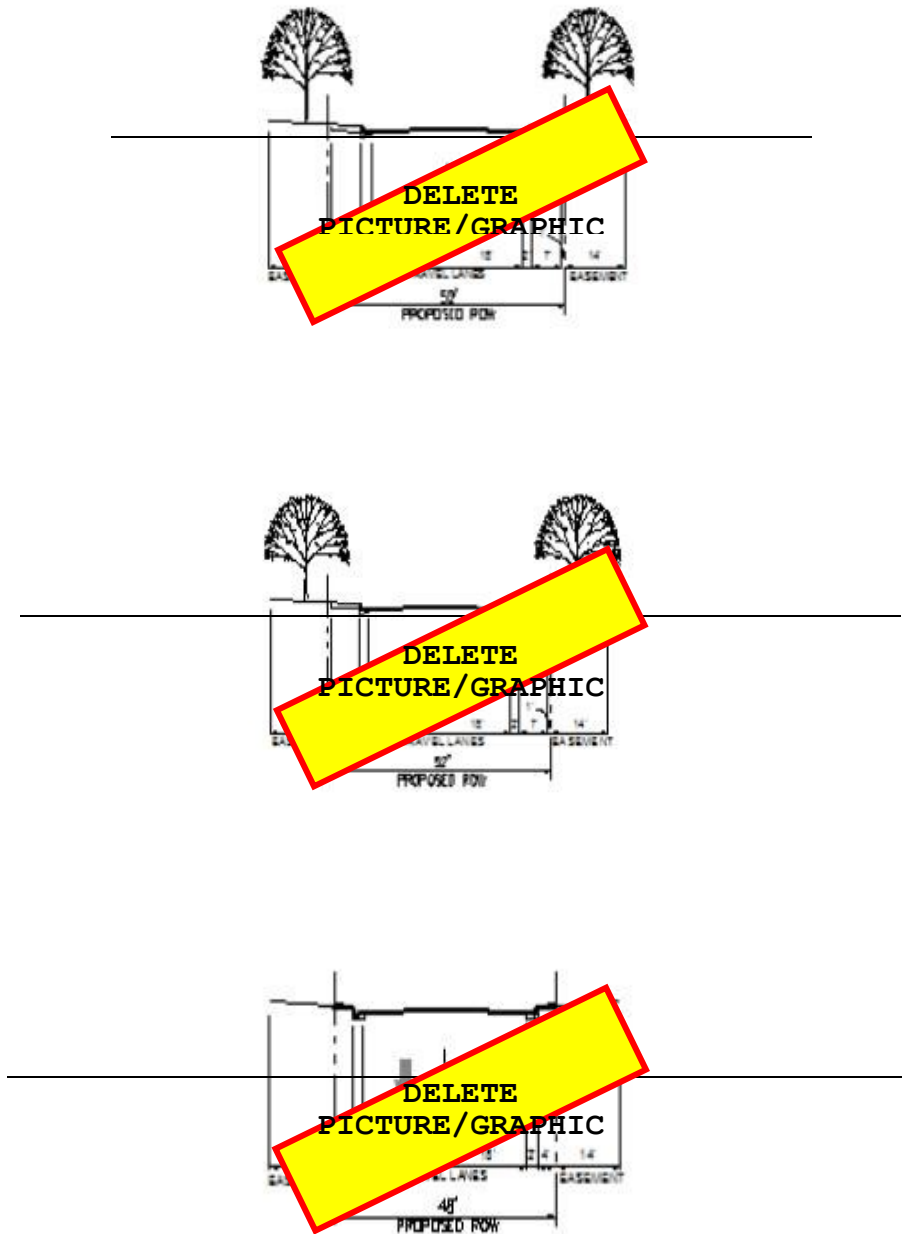


Figure 2.8: G Road Typical Section

Figure 2.9: Collector and Local Typical Sections



25.08.050 Streetscape.

The streetscape includes the treatment of trees, pedestrian elements, lighting, signs and other landscaping improvements that are located within or near the road right-of-way. The streetscape is an important feature of both the road and open space systems of the corridor because it contributes to the visual image and sense of quality of the “public realm,” provides vegetation and associated environmental

benefits and helps to screen and soften the visual impact of structures and parking areas. Standard streetscape treatments are illustrated in Figures 2.5 through 2.9.

(a) **Standards.** Develop streetscape treatments for different categories of streets within the corridor to include the following:

(1) ~~24 Road. The ultimate five-lane section of this street shall be completed with a landscaped median, landscaped right-of-way on the west and east (including transitions to the Leach Creek natural corridor), street lighting and detached sidewalk on the west side. No sidewalk is planned for the east side because a multi-use trail is planned for the Leach Creek natural corridor. The interim three-lane section will have minimal landscaping and no sidewalks.~~

(2) ~~Patterson Road/F Road (East of 24 Road). The existing improved segment shall be completed with right-of-way landscaping, street lighting and detached sidewalks.~~

(3) ~~Patterson Road/F Road (West of 24 Road). Future improvements shall include right-of-way landscaping, street lighting and detached sidewalks.~~

(4) ~~G Road. Future improvements shall include right-of-way landscaping, street lighting and detached (drawing shows attached) sidewalks.~~

(5) ~~F 1/2 Road. Future improvements shall include right-of-way landscaping, street lighting and (drawing shows attached) sidewalks.~~

(6) ~~Collector Streets. Other collector streets shall include right-of-way landscaping, street lighting and attached sidewalks.~~

(7) ~~Local Streets. Local streets shall include right-of-way landscaping, street lighting and attached sidewalks.~~

(b) **Guidelines.**

(1) ~~In the development of streetscape treatments, recognize that existing development sites (such as northwest of the 24 Road and Patterson/F Road intersection) may be more constrained than greenfield development sites, and hence may require nonstandard solutions (such as attached sidewalks instead of detached sidewalks, and smaller parking and building setbacks).~~

25.08.060 Key gateways, intersections and entries.

Important intersections in the roadway network offer opportunities to develop a unique landscape theme and identity for the corridor. These intersections vary in scale and include the north and south “gateways” (near Mesa Mall and Interstate 70), along 24 Road intersections at Patterson/F Road, F 1/2 Road and G Road, intersections of collector and local streets and driveways to important sites (such as entrances into larger developments and Canyon View Park, for example). Each of these should be developed according

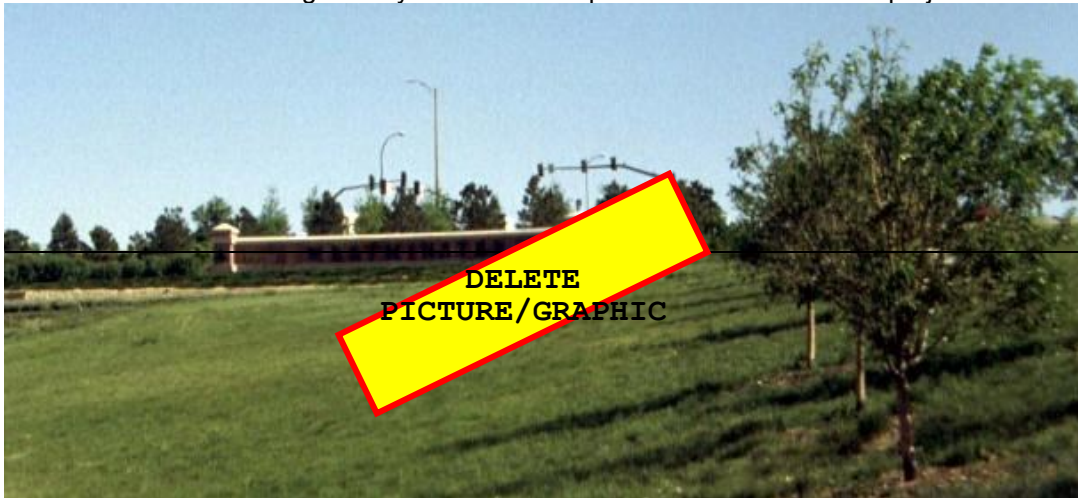
to general concepts and criteria that are appropriate to their scale, function and importance. Concepts for key intersections are illustrated in Figure 2.10.

~~(a) Standards.~~

~~(1) Create gateways at the north and south end of the 24 Road Corridor that will visually identify the entries into Grand Junction (and specifically the 24 Road Corridor) by creating a “sense of arrival” (fountains, public art, paving patterns, landscaping, etc.), and to help promote the area to potential developers and tenants.~~

~~(2) Reinforce the “civic presence” of these gateways through special land treatment and other amenities, taking advantage of existing amenities such as Canyon View Park. Consider all four quadrants of the Interstate 70 interchange.~~

~~(3) Incorporate public art as appropriate into the design of gateways, key intersections and entries. Public art should generally constitute one percent of the cost of the project.~~



~~Gateway signage at the freeway interchange identifies the local community~~

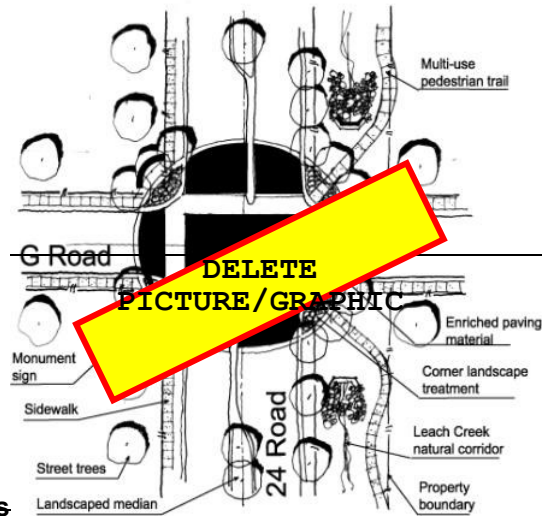
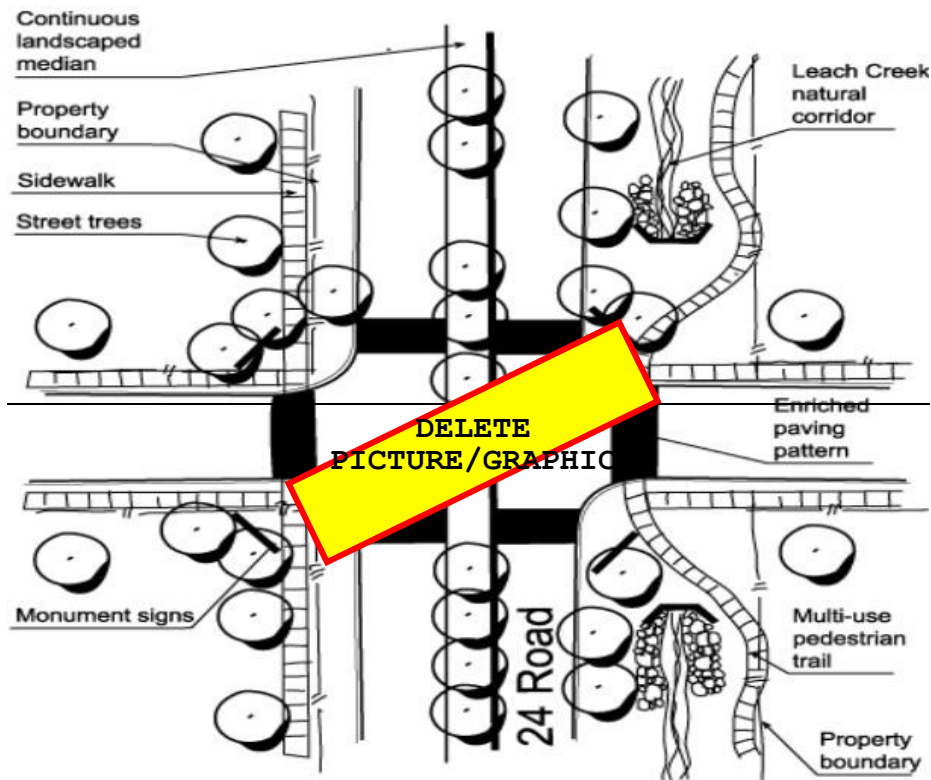
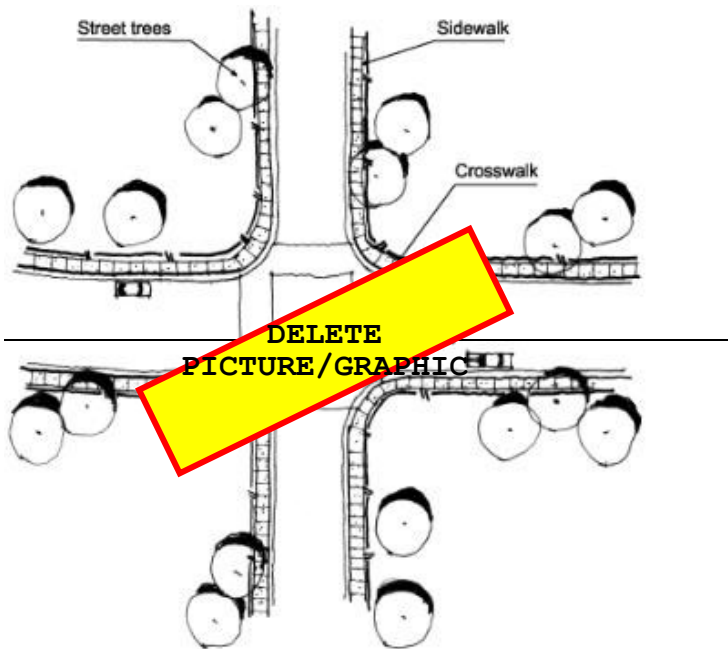


Figure 2.10: Typical Intersection Sketches





~~Enriched paving at crosswalks identifies pedestrian crossing~~



25.08.070 View sheds:

~~(a) Preserving views along the 24 Road Corridor is important to maintaining the special identity of the area and creating a “sense of place.” Currently, there are abundant and spectacular views of the Book Cliffs, Colorado Monument and Grand Mesa. The purpose of the view sheds standards is to preserve views of important natural features that are currently visible along the 24 Road Corridor, wherever feasible and desirable. Additional objectives include:~~

- ~~(1) Maintain views into and from the natural open space corridor.~~

~~(2) Preserve views to surrounding significant natural features currently visible from 24 Road (including the Book Cliffs, Colorado Monument and Grand Mesa).~~

~~(b) Standards.~~

~~(1) Utilize supplemental building and parking setbacks along 24 Road and other key road corridors, to create additional open space in the front of buildings that will provide a view corridor. These setbacks are described in Chapter 25.12 GJMC, Site Development.~~

~~(2) Investigate the potential to develop a specific view shed requirement through zoning.~~

~~(c) Guidelines.~~

~~(1) Consider building height restrictions or build-to-lines.~~

~~(2) Plant trees in clusters to frame views or create “glimpses” of natural features.~~

Chapter 25.12 25.02 SITE DEVELOPMENT

Sections:

25.12.010 25.02.010 Purpose Introduction.

25.12.020 Purpose.

25.12.030 Standards.

25.12.040 Guidelines.

25.02.020 Community Framework

25.12.050 25.02.030 On-site open space.

25.12.060 25.02.040 Organizing features.

25.12.070 Transitions and interconnections.

25.12.080 25.02.050 Site grading and drainage.

25.12.090 25.02.060 Building and parking setbacks.

25.12.100 25.02.070 Building location and orientation.

25.12.110 25.02.080 Parking, access, and circulation.

25.12.120 Multi-unit residential parking areas.

25.12.130 25.02.090 Auto-oriented uses.

25.12.140 25.02.100 Pedestrian and bicycle circulation.

25.12.150 25.02.110 Sidewalks.

25.12.160 25.02.120 Bicycle circulation.

25.12.010 25.02.010 Purpose Introduction.

The location and design of buildings and site improvements are key to establishing the overall character and function of the 24 Road Corridor. Important site development considerations include large area development planning and coordination, the placement of buildings on the lot, relative amounts of area

devoted to open space, buildings and parking areas, and vehicular and pedestrian circulation. Prototypical site layouts for different types of development anticipated in the corridor are presented in Figures 3.1 through 3.4.

25.12.020 Purpose.

~~Because of the pattern of ownership of~~ With large undeveloped land parcels such as those in the 24 Road Corridor, there ~~are several opportunities~~ is an opportunity to take implement a “big picture” vision ~~for the development of these large areas.~~ The ~~intent of this section~~ vision for the Corridor is to increase pedestrian movement and encourage the creation of a development pattern of smaller lots and blocks that encourage a mixture of development types and ~~increase pedestrian movement.~~ The planning for these large areas ~~should encourage mixed uses, including a mix of integrating housing products, commercial uses, neighborhood centers, shared parking opportunities, and the integration of different~~ other appropriate land uses within neighborhoods and within buildings.

~~Lots and blocks are the fundamental “building blocks” of the 24 Road Corridor subarea pattern. During the development process, the large area planning is the time to establish in~~ a flexible pattern of lots and blocks throughout the corridor that ~~extends the scale of the existing development pattern in Grand Junction.~~ The lots and blocks will to allow site planning flexibility and consistency of development patterns.

25.12.030 Standards.

~~(a) Block dimensions and proportions shall facilitate subdivision into lots that are generally regular in size and shape and avoid leftover parcels that are difficult to develop.~~

~~(b) All lots shall have frontage that is adjacent to a street. Street frontage shall typically not be less than 25 percent of the lot depth. Flag lots are strongly discouraged.~~

~~(c) Lots shall be designed to minimize conflicts between automobiles, trucks, bikes, and pedestrians, as well as to create an organized system of entrances, driveways, parking lots, and delivery areas.~~

~~(d) Neighborhood retail and service uses, and horizontally and vertically mixed uses shall be designed as part of an overall site plan that achieves an organized, walkable commercial area when completed.~~

25.12.040 Guidelines.

~~(a) Sites and buildings should be designed to provide edges or enclosure to streets and open space, to create linkages and gateways, as well as framing or terminating views.~~

~~(b) Consideration should be given to the opportunity for adjoining sites and buildings to share access, amenities, and relationships of form that will create a stronger overall identity.~~

~~(c) Large retail development should be organized in support of surrounding development in serving area housing, retailing and services, employment, and neighborhood public places.~~

~~(d) Blocks should range in dimension from 250 to 450 feet on any side, for a maximum of five acres.~~

25.02.020 Community Framework

The overall planning concept for the 24 Road Corridor includes a community framework (Figure 2.1) that provides a distinctive image and organizing element for public and private development. The community framework includes public streets, parks, open spaces, natural drainages and future stormwater management facilities that serve and connect part or all of the corridor.

~~25.12.050~~ 25.02.030 On-site open space.

On-site open space ~~may be related to~~ could be provided within areas that are also set aside for stormwater drainage, landscaped setbacks and other ~~privately owned~~ landscape areas associated with on-site buffer landscaping and amenities. Open space shall be provided on-site so as to implement and comply with the following: ~~Residential development is also required to provide open space dedications or fees in lieu of dedications for the purchase of open space.~~

~~(a)~~ **Standards.**

~~(a)~~(1) Utilize well-defined natural and developed open spaces as features to serve as the focus of block, lot, and circulation patterns.

~~(b)~~(2) Supplement public open space such as parks and drainage corridors with privately developed open space that helps complete linkages and organize development. (Refer to open space requirements of zoning and development code.)

~~(c)~~(3) Open space, such as Leach Creek and developed parks and plazas, shall be used as a positive planning tool to organize and focus lot, block, and circulation patterns. Public access shall be provided to all public open space, natural and developed, directly from the public street/sidewalk system or through a public facility. Natural open space corridors and naturalized drainage ways (with trails) shall be publicly accessible at not less than 800-foot intervals.

~~(b)~~ **Guidelines.**

~~(1) Open space should be used to enhance the value and amenity of surrounding development. Left over, inaccessible, or nonusable open space should be avoided to the greatest degree practicable.~~

~~(2) Street, block, lot, and building patterns should respond to views, landscape, and recreational opportunities provided by proximity to natural open space.~~

~~(3) Developed, public, and common area private open spaces should be embedded into lot and block patterns and may be of a wide variety of sizes including small "pocket" parks and plazas. Lot and building frontages on public and private common areas are strongly encouraged. As long as street frontage and access is maintained, rear yards facing open spaces are strongly discouraged.~~

~~(d)~~(4) Buildings with frontage on open space ~~should~~ shall provide windows, doors, plazas, or other amenities and so forth to that encourage pedestrian activity and provide ~~informal over sights of views onto and/or are oriented toward~~ the open space. ~~Mountain views along street corridors and from other public open space should be enhanced through careful consideration of building and landscape locations, massing, orientation, and~~

height.



Example of ~~Private~~ development oriented to open space



Examples of privately ~~Privately~~ developed and publicly developed open space amenities

25.12.060 25.02.040 Organizing features.

(a) Purpose. An organizing feature is a public open space around which development is focused. Organizing features ~~shall can be included in large area planning to utilize natural open space, creeks, formal public spaces, streets, parks, and parkways to organize and coordinate development patterns. They may qualify as required open space dedications and may be utilized to justify variation of required~~

~~street alignments~~. Organizing features should reinforce the pattern and orientation of streets and buildings through orderly arrangements of landscaping, pedestrian circulation and amenities, such as might be typical of a town square or campus quadrangle. Prominent amenities could be developed within open space to link building groups.



Organizing features provide a focus for development

(a) (b) Standards.

- (1) At least one central feature or gathering place shall be located within a geographically distinct neighborhood, e.g., a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks, or public art. These places may be located on “civic blocks,” and may include buildings such as libraries, government offices, or public meeting places.
- (2) Buildings shall not orient rear, blank, or service dominated facades toward an organizing feature and shall include an entry that is visible, convenient to use, and connected to a public sidewalk by a direct route. Facades facing an organizing feature shall be of at least comparable architectural quality to other primary building facades.
- (3) Parking lots and parking spaces shall not be permitted within organizing features.

(4) Multi-building developments shall use an organizing feature to create an internal campus-like arrangement of buildings and open space; provided, that the organizing feature is bounded along at least one side by a public street.

(5) Organizing features shall utilize natural open space, creeks, formal public spaces, streets, parks, and parkways, where such are available on or adjacent to the site, to organize and coordinate development patterns.

~~(b) Guidelines.~~

~~(1) Organizing features may be used as a focus for related or complementary developments, particularly uses that include pedestrian activities. Organizing features may provide a transition area between diverse uses to provide both buffering and connection.~~

~~(2) The City should consider the variation of planned collector street alignments in order to accommodate building groups organized around developed open space features.~~

~~(3) An organizing feature should be publicly accessible and designed to organize the placement of buildings to create a sense of place, character, or identity within a neighborhood or district.~~



Water features invite interaction



Fountain as an organizing feature

~~25.12.070 Transitions and interconnections.~~

~~(a) Purpose. Transitions and interconnections can create neighborhoods among different land uses on adjacent parcels. The transitions and interconnections can be natural or manmade features, such as open spaces, drainage corridors, streets, sidewalks, and/or trails.~~

~~(b) Standards.~~

~~(1) Significant shifts in the scale of development, such as lot size and building size, shall occur across rear lot lines, alleys, open space or arterial streets. In order to promote consistent street character and scale, developments of significantly different scale shall not face each other across a local street. This is not intended to discourage compatible uses of differing scales, such as~~

retail and office, from locating together, nor is it intended to prevent small scale, neighborhood serving retail uses from integrating into residential areas.

~~(2) Transitions between differing uses and scales of development shall allow for interconnections at a logical scale. Transitions shall not be defined with privacy walls or fences.~~

~~(3) Where incompatible scale or activities cannot be mitigated through adequate transition, buffering and screening shall be required. Buffering (horizontal) and screening (vertical) strategies shall consider building and parking placement, building orientation, walls, fences, and landscaping.~~

~~(4) Residential development within a commercial mixed use project shall provide all necessary buffering and screening from other allowed uses within that district to ensure satisfactory maintenance and permanence.~~



Retail establishment adjacent to residential building

(c) Guidelines.

~~(1) Compatible scale should be considered in terms of lot size, building dimensions, building placement, and orientation. Where practicable, similar sized lots or buildings should face each other across local streets, but not to the detriment of achieving an appropriate mix of uses at~~

edges of neighborhoods. Transitions of development scale are best accomplished laterally across side streets, side and rear lot lines, and across collector or arterial streets or natural features.

(2) ~~New development should relate to other existing or proposed development on adjoining top properties to maximize useful interconnections and shared efficiencies.~~

(3) ~~Important views and vistas, both natural and manmade, should be used as opportunities to create edges or to align public spaces and corridors to enhance the quality of the public experience. Views along public rights-of-way and public open spaces are of major importance. (Refer to GJMC [25.08.070](#) for additional information about view sheds.)~~

(4) ~~Where development is phased, early phases should establish the long term image of the project and its relationship to the streets, open space, and adjoining development.~~

(5) ~~Gated communities are discouraged.~~



Mixed use development incorporating multifamily housing and grocery store

25.12.080 25.02.050 Site grading and drainage.

(a) **Purpose.** The site grading and drainage standards ~~and guidelines~~ ensure that development fits within existing topography, reinforces the community open space framework, and effectively diverts and

retains stormwater. In addition to other site grading and drainage requirements of the Municipal Code, the following standards shall apply in the 24 Road Corridor:

- ~~(1) Encourage site grading that reflects the gentle topography of the existing landscape—rather than abrupt changes in slope or extreme.~~
- ~~(2) Establish an overall stormwater management plan for the planning subarea and/or drainage basin (this plan should encourage regional detention solutions).~~
- ~~(3) Utilize stormwater detention and conveyance facilities as part of the open space system.~~
- ~~(4) Provide for smooth grading transitions between adjacent development lots.~~

~~(b) **Standards.**~~

~~(a)~~ (4) Unless precluded by soil conditions, graded slopes shall not be steeper than 3:1 slope. Where space limitations demand, terracing with retaining walls is the preferred solution.

~~(2) Water quality “best management practices (BMPs)” shall be employed for all stormwater drainage facilities.~~

~~(3) Within development sites, concentrated drainage across walkways and other pedestrian areas is not permitted. Drainage across driveway entries is prohibited.~~

~~(b)~~ (4) All open space drainage facilities shall be landscaped with a natural “naturalized” treatment (for example, similar to the treatment recommended for the Leach Creek corridor). Existing riparian areas and drainages, such as Leach Creek and its tributaries, shall be developed and maintained as natural open space corridors that provide surface drainage and developed pedestrian trails. The treatment of surface drainages shall be an open channel with gently sloping sides and naturalized landscape, except for the west bank of Leach Creek which is constrained by the 24 Road improvements. (See Figures 2.2 & 2.3.)

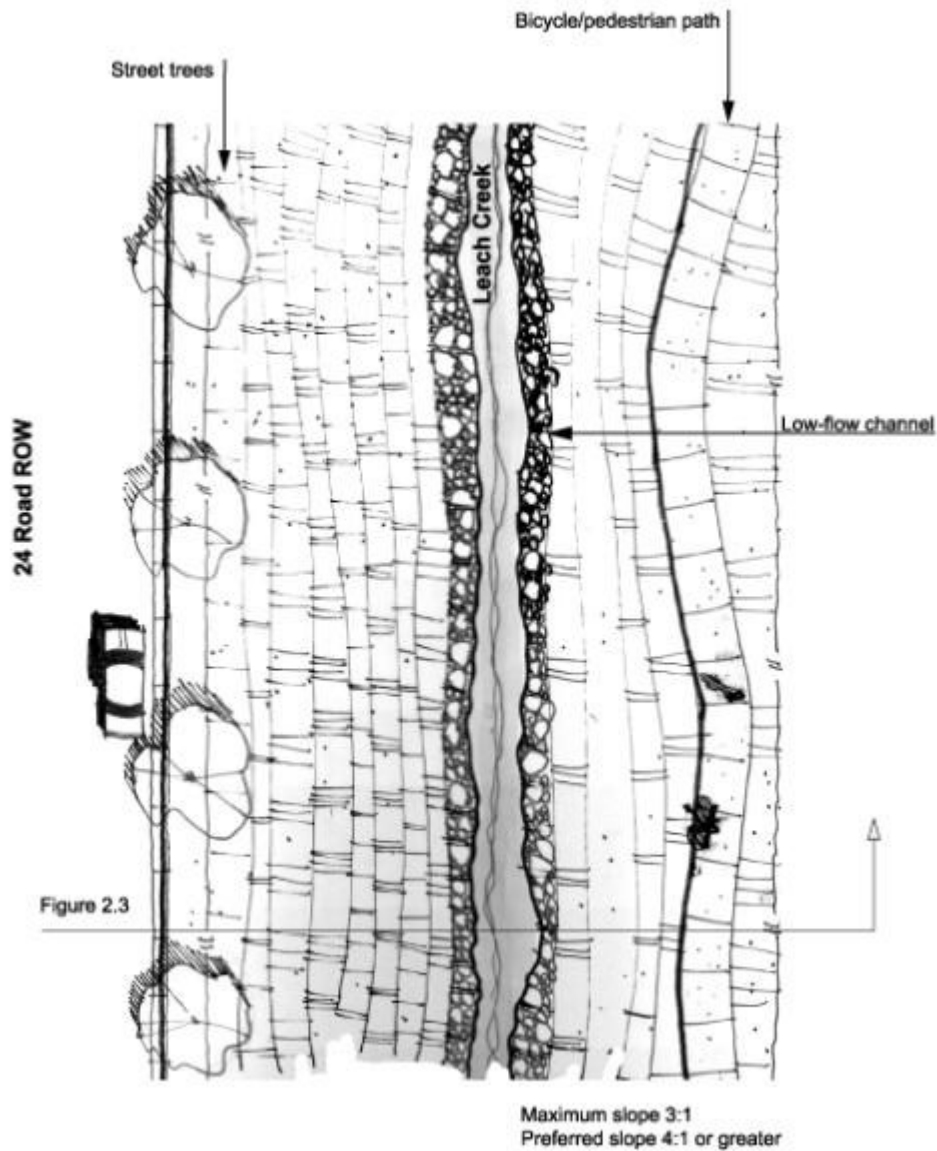


Figure 2.2: Natural Corridor Plan



Figure 2.3: Natural Corridor Section

~~(5) Provide open space for residential sites in accordance with City of Grand Junction requirements. Locate this open space in a manner that it is usable for the project and connects with the off-site open space system.~~

~~(6) Open space for nonresidential sites is primarily for visual purposes, to provide screening and to reduce the impact of large parking areas.~~

~~(7) Drainage to adjacent sites should be limited to historic flows.~~

~~(c) **Guideline.**~~

~~(1) Wherever possible, combine drainage facilities with common open space to achieve aesthetic and functional facilities that maximize use of resources, land and which provide benefits to residents, employees and other users.~~



Open space incorporates drainage facility and amenities



Buildings at the edges of project site with pedestrian connections through parking areas

25.12.090 25.02.060 Building and parking setbacks.

~~(a) — **Purpose.** The building Building and parking setback standards and guidelines are intended to establish a coordinated streetscape image, and provide sufficient space between buildings, roads and parking areas for adequate light, and privacy, views, and to provide sufficient space between roads, buildings and parking areas for privacy, sound control and landscaping.~~

~~— The City should establish setbacks to achieve the following objectives:~~

- ~~(1) — Provide an additional landscaped area on the lot perimeter that supplements minimal City requirements.~~
- ~~(2) — Preserve views from 24 Road and other road corridors.~~
- ~~(3) — Encourage the “village concept” in new development, such as minimizing dependence on the private automobile, and encouraging pedestrian activity and use of alternative modes.~~

~~(b) Standards.~~

~~(1) Minimum building and landscape setbacks according to zoning districts are provided in the zoning and development code.~~

~~(2) In order to establish additional open space and maintain views, establish supplemental building and parking setbacks and parking setbacks along key road corridors. These are shall be provided as specified in Table 3.1.~~

Table 3.1: Supplemental Building and Parking Setbacks

Frontage	Building Setback	Parking Setback
24 Road – west ROW	50'	25'
24 Road – east ROW	35' from edge of Leach Creek corridor	10' from edge of Leach Creek corridor
Patterson Road (F Road)	Per zoning	10'
F 1/2 Road	Per zoning	10'
G Road	Per zoning	10'

Notes:

(a) Width of Leach Creek drainage corridor to be determined and will include multi-use trail. (See Figure 2.3.)

(b) All measurements are from the right-of-way.

~~(3) Driveway setbacks from adjacent property lines, other than along street frontages, shall be a minimum of 10 feet, except where access driveways are shared by adjacent owners and must comply with City standards.~~

~~(4) To establish an open landscape area at key intersection corners, no building or parking lot shall be located less than 35 feet from the intersection of the right of way of two public streets (arterial, collector and local).~~

~~(5) All areas within the parking setbacks, and the building setback if there is not an intervening parking lot, shall be landscaped and irrigated.~~

~~(6) No side or rear parking setback is required between adjoining industrial uses; provided, that the subject area is not visible from any public street, nonindustrial land use or common open space. Other parking setbacks are in accordance with zoning and development code~~

regulations.



Coordinated landscaping in the building setback complements ROW landscaping

25.12.100 25.02.070 Building location and orientation.

(a) ~~Purpose.~~ The purpose of the building location and orientation standards and guidelines is to To encourage the development orientation of buildings that provide orientation and access toward the street, reinforcing reinforce the character and quality of public streets and sidewalks, maximize useful interconnections, and enhance the appearance of the properties from the street, the following standards shall apply:

(b) ~~Standards.~~

(1a) No development shall be permitted to place or orient buildings, parking, circulation, or service facilities on a lot in such a way as to treat primary street frontage(s) as a rear lot line. "Rear" shall be defined to mean a portion of the property lacking public access and containing a predominance of service functions and/or service facilities that significantly diminish the architectural or landscape quality of the development.

(2b) All sides of a building frontages that are visible from a street, residential area, public park or organizing feature shall have the equivalent architectural treatment of the primary building façade, and completely screen all service and loading facilities.

(c) All service and loading facilities that are visible from a street, residential area, public park or organizing feature shall be completely screened from view.

(3d) Nonresidential uses located in the same block with residential uses shall be located on higher traffic streets and at the periphery or the end of each block having both uses and be effectively screened of light, noise, and pollution from service area or other incompatible activities.

(4e) Large retail buildings (over 20,000 gross square feet) shall be located to minimize the impact of windowless walls and service areas on public streets. On sites that include large retail buildings, smaller buildings in-line or on pads shall be located to form edges that frame and reinforce the space and appearance of public streets. Pad buildings shall locate at least one facade including windows and similar architectural features within 35 feet of the public right-of-way. Pad buildings shall be located at site corners and entries.

(5f) All sites ~~abutting~~ adjoining ~~Road 24 Road~~ shall treat ~~Road 24 Road~~ as a primary frontage orientation with regard to the quality and orientation of buildings, site design, ~~architecture~~ architectural features, and parking area design. This shall be in addition to any other required access and orientation. Primary frontage is intended to include landscape and building design that conveys the project identity and character and is of equal or superior quality to any other frontage of the project. No truck docks or service areas shall be permitted to face 24 Road.

~~(c)~~ **Guidelines.**

~~(1) Site planning should relate as much as possible to the existing or proposed development on adjoining properties, maximize useful interconnections, and enhance the appearance of the properties from the street.~~

~~(2) Buildings should be located as close to the street as possible, after setback and/or build to zone requirements have been fulfilled.~~

~~(3) Smaller in line tenant spaces may be "saddle bagged" onto the outside of large retail buildings to relieve large blank facades and provide activity fronting streets or parking areas.~~

~~(4) The front setback of commercial uses on collector or local streets may be paved as an extension of the pedestrian zone with decorative paving and street trees in grates. Primary building entry should be located directly accessible and adjacent to the public sidewalk.~~

~~(5) I-70 frontage and U.S. 6 and 50 frontage is of secondary importance to 24 Road frontage.~~

~~25.12.110~~ **25.02.080 Parking, access, and circulation.**

~~(a) Purpose.~~ The purpose of the vehicular circulation and parking standards and guidelines is to In order to provide for safe and convenient movement of pedestrians and motor vehicles, limit vehicular/pedestrian conflicts, reduce paved areas, provide screening for paved areas and soften the visual impact of parking lots by providing interior planting, breaking up large lots into smaller increments the following standards shall apply:

~~—Comprehensive, multi-site parking strategies should minimize redundant access and maximize open space and landscaping as well as convenient auto and pedestrian circulation within and between sites.~~

The standards and guidelines will contribute to the creation of a clearly organized system of entrances, driveways, parking areas, and pedestrian circulation.



Sidewalks and landscaping break up and soften the visual impact of large parking lots into smaller increments

(b) Standards.

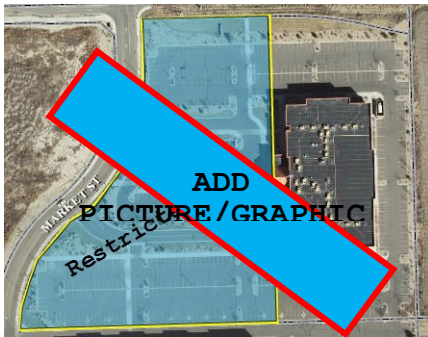
~~(1) Contiguous developments shall coordinate circulation to minimize curb cuts. Access for each lot will be reviewed with the project's overall traffic circulation and capacity needs, and located according to City of Grand Junction standards. Direct driveway access to arterials, streets, and parkways shall minimize the number of driveways per block frontage.~~

~~(2) Shared parking and circulation is encouraged wherever practicable.~~

~~(a) (3) No more than two double-loaded bays of parking, with a maximum length of 125 feet, shall be allowed in front of buildings smaller than in neighborhood retail (i.e., consumer retail and service, small-scale uses less than 20,000 square feet in size). The maximum allowable length of the parking area in front of retail buildings is 125 feet.~~

~~(b) (4) For retail buildings larger than 20,000 to 30,000 square feet in size, no more than 50 percent of the total surface parking area shall be located in the restricted area between buildings~~

~~and arterial streets the street and a building in the restricted area.~~ For retail buildings larger than 30,000 square feet, no more than 60 percent of the total surface parking area shall be located in the restricted area. ~~the allowed parking in the restricted area may be enlarged to 60 percent.~~ The restricted area is defined by that area located between the front facade of the principal structure and the primary abutting street. The restricted area shall be determined by drawing a line from the front corners of the building to the nearest property line as shown in the example. ~~lines extending toward the street at 45 degrees outward from the center of the building.~~



Example of Restricted Area

~~(5) Vehicle access and circulation into retail sites shall be provided at each adjoining cross street, unless traffic safety precludes access. No perimeter of a retail site shall exceed 600 feet in length without vehicle access, except along arterials.~~

~~(6) All parking lots shall have an identifiable internal circulation pattern. Vehicle circulation on-site shall be clearly organized to facilitate movement into and throughout parking areas. Parking drive lanes and intersections shall align wherever practicable. On-site intersections shall be located to preclude stacking of vehicles across intersections and onto public streets.~~

~~(c) (7) No truck parking or docks are permitted~~ Service entrances, service yards and loading areas shall not be located on a side of any building that faces facing 24 Road, any arterial street, I-70, or residential uses.

~~(8) Access drives for nonresidential and large-scale multifamily uses shall be coordinated with other access drives. Access drives across from other existing or planned drives shall meet City standards.~~

~~(9) Minimum parking quantities and stall dimensions shall be in accordance with applicable City of Grand Junction standards.~~

~~(d) (10) Developments bounded by undeveloped parcels shall consider potential~~ Opportunities for future auto, pedestrian, and bicycle connections to adjoining sites shall be considered in all site design. Such connections shall be provided where reasonably practicable.

(11) — Sites requiring large areas of surface parking shall attempt to distribute parking into smaller areas broken up by intervening areas of landscaping, open space and buildings wherever possible, rather than aggregating parking into continuous street-facing strips.



Examples of pedestrian circulation systems within parking lots

(c) — Guidelines.

(1) — Driveway and curb cut widths should be minimized at the sidewalk to reduce their impact on the location of street trees and maximize the continuity of the tree lawn.

(2) — Parking directly adjacent to buildings should be avoided wherever possible. A minimum setback of 15 feet shall be reserved for pedestrian circulation and landscaping between building and parking areas except for drop-off and loading zones. This distance may be reduced to 10 feet in the industrial areas and may not require landscaping, depending on its proximity to streets and common open space.

(3) — Driving lanes should not be provided between the building and adjacent public streets, sidewalks, or amenity zones. Off-street parking for small retail uses is strongly encouraged to be located behind the structure.

(4) — Parking and vehicular circulation between the street and building should be limited where possible. Shared parking and circulation is encouraged wherever practicable. Auto-oriented and drive-through uses, where permitted, should locate drive-through lanes away from street frontage. Automobile gasoline service stations should orient parking, car wash, and service bays away from view of arterial streets.

(5) — Wherever possible, office parking for employees should be located behind the building, with visitor parking between the building and the street.

25.12.120 Multi-unit residential parking areas.

(a) **Purpose.** ~~The purpose of these standards and guidelines is to establish residential streets and their associated open space as positive, useable features around which to organize the location and orientation of buildings in a manner that promotes a sense of security and community.~~

(b) **Standards.**

(1) ~~No more than one double-loaded bay of parking shall be permitted between the street and the building's street-oriented frontage.~~

(2) ~~Parking lots, garages, carports, and building service areas shall be located so that their presence and access requirements minimize disruptions to adjoining public streets, sidewalks, and open space.~~

(3) ~~Carports serving more than two vehicles shall not be permitted to be accessed directly from the street and shall use buildings or landscaping to screen parked cars from the view of public streets and open space. Carports are not allowed within the front setback area.~~

(c) **Guideline.**

(1) ~~Back-out parking spaces into the major circulation system of development larger than 100 dwelling units are discouraged.~~



New multifamily housing with garages in alley



Sidewalk and landscaping buffer pedestrians from traffic on arterial streets

25.12.130 25.02.090 Auto-oriented uses.

(a) **Purpose.** ~~The purpose of the auto-oriented uses standards and guidelines is to~~ To minimize impacts of auto circulation, queuing, drive-up facilities (including speaker systems and similar activities) and to promote on-street-oriented building design, and pedestrian amenities, and orientation the following standards shall apply:

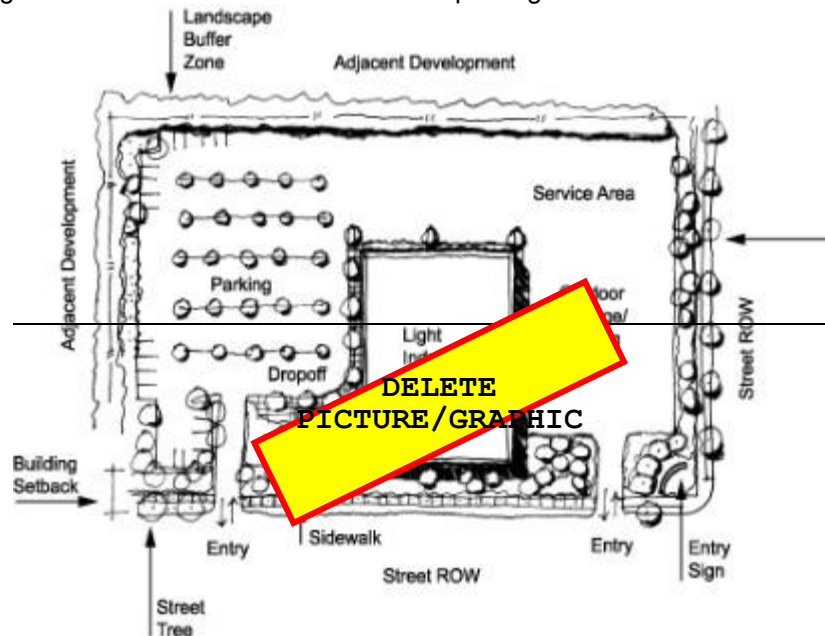
~~(b) Standards.~~

~~(a)(1) Auto-oriented and drive-through uses, where permitted, shall locate drive-through lanes away from street frontage. Drive-up and drive-through facilities (order stations, pick-up windows, bank teller windows, money machines, car drop-off areas for auto service or rental, etc.) shall be located on the side or rear of a building and away from residential uses.~~

~~(b)(2) For buildings greater than 100 feet from the street and with no intervening buildings, drive-through windows may be allowed to face a perimeter street, and drive-through lanes may be allowed with adequate landscaping buffer from the right-of-way line.~~

~~(c) Guidelines.~~

~~(1) Automobile gasoline service stations should orient parking car wash and service bays away~~



~~from street views.~~

Figure 3.1: Industrial Site

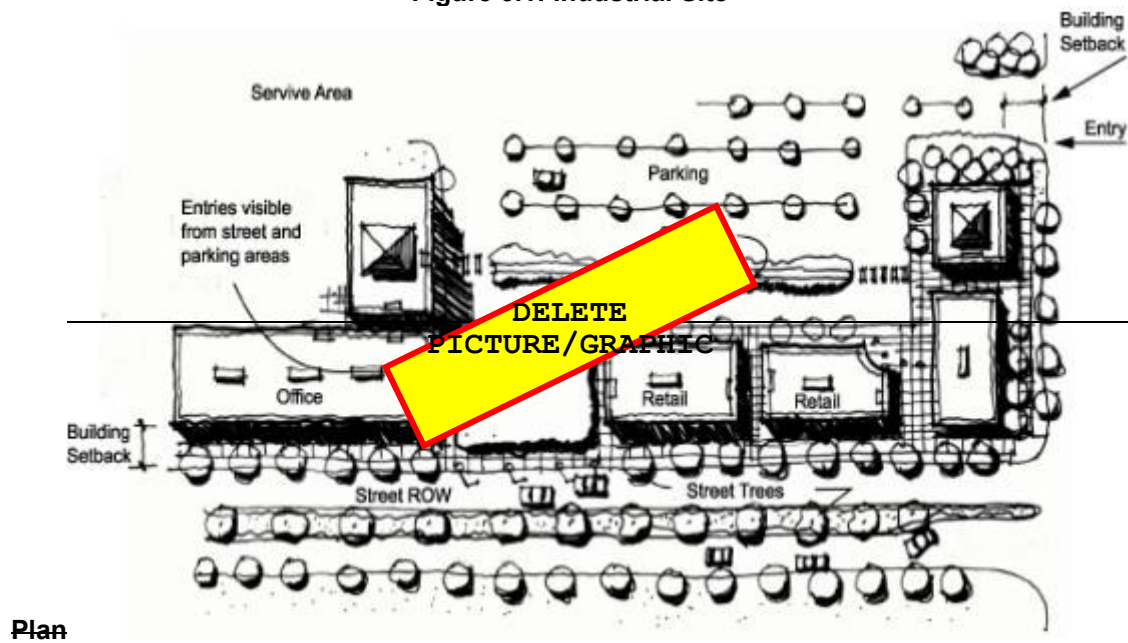
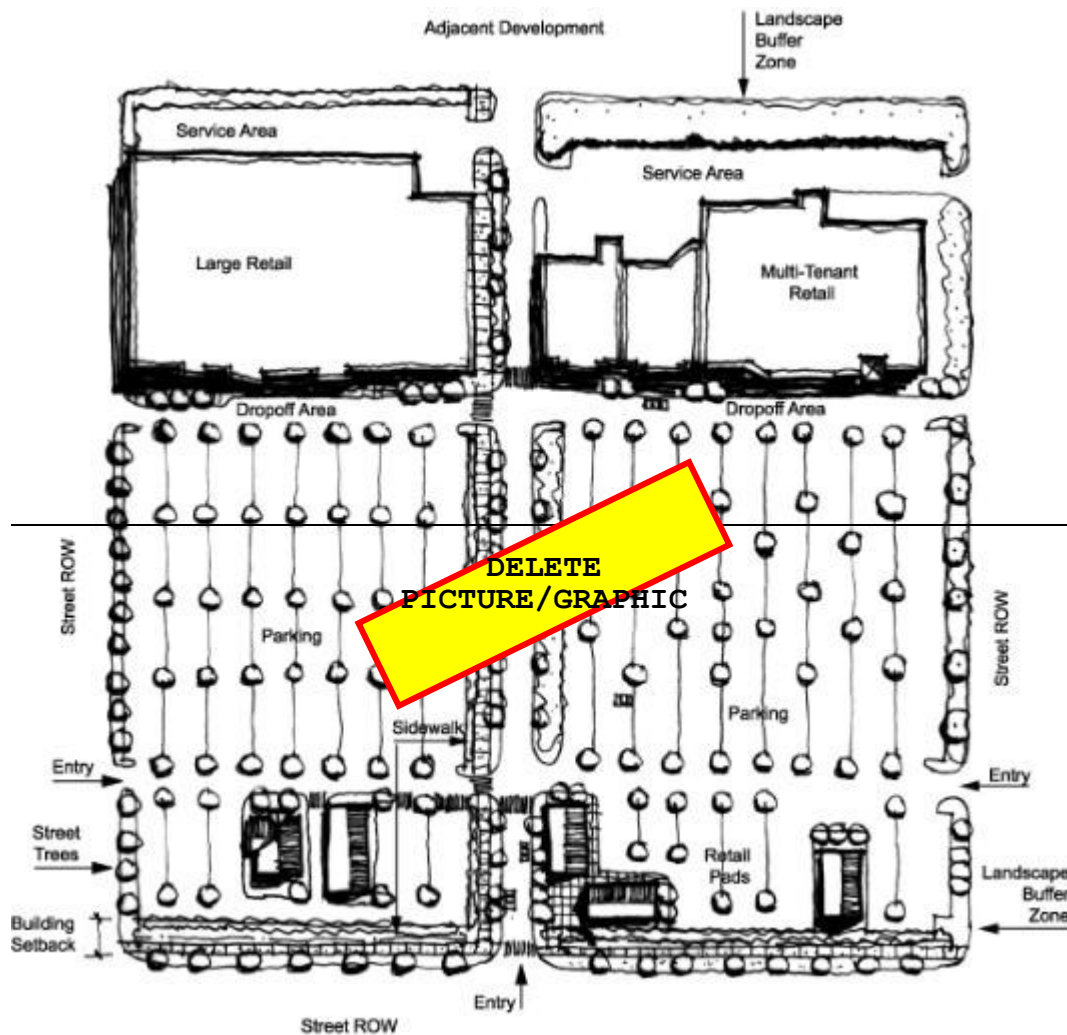


Figure 3.2: Office/Mixed Use Site Plan



Notes:

- Use similar materials, roof forms and architectural styles.
- Buffer loading docks and trash storage areas with landscaping and fencing.
- Arrange pad buildings to create: a project gateway; interest along the street; shared entries; outdoor eating areas; and parking.
- Place project "monument" signs along roadway.
- Group street trees at entries, and along major pedestrian and vehicular routes.
- Provide continuous pedestrian pathways, lighting and building entries close to transit facilities.
- Incorporate art, plazas, and other amenities where possible.

Figure 3.3: Retail Site Plan

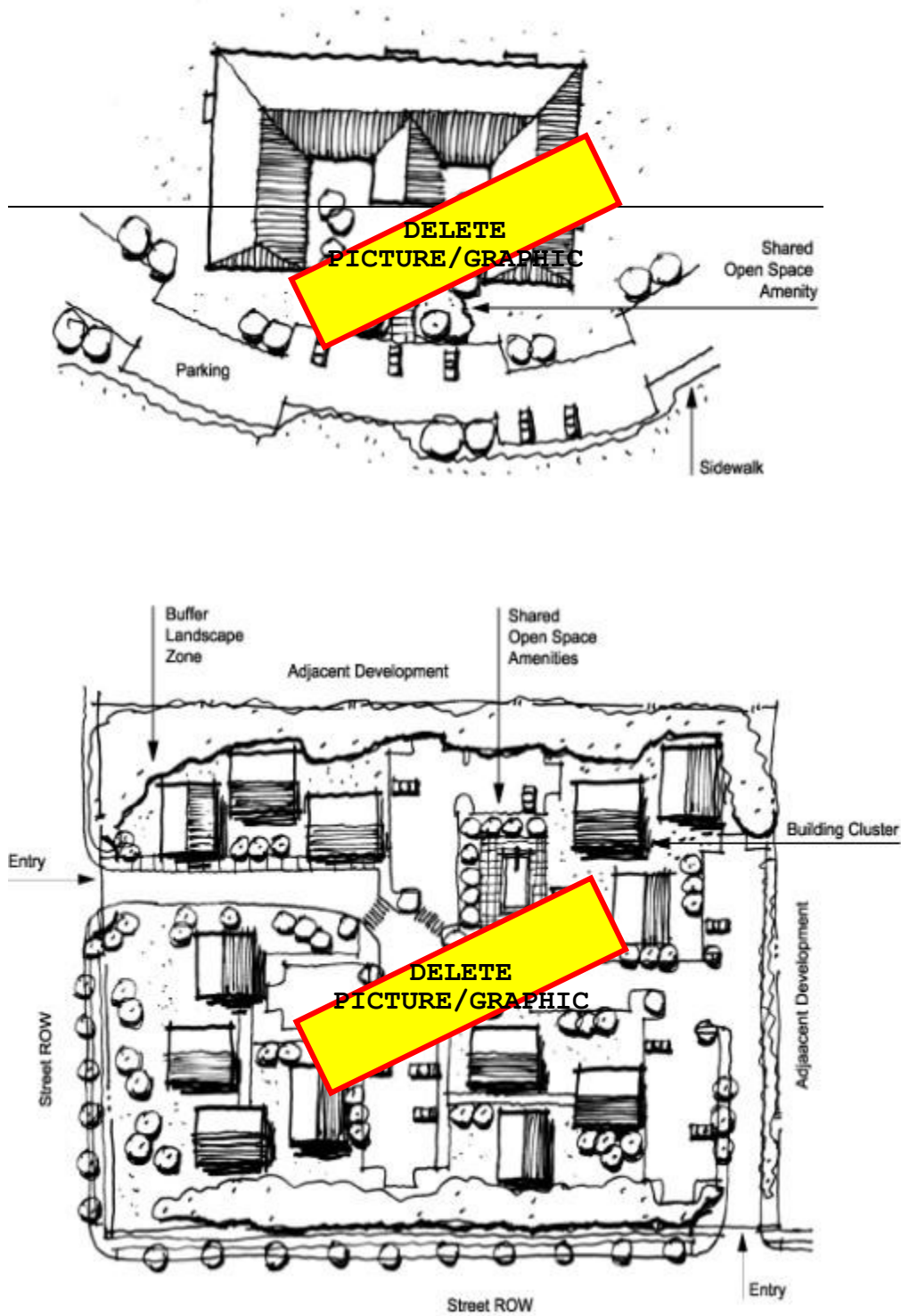


Figure 3.4: Multifamily Residential Site Plan

~~25.12.140~~ 25.02.100 Pedestrian and bicycle circulation.

~~(a) Purpose.~~ The purpose of the pedestrian and bicycle circulation standards and guidelines is to To promote free efficient and safe movement of pedestrians and bicyclists through the 24 Road Corridor. This will provide sidewalk and/or multi-use trail links shall be provided between development sites and open space, including but not limited to an off-street multi-use trail connecting Canyon View Park and the Colorado River Trail. ~~by way of sidewalks and multi-use trails.~~



Direct pedestrian access from sidewalk



Pedestrian circulation in retail area

~~25.12.150~~ 25.02.110 Sidewalks.

~~(a) Purpose.~~ The purpose of the specific standards and guidelines for sidewalks is to provide continuous opportunities for pedestrian movement through the corridor.

~~(b) Standards.~~

To provide opportunity for continuous pedestrian movement through the 24 Road Corridor, the following standards shall apply:

~~(a)(1)~~ A direct pedestrian connection to the building entry shall be provided from the public sidewalk.

~~(b)(2)~~ Development shall provide pedestrian circulation from public walks to parking areas, building entries, plazas, and open spaces. Walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses. Primary walks shall be a minimum of five feet wide.

~~(c)(3)~~ Clear and safe pedestrian routes shall be defined through parking areas to provide pedestrian access between buildings with minimum conflicts with vehicles. ~~Where walks~~ Walkways crossing drive aisles, they should shall be clearly marked with signage, special paving, landscaping or other similar methods means of demarcation.

~~(d)(4)~~ Sidewalks, ~~no less than at least~~ at least eight feet wide in width, shall be provided along ~~any all~~ all building ~~facade abutting facades that abut~~ public parking areas and ~~featuring~~ feature a public entrance. ~~Such~~

~~sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades, or entryways, or display windows are part of the façade, or street trees in grates or planted areas no less than 40 feet on center) are provided along the length of the facade.~~

~~(e)(5)~~ Pedestrian walks incorporating bicycle lanes shall be not less than 10 feet in width.

~~(f)(6)~~ All parking areas located between a street and building shall include a landscaped pedestrian walk linking the building with a public sidewalk.

~~(g)(7)~~ ~~Contiguous developments shall avoid erection of physical~~ Physical barriers between projects contiguous development shall be prohibited unless necessary for safety or the mitigation of adverse impacts.

(h) Development shall provide pedestrian linkages between the Leach Creek trail corridor and other public ways and open space areas.



Shared plaza at building entries



Landscaped public sidewalk

~~(c)~~ **Guidelines.**

~~(1) All building entries, parking areas and public open space should be interconnected through convenient systems of pedestrian walks.~~

~~(2) Adjoining developments should create opportunities for interconnected pedestrian walk systems to facilitate pedestrian access between different developments, buildings, activities and uses; however, in no circumstance should on-site pedestrian walks substitute for required public sidewalks.~~

25.12.160 25.02.120 Bicycle circulation.

~~(a) Purpose.~~ **Purpose.** The purpose of the bicycle circulation standards and guidelines is to ~~provide a safe, direct, and attractive system of interconnected public and private bikeways and bike routes throughout the~~ To provide a safe,

corridor and ~~to accommodate bicycle access by providing~~ defined routes to primary building entries, the following standards shall apply:

(b) ~~Standards.~~

~~(1) Bicycle access shall be provided between bicycle lanes or multi-use trails and on-site bicycle parking areas.~~

~~(2) Two-way bikeways that are not combined with drives or parking lot surfaces shall be of concrete.~~

~~(3) Bicycle parking shall be provided in accordance with the City of Grand Junction requirements.~~

(c) ~~Guidelines.~~

~~(a)(4)~~ Bicycle parking ~~should~~ shall be located in visible, active, and well-lit areas; near building entries, convenient to primary bicycling access, and not encroaching on pedestrian walkways. If possible, ~~locate racks where parked bicycles are~~ bike parking shall be located so it is visible from the inside of adjacent buildings.

~~(b)(2)~~ Bicycle circulation ~~should~~ shall connect and align with pre-existing and planned off-site bicycle routes. Crossings at intervening streets ~~should~~ shall be located where safe means for crossing can be provided. .



Public bikeway provides an interconnected system



On-street bicycle route designation separate from the roadway

Chapter 25.16 LANDSCAPE DEVELOPMENT

Sections:

- ~~25.16.010~~ Introduction.
- ~~25.16.020~~ Standards.
- ~~25.16.030~~ Guidelines.
- ~~25.16.040~~ Parking lots.
- ~~25.16.050~~ Streetscape within the public right-of-way.
- ~~25.16.060~~ Irrigation.

25.16.010 Introduction.

~~Landscape improvements are of primary importance to the establishment of the design character of the 24 Road Corridor. They are intended to enhance the landscape appearance through the use of common materials, to promote a well-maintained appearance in areas not covered by buildings or parking, to minimize the adverse visual and environmental impacts of large paved areas and to promote the conservation of water. Xeriscape and “naturalized” concepts are encouraged, particularly in large natural open spaces and passive use areas.~~



A wide range of plant materials are appropriate for local landscaping requirements

25.16.020 Standards.

~~(a) The City of Grand Junction Development and Zoning Code requirements for landscaping shall be in full force and effect unless specifically superseded by more stringent criteria herein.~~

~~(b) Landscape design for individual lots shall be developed according to a landscape plan. Each building or cluster of buildings within each development shall provide a plan that indicates all planned landscape materials, and their location, minimum size, quantity, and irrigation. All of the landscaped site area shall be included in one of the following categories:~~

- ~~(1) Landscaped and irrigated;~~

~~(2) Low water landscapes;~~

~~(3) Native landscaping within drainage areas.~~

~~(c) All land areas not covered by buildings, streets, paved areas, or other planned and approved surfaces shall be planted with living plant material and mulches.~~

~~(d) Along arterial street frontages, landscape treatment shall be maintained to the greatest degree possible with allowance for required access drives.~~

~~(e) Landscape areas shall be continuous from one lot to another and shall incorporate landscape materials that are compatible with landscaping an adjacent lots, public streets, drainage corridors, and landscape easements.~~

~~(f) All plant material used shall meet the minimum standards established by the American Association of Nurserymen, as published in the American Standards for Nursery Stock (comply with ANSI Z60.1).~~

~~25.16.030 Guidelines.~~

~~(a) All development areas should recognize the unique climate, open character, and gentle open topography of the western slope environment and should employ development, construction and landscape forms, materials, and methods that are appropriate to that environment.~~

~~(b) Landscaping should visually frame buildings and buffer parking, garage, and service areas. It should define and enhance the sense of arrival at appropriate site locations.~~

~~(c) Landscape pattern of adjacent lots should be consistent.~~

~~(d) Landscaped areas bordering natural open space should create a transition from developed and irrigated landscape to natural unirrigated landscape and vegetation.~~

~~(e) Landscaping should be used to mitigate areas of large undifferentiated building mass and screen walls.~~

~~(f) Water conserving planting design and irrigation practices should be employed.~~

~~(g) Existing healthy trees or other significant landscape features should be preserved to the greatest extent practicable. Existing damaged, decayed, or diseased trees or scrub vegetation should be removed.~~

~~(h) Construction near existing trees should follow established practices to ensure their survival.~~

~~(i) Substitute irrigation should be supplied to trees or other vegetation that have natural or drainage water diverted or eliminated due to site development or construction.~~

~~25.16.040 Parking lots.~~

~~(a) **Purpose.** The purpose of the parking lots standards and guidelines is to reduce the visual impact of surface parking lots.~~

~~(b) **Standards.**~~

~~(1) Provide landscaped islands in parking lot interiors per City of Grand Junction requirements.~~

~~(2) Landscaped areas in and around surface parking lots shall be laid out with the intent of minimizing the perception of large, continuous expanses of pavement.~~

~~(c) **Guidelines.**~~

~~(1) Landscaping around parking lots should be designed so as to buffer the view of parked cars from the street and reduce the impact of headlights on nearby development.~~

~~(2) Parking areas between buildings and the street should consider the use of special paving materials to create parking courts with a higher level of pedestrian amenity.~~



~~*Trees and landscaping soften the visual impact of parked cars*~~

~~25.16.050 Streetscape within the public right-of-way.~~

~~(a) **Purpose.** The purpose of these streetscape standards and guidelines is to create tree-lined streets in the tradition of older neighborhoods and to create consistencies in tree plantings without creating monoculture problems.~~

~~(b) **Standards.**~~

~~(1) Street trees shall be provided along all public streets except in the industrial area. Along Patterson and 24 Road where there is a tree lawn, the trees shall be aligned in straight rows parallel to the curb, centered in the tree lawn. Irrigated turf and street trees shall be provided in~~

the tree lawn. Berms and inorganic groundcover shall not be permitted in the tree lawn area. The tree spacing shall be approximately 40 feet on center.

(2) ~~Street trees in paved walks shall be covered with minimum five-foot by five-foot tree grates or planters.~~

(3) ~~The minimum width of a tree lawn is four feet.~~

(c) ~~Guidelines.~~

(1) ~~Street tree species should be selected to maximize the cohesiveness of each block without creating monocultures that may be susceptible to disease.~~

(2) ~~Planting within the tree lawn area should be limited to grass and trees.~~



Well-designed pedestrian paths incorporating healthy landscaping

25.16.060 Irrigation.

(a) **Purpose.** ~~The purpose of the irrigation design standards and guidelines is to ensure that the landscape is provided with appropriate irrigation to ensure proper growth and maintenance. This applies to xeriscape and non-xeriscape planting and includes improved water conservation and water efficient and low maintenance irrigation systems.~~

(b) ~~Standard.~~

(1) ~~All developed sites are to be irrigated with a permanent automatic system. All irrigation systems are to be below ground, fully automated systems in compliance with all applicable building codes. Use of water conserving systems such as trickle (drip) irrigation for shrub and tree plantings is encouraged. All backflow control devices are to be located or screened so that they are not visible from public streets or parking lots. All parking areas, drives and walks are to be "trimmed" to minimize spray into pavements.~~

(c) ~~Guidelines.~~

~~(1) —Where appropriate, low water use landscape and xeriscape is to be irrigated (i.e., trees and shrubs).~~

~~(2) —Trees that are appropriate in the Grand Junction environment tend to be indigenous and introduced species established and thriving in the lower elevations of Colorado's Western Slope. A recommended plant materials list is available from the City of Grand Junction.~~

Chapter ~~25.20~~ **25.03** ARCHITECTURAL DESIGN

Sections:

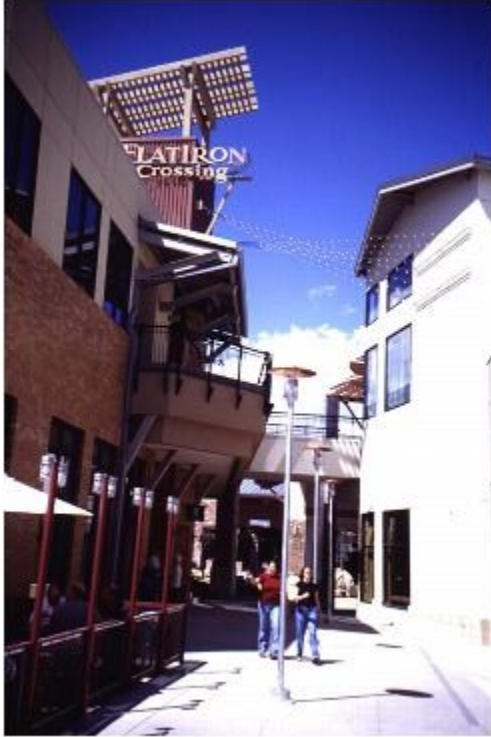
- ~~25.20.010~~ 25.03.010 Purpose Introduction.
- ~~25.20.020~~ 25.03.020 Building form and scale.
- ~~25.20.030~~ ~~Architectural details.~~
- ~~25.20.040~~ 25.03.030 Building materials.
- ~~25.20.050~~ 25.03.040 Multi-unit residential development.
- ~~25.20.060~~ 25.03.050 Fencing and walls.
- ~~25.20.070~~ 25.03.060 Service and storage areas.

~~25.20.010~~ 25.03.010 Purpose Introduction.

These architectural design standards ~~and guidelines~~ are intended to:

- ~~(a) encourage~~ Encourage a consistent level of architectural quality throughout the 24 Road Corridor;
- ~~(b) and Create~~ Create a unified architectural character at the project level; ~~They addressing~~ building form, and scale ~~and for nonresidential and multifamily residential structures and architectural details and building materials for nonresidential structures. Criteria are also included for~~ including for walls, fencing and service and storage areas;
- ~~(c) Reinforce the urban character of streets and open spaces;~~
- ~~(d) Provide human scale and orientation;~~
- ~~(e) Define the base, body and top of building elevations through the use of color, materials and details;~~
- ~~(f) Ensure that the highest level of architectural detail occurs adjacent to areas of pedestrian activity;~~
- ~~(g) Ensure that service and storage areas are functional yet do not visually impact views from adjacent uses and public areas;~~
- ~~(h) The standards and guidelines are intended to be flexible~~ Provide flexibility to allow for a number of design alternatives for different building types and to encourage design creativity.

Note: Additional ~~criteria~~ standards for architectural design are included in the ~~Title 21~~ Grand Junction Zoning and Development Code.



Buildings in a variety of forms reinforce the pedestrian scale

25.20.020 25.03.020 Building form and scale. (Nonresidential and Multifamily Structures)

(a) Standards.

The following standards shall apply to all building facades and exterior walls that are visible from adjacent public streets and other public spaces. These standards are intended to reduce the massive scale of large buildings, which, without application of these standards, may be incompatible with the 24 Road Corridor Overlay desired character.

(a) Facades greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet.

(b) Ground floor facades that face public streets shall have display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length. If the facade of the building facing the street is not the front, it shall provide the same features and/or landscaping in scale with the facade.

(c) Variation in roof lines/roof materials, in order to add interest to and reduce the massive scale of large buildings, is required. Roofs shall have no less than two of the following features:

(1) Parapets concealing flat roofs and rooftop equipment, such as HVAC units, from public view. Parapets shall not exceed one-third of the height of the supporting wall and shall not be of a constant height for a distance of greater than 150 feet;

(2) Overhanging eaves, extending no less than three feet past the supporting walls, for no less than 30 percent of the building perimeter;

(3) Sloping roofs that do not exceed an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run; and

(4) Three or more roof slope planes.

~~(1) Buildings shall be designed to relate directly to and reinforce the pedestrian scale and quality of street, civic, and open spaces. The following techniques shall be used to meet this objective:~~

~~(i) Shifts in building massing, variations in height, profile, and roof form that provide human scale while maintaining a consistent relationship of overall building form to the street edge.~~

~~(ii) Minimizing long expanses of wall at a single height or in a single plane.~~

~~(iii) Varying floor heights to follow natural grade contours if significant variation is present.~~

~~(2) Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:~~

~~(i) Variation in the building form such as recessed or projecting bays.~~

~~(ii) Expression of architectural or structural modules and detail.~~

~~(iii) Diversity of window size, shape, or patterns that relate to interior functions.~~

~~(iv) Emphasis of building entries through projecting or recessed forms, detail, color, or materials.~~

~~(v) Variations of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.~~

~~(d)(3) Building facades facing arterial streets shall either be the primary entry facade or shall be of comparable quality in terms of architecture, materials and detailing. Primary building entries shall be~~

connected to the public street sidewalk by the most direct route practical. Corner buildings need only provide public entry on one street-oriented facade.

~~(e)~~(4) Ground floor retail shall have direct pedestrian entries onto public streets, parks, or plazas. Primary building entries must be easily and directly accessible from a street and shall be either oriented to or easily visible from the street.

~~(5) New construction shall reflect the building form associated with its function. Building design should emphasize horizontal elements and facade treatments. Vertical elements are to be used sparingly for special architectural statements such as entries or to delineate uses within a large structure.~~

~~(6) Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features.~~

~~(7) Large, monolithic expanses of uninterrupted facades are not allowed.~~

(f) Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The following standards identify desirable entryway design features. Each principal building on a site shall have clearly defined, highly visible main entrances featuring no less than three of the following:

(1) Canopies or porticos;

(2) Overhangs;

(3) Recesses/projections;

(4) Arcades;

(5) Raised corniced parapets over the door;

(6) Peaked roof forms;

(7) Arches;

(8) Outdoor patios;

(9) Display windows;

(10) Architectural details such as tile work and moldings which are integrated into the building structure and design; and

(11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

(g) To the greatest extent possible, mechanical appurtenances shall be located within the structure. External mechanical appurtenances such as heating and air conditioning equipment shall be screened and finished to match the colors and materials of the building.



Primary building entrances present inviting facades along arterial streets

~~(b) Guidelines.~~

- ~~(1) Buildings should be designed to meet site and context design objectives, such as providing edges or enclosure to streets and open space, creating linkages and gateways, as well as framing or terminating views.~~
- ~~(2) Large-scale variations of massing, such as simple shifts in building form and roof shape, may be important to providing light, air, and transitions to nearby properties.~~
- ~~(3) Providing human-scaled architectural features is particularly important in areas where pedestrian activity is occurring or encouraged. The highest level of detail should occur close to pedestrian areas, near streets and entries, and around the ground floor.~~
- ~~(4) The design of the roof form and other related elements such as roof material color, trim, and lighting should be an integral part of the architecture.~~
- ~~(5) Nonresidential building facades adjoining or oriented toward streets and pedestrian areas should incorporate a substantial proportion of transparent glazing at all occupied levels.~~
- ~~(6) Ground floor retail areas should have windows along sidewalks to create visual interest for pedestrians. All individual retail uses should have direct access from the public sidewalk.~~
- ~~(7) For larger buildings, simple flat roof at parapet profiles is preferred as the predominant non-residential roof form (i.e., buildings larger than 20,000 SF in footprint).~~
- ~~(8) Roofs should not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image.~~

~~(9) Building entry areas should express greater architectural detail and articulation than other portions of the building. Building entries should be designed at a pedestrian scale.~~

~~(10) Building facades should incorporate three-dimensional elements that provide detail and articulation of large surfaces, such as fenestration, offsets, undulations, and variety in surface pattern. Arcades, trellises and single-story lobbies and service appendages should also be used to help reduce monolithic building facades.~~

~~(11) The size of the building height and length should be in proportion and related to the site and its proposed function.~~



Retail development includes pedestrian-scale open space

25.20.030 Architectural details.

(a) Guidelines.

~~(1) Fenestration on the building shall respect the fundamental design of the building and create a rhythm and organization, although not necessarily symmetrical.~~

~~(2) Windows and openings should be used to break up the horizontal facade. Windows should consist of discrete openings in the wall surface, rather than large, continuous walls of glass.~~

~~(3) Building designs should define the base, body and top of the building elevations through the use of color, materials and details.~~

~~(4) Awnings are encouraged; however, they should respect the architectural integrity of the facades on which they are located. For example, awnings should be placed below the ground floor cornice line and should repeat the vertical, structural divisions of the building facade.~~

~~(5) First floors of buildings facing the public right-of-way should be 60 percent transparent.~~



Quality materials and attention to detail in newly constructed multifamily housing projects



25.20.040 25.03.030 Building materials. (Nonresidential Structures)

(a) Standards.

The following standards shall apply to nonresidential structures:

(a)(1) All primary buildings shall use materials that are durable, economically maintained, and of a quality that will retain their appearance over time including but not limited to stone, brick, stucco, pre-cast concrete, and architectural metals.

(b) Facade colors shall be nonspecular, neutral or earth tone colors. Use of high intensity, metallic, black or fluorescent color is prohibited.

(c) Building trim and accent areas may feature brighter colors, including primary colors.

(d) Predominant exterior building materials shall not include smooth-faced concrete block, smooth-faced tilt-up concrete panels, or prefabricated steel panels.

~~(2) The following cladding materials shall be prohibited:~~

~~(i) Pre-cast concrete and tilt-up wall systems that are primarily structural in appearance (such as Twin-Ts) shall not be permitted.~~

~~(ii) Natural wood or wood paneling shall not be used as a principle exterior wall cladding system except for single-family development. Durable synthetic materials with the appearance of wood may be acceptable.~~

~~(iii) Natural cinder block is not permitted as exterior finish for any development.~~

~~(iv) Materials intended for indoor finishes are not permitted for any exterior cladding.~~

~~(3) Reflective glass whose percentage of outdoor, visible light reflectivity is greater than 19 percent or having a transmittance factor of less than 60 percent shall not be used. Reflective glazing shall be permissible for limited detail and aesthetic effects. Glazing within a facade which adjoins a public street pedestrian walk or bikeway should be generally transparent as viewed from the exterior during daylight hours. No first surface reflective coatings shall be permitted.~~

~~(e)~~(4) Ancillary buildings, enclosures and projected building elements shall be designed as an integral part of their primary facility. Where detached buildings are necessary, they shall be compatible to the main building in design, form, use of materials, and color.

~~(f)~~(5) Building materials should be used in a manner that achieves a coordinated design on all building facades ("360-degree design").

~~(g)~~(6) High quality, durable materials (brick and concrete masonry, pre-cast concrete, stone) should be the dominant treatment on all building facades facing 24 Road, Patterson Road/F Road, F 1/2 Road, and G Road.

~~(b) Guidelines.~~

~~(1) High quality, durable materials that provide scale and detail, such as architectural masonry, should be included in street facing facades. Where a variety of wall materials are used, changes in material should generally occur at inside corners or where the transition is accommodated through an architectural detail such as a cap or belt course.~~

~~(2) Durable, long lasting materials that also provide scale and detail should always be incorporated close to pedestrian areas, near streets and entries, and around the ground floor.~~

25.20.050 25.03.040 Multi-unit residential development. (Multifamily Structures)

~~(a) Purpose. The purpose of multi-unit residential development standards and guidelines is to ensure that the form and scale of multifamily residential architecture reinforces the urban character of streets and open spaces, as well as to provide human scale and orientation.~~

~~(b) Standards.~~

To ensure that multifamily residential architecture provides human scale and orientation and reinforces the urban character of streets and open spaces, the following standards shall apply to multifamily residential development in the 24 Road Corridor:

~~(a)~~(4) Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:

~~(1)(i)~~ Variation in the building form related to the scale of individual dwelling units or rooms such as recessed or projecting bays, shifts in massing, or distinct roof shapes.

~~(2)(ii)~~ Diversity of window size, shape, or patterns that relates to interior functions.

~~(3)(iii)~~ Emphasis of building entries through projecting or recessed forms, detail, color, or materials.

~~(4)(iv)~~ Variations of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, or similar features. Changes in materials should generally occur at inside corners or where the transition is accommodated through an architectural detail such as a cap or belt course.

~~(b)(2)~~ Portions of buildings that are functionally limited from including significant window areas shall either be oriented away from public streets or shall make extensive use of the scaling methods defined above.

~~(c)(3)~~ Garages and carports shall either be integrated into the primary building form or shall be constructed of the same materials as the primary buildings.



Examples of ~~Multifamily~~ multifamily housing that provides variety and human scale

~~(c) Guidelines.~~

~~(1) Building forms and facades should provide an awareness of the activity within the buildings through frequent doors and windows oriented toward public streets and open space. Visibility of public spaces from within residences should contribute to the sense of community safety. Ground floor residences that adjoin a public street or open space should provide direct resident access to the public street or open space by entrances or gates of similar design quality and prominence as the primary entries.~~

~~(2) Variations of massing, fenestration, materials, color, and detail should be combined and interrelated to create effective expressions of human scale. The highest level of detail should occur adjacent to areas of pedestrian activity. .~~

~~(3) Garages, carports, and service areas should be screened from on-site residential and recreation areas to the greatest degree practicable. If separate from the primary residential buildings, they should be broken up into small structures that relate to the scale and location of individual residential units.~~

~~(4) Buildings within a development should share service areas to the extent possible.~~

25.20.060 25.03.050 Fencing and walls. (Nonresidential and Multifamily Structures)

~~(a) Purpose.~~ The purpose of the fencing and walls standards and guidelines is to provide for security, to screen unsightly areas, and to provide visual relief and buffers. Additional objectives include:

~~(1) Screen all loading and storage areas from public streets and nonindustrial land uses utilizing walls, fences and landscaping.~~

~~(2) Provide screening that is aesthetically pleasing and complementary to the building and its surroundings.~~

~~(3) Provide for the coordination of design and location of walls and fences to maximize the positive interrelationship of buildings, public streets, and open space.~~

~~(4) Avoid the predominance of long, unarticulated street-facing walls or fences and prevent "fence canyons."~~

~~(b) Standards.~~

~~(1) No fence or wall of any kind shall be constructed unless specifically approved by the City of Grand Junction.~~

~~(2) Walls and fences exceeding four feet in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 100 feet through not less than two of the following methods:~~

~~(i) Changes in plane of not less than two feet;~~

~~(ii) Expression of structure, such as post column, or pilaster not less than one foot in width;~~

~~(iii) Variation of material;~~

~~(iv) Variation of form, such as from solid to open pickets.~~

To provide for security, to screen unsightly areas, and to provide visual relief and buffers, the following standards shall apply to multifamily and non-residential structures in the 24 Road Corridor:

(a) ~~(3)~~ The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings in terms of color, quality, scale and detail. This is not intended to require identical materials and design.

(b) The combined height of walls and fences on top of an earth berm shall not exceed the maximum permitted height for the wall or fence alone.

(c) Fence and wall~~The design will~~ shall not include ~~avoid~~ long, unarticulated street fences facing walks and shall prevent "fence canyons."

~~(4) Objects such as communications towers, processing equipment, cooling towers, storage tanks, vents, vehicles, or any other auxiliary structures or equipment shall either be compatible with the building architecture or screened from adjacent nonindustrial properties, public right-of-way and common open space.~~

~~(5) In nonindustrial areas, screen fences or walls shall be at least one foot higher than the materials or equipment being screened, and at least six feet tall.~~

~~(6) Materials and colors for fences and walls shall be compatible with the building architecture.~~

(c) Guidelines.

~~(1) Where an alley or service lane abuts a public open space, special effort should be applied to ensuring that the alley has an attractive appearance. For example, additional landscaping should be provided along the alley to blend its appearance with the open space and all refuse/service areas should be screened from the open space or adjoining uses across the alley.~~

~~(d)(2)~~ Chain link fencing in areas visible from nonindustrial properties, parking areas, public streets and pedestrian walkways shall be of a type and color that is aesthetically pleasing and complementary to the building and its surroundings.

~~(e) Chain link fencing and must shall be landscaped. While this type of fencing is not recommended, it may be used when no other solution is available.~~

25.20.070 25.03.060 Service and storage areas. (Nonresidential and Multifamily Structures)

~~(a) Purpose. The purpose of the service and storage area standards and guidelines is to ensure that service and storage areas are functional, yet do not visually impact views from adjacent properties, parking areas, common open space, public streets, pedestrian walkways and multi-use trails. It is also important that screening walls and fences match building architecture and design. .~~

~~(b) Standards.~~

~~(1) Service and emergency drive lanes shall be designed as part of the site circulation system. Circulation and parking for service areas shall be designed to minimize disruption to the flow of traffic.~~

~~(2) Service areas and storage areas shall not front onto streets and open spaces. Such areas shall be located to the rear or side of buildings, screened from view from the street and/or open space.~~

~~(3) Refuse storage and pick-up areas shall be combined with other service and loading areas to the extent practicable. All outdoor refuse containers shall be screened from view from adjacent properties and streets. All trash containers must be covered. Reinforced concrete aprons are required in front of trash storage areas to accommodate trucks.~~

To ensure that service and storage areas are functional while minimizing their visual impact on adjacent properties, parking and open space areas, public streets, walkways and trails, the following standards shall apply to nonresidential and multifamily structures in the 24 Road Corridor:

(a) Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets.

(1) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area be located within 20 feet of any public street, public sidewalk or on-site pedestrian way.

(2) Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be designed so as to be visually incorporated into the overall site design and architecture of the building(s).

(3) Views of outdoor storage, trash collection and/or compaction, HVAC equipment, loading and other service facilities and functions shall be screened from visibility from all property lines and screened and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.

~~(b) (4)~~ Rooftop mechanical equipment, including satellite dishes and antennas over 30 inches in diameter, shall be screened from the view of public streets and open space. Alternate structures housing such equipment or wall-mounted painted-to-match units in unobtrusive locations in lieu of traditional screening will be considered; In the discretion of the Director, visual simulation may be required to demonstrate visual impacts on surrounding properties, open spaces, trails, parks, streets or walkways requested.

~~(5) Screening enclosures shall be incorporated into building architecture and utilize the same materials as the principal building to the greatest degree practicable.~~

~~(6) Screening and fences shall be one foot higher than the object being screened, but not more than eight feet high, on all sides where access is not needed. A metal gate shall be included where required for complete screening.~~

~~(7) Utility appurtenances within the right-of-way shall be located behind the sidewalk and out of the tree lawn, or, where it must be in the tree lawn, equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation, and similar equipment. The use of alleys is encouraged to locate all such equipment to the extent possible.~~

~~(c) (8)~~ Utility connections to buildings, including but not limited to Switch switch boxes, wires and electrical, and gas or other meters, shall be screened or located out of view from the public streetsstreet. All utilities and their connections shall be underground where permitted by the utility provider and other regulations.

~~(9) Architectural screening of utility substations shall be required, including an architectural wall at least equal to the height of the equipment to be screened from view.~~

~~(10) All storage, loading, or service areas must be located in the side or rear yards of buildings.~~

~~(11) The outdoor storage of any goods, materials, machinery or equipment in nonindustrial sites requires screening.~~

~~(12) No service or storage area shall be visible from public streets or building entries. This may be accomplished through greenery or building design and location.~~

~~(d) (13)~~ Loading and servicing areas shall be designed so that the entire loading or servicing operations are conducted within the confines of the building site. In addition, these areas must be integrated into the

building architecture. Loading doors shall be recessed from the building face to minimize their visual prominence.

(e) In non-industrial areas, screen fences or walls shall be at least one foot higher than the materials or equipment being screened, and at least six feet tall.



Screening blocks views of loading and storage areas



Service areas incorporated into the architecture of the building

~~(c) **Guidelines.**~~

- ~~(1) Where possible, utility equipment should be located to facilitate access and connection to multiple properties.~~
- ~~(2) Buildings within a development should share service areas to the extent practicable.~~

Chapter ~~25.24~~ 25.04 SITE LIGHTING

Sections:

~~25.24.010~~ 25.04.010 Pedestrian, accent and security lighting. Introduction.

~~25.24.020~~ Street lighting — Public rights-of-way.

~~25.24.030~~ Pedestrian lighting — Public rights-of-way.

~~25.24.040~~ Parking area lighting.

~~25.24.050~~ Accent and security lighting.

The purpose of the site lighting standards and guidelines is In order to create a well-balanced, integrated lighting plan for public and private properties that enhances ~~enhance~~ vehicular and pedestrian visibility while minimizing lighting glare and contrast; prevent undesired off-site glare, Lighting should emphasize both public and private attractive features, illuminate sites and attract visitors to and destinations by using the a minimum amount of light to meet these objectives needed to do so, It should provide needed illumination of the site and, at the same time, prevent undesired off-site glare. ~~the following standards in addition to the lighting regulations in the City of Grand Junction Zoning and Development Code (Title 21) shall apply to lighting within the 24 Road Corridor:~~

~~25.24.020~~ Street lighting — Public rights-of-way.

(a) ~~Purpose.~~ To provide lighting consistent with the function and character of the street.

(b) ~~Standards.~~

(1) ~~The spacing, location, height, fixture style, light source and level of illumination shall be subject to the standards and review of the City of Grand Junction.~~

(2) ~~All light fixtures shall be of a uniform design. Pole and fixture color shall be selected by the City of Grand Junction.~~

(c) ~~Guideline.~~

(1) ~~Placement of fixtures should provide a coordinated and organized appearance that works with placement of street trees, curb cuts, signage and other features to contribute to the overall continuity of the streetscape.~~

~~25.24.030~~ Pedestrian lighting — Public rights-of-way.

~~(a) **Purpose.** To provide consistent systems of pedestrian lighting that add to the character, aesthetic appeal, and safety, and thereby promote greater pedestrian activity.~~

~~(b) **Standards.**~~

~~(a) All new development shall provide pedestrian lighting along public streets and pedestrian/bicycle trails.~~

~~(b) (4) Lighting shall be designed to provide even and uniform light distribution without hot spots, dark spots, or glare.~~

~~(c) Lighting shall be designed to minimize dark areas that could pose a security concern near pedestrian areas.~~

~~(d) Pedestrian circulation systems shall be highlighted by visible light sources that clearly indicate the path of travel ahead.~~

~~(2) Pedestrian lighting shall use consistent fixtures, source colors, and illumination levels.~~

~~(3) Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.~~



© ~~Guidelines.~~

Examples of appropriate pedestrian lighting

~~(1) When pedestrian lighting is used in conjunction with street lighting, the pedestrian lighting should be clearly distinguishable from the ambient street lighting to clearly define the pedestrian path of travel.~~

~~(2) Light sources should generally be metal halide. Low wattage high-pressure sodium may be desirable in some residential settings where glare may be an issue.~~

~~(3) Placement of fixtures should provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks, landscaping, signage, building entries and other features to contribute to the overall continuity of the streetscape and development. The use of a greater number of low fixtures in a well-organized pattern is preferred over the use of a minimum number of tall fixtures.~~

25.24.040 Parking area lighting.

~~(a) **Purpose.** To light parking areas in a consistent, attractive, and unobtrusive manner that minimizes off-site impacts.~~

~~(b) **Standards.**~~

~~(1) Parking and interior drives shall be lighted to provide functional, attractive, and unified lighting systems throughout the lot.~~

~~(2) The maximum height of parking lot light fixtures shall be 35 feet above the ground. Fixtures shall be of low cut-off design to minimize spill light and glare onto adjacent properties.~~

~~(3) Parking area lighting adjacent to residential development shall direct the light away from residential units and limit off-site light levels.~~

~~(4) Parking area lighting shall be extinguished one hour after the close of business, except as needed to provide for minimum security levels.~~

~~© **Guidelines.**~~

~~(1) Parking area lighting should complement the lighting of adjacent streets and properties and should use consistent fixtures, source colors and illumination levels. When adjacent to pedestrian circulation and gathering areas, parking area lighting should not overpower the quality of pedestrian area lighting.~~

~~(2) Poles should be placed to provide a unified, organized appearance throughout the parking area or development and should provide even and uniform light distribution. The use of a greater number of low fixtures in a well-organized pattern is preferred over the use of a minimum number of tall fixtures.~~

~~(3) At no point should lighting levels in parking and service areas, including service stations, exceed eight foot-candles when measured at the ground.~~

25.24.050 Accent and security lighting.

~~(a) **Purpose.** To light building architecture and site areas so as to accentuate design features and promote security in an attractive and understated manner that minimizes off-site impacts.~~

~~(b) **Standards.**~~

~~(1) Architectural accent lighting shall be limited to indirect lighting of architectural features only. No bare bulb or exposed neon lighting shall be used to accentuate building forms or details. Colored accent lighting is not permitted. Holiday lighting displays are exempted from restrictions on bare bulbs and colored accents. More prominent building lighting may be considered for buildings that adjoin I-70. The use of floodlights is not permitted.~~

~~(e) (2)~~ Accent fixtures providing direct illumination shall be in character with the architectural and landscape design character of the development.

~~(f)~~ Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

~~(3) Service area lighting shall be confined within the service yard boundaries and enclosure walls. No spillover shall occur outside the service or storage area. The lighting source shall not be visible from the street. Lights at service or exit doors shall be limited to low wattage downcast or low cut-off fixtures that may remain on throughout the night.~~

~~(c) **Guidelines.**~~

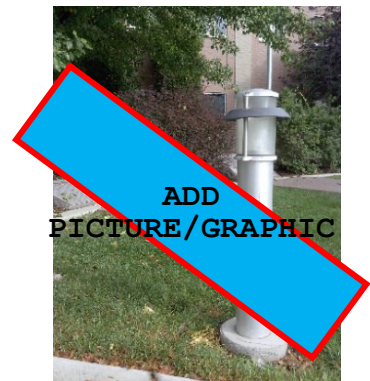
~~(1) Building lighting should only be used to highlight specific architectural features. Lighting of architectural features should be designed with the intent of providing accent and interest or to help identify entry and not to exhibit or advertise buildings or their lots.~~

~~(g) (2)~~ Accent lighting of landscape and/or pedestrian areas shall ~~should be low level~~ be mounted close to the ground and use a low level of illumination, and background in appearance such as bollard lighting or similar low mount fixtures used for illuminating landscaping and pedestrian areas.

~~(h) (3)~~ All accent and security lighting shall be shielded and downcast. Outdoor storage areas including auto and truck parking and storage should be illuminated from poles similar to those used for parking lot lighting but at lower illumination levels.

~~(4) Security lighting should be limited to low intensity specialty fixtures. The light source should not be visible from the street or adjoining properties. Other wall-mounted security lighting is discouraged.~~

Example of low level accent lighting



Chapter ~~25.28~~ 25.05 SIGNS

Sections:

~~25.28.010~~ Introduction.

~~25.28.020~~ General sign criteria.

~~25.28.030~~ Site sign program.

~~25.28.010~~ Introduction 25.05.010 Sign standards.

In order to ensure that signs in the 24 Road Corridor ~~should~~ communicate information for property owners, tenants and users ~~while not~~ without adding unnecessary ~~to the~~ visual pollution ~~that is present in many road corridors~~ to the Corridor, to encourage signage that is on a pedestrian scale, and to preserve and accentuate the views of the natural beauty of the Colorado National Monument and Colorado River corridor, and to ensure continuity of signs within a given project, ~~Additional sign criteria are necessary to accomplish this that~~ supplement the following standards, which include restrictions on sign size, height of freestanding signs and prohibition of billboards, shall apply to signage in the 24 Road Corridor, in addition to the sign regulations in the City of Grand Junction Zoning and Development Code (Title 21):.

~~25.28.020~~ General sign criteria.

- (a) **~~Purpose.~~** These criteria include ~~restrictions on temporary signs and billboards, as well as a requirement to develop a site sign program for individual projects.~~



Signs should communicate information and not add to visual pollution

- (a) Only the following sign types are permitted: freestanding signs, flush wall signs, exempt signs, and temporary signs as allowed/regulated by the Section 21.06.070, Zoning and Development Code, except as further restricted in this Chapter 25.05.
- ~~(b) **Standards.** The following minimum criteria shall apply to all signs in the corridor:~~
- (b)(1) Freestanding signs ~~The height of a sign and support shall not exceed 12 feet in height from the finished site grade.~~

~~(c)(2)~~ Sign face ~~area~~ for freestanding and flush wall signs shall not exceed 100 square feet per sign.

~~(d)(3)~~ Temporary signs and exempt signs shall be permitted in accordance with Section 21.06.070 of the Zoning and Development Code. Signs shall not be located closer than 10 feet from the property line or right-of-way. (Directional signs may be located six feet from the curb. See guidelines in GJMC 25.28.030, Site sign program.)

~~(4)~~ Temporary signs shall be permitted which identify the name of the proposed facility, the parties participating in its design, construction and financing, the anticipated date of occupancy, and leasing information. Temporary signs shall be limited to one eight foot by four foot freestanding project sign. All temporary signs shall be subject to time limitations established during the approval process.

~~(e)~~ ~~(5)~~ No off-premises signs for outdoor advertising billboard(s) shall be permitted in the 24 Road Corridor. Billboard(s) that were installed in accordance with a permit or planning clearance from the City prior to November 1, 2000 may remain, except that they may not be expanded, enlarged, converted to illuminated or changeable copy signage, or replaced once removed within the corridor subarea.

~~(f)~~ ~~(6)~~ Freestanding All information signage shall be placed perpendicular to approaching traffic and shall be positioned so there is a clear line of sight well before the point at which direction must be changed or action taken.

~~(7)~~ Informational signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.

~~(8)~~ All traffic signs shall comply with the requirements of the State of Colorado Department of Transportation and the U.S. Manual on Uniform Traffic Control Devices.

~~(9)~~ A licensed traffic engineer shall design the placement and type of regulatory signs.

~~(10)~~ Regulatory signs may be necessary along some of the trails; in such cases the size and lettering shall be consistent with the design speed of the trail.

~~(11)~~ If regulatory signage must communicate to vehicular traffic, it shall be placed so that it is visible.

~~(c)~~ **Guidelines.**

~~(1)~~ Signs within the corridor should be governed by similar restrictions relative to size, number, placement and illumination.

~~(2)~~ The design of all signs should be coordinated to ensure a uniform appearance.

~~(3) Signs for similar purposes should be consistent in style and detail.~~

~~(4) The sign construction system should be flexible to easily permit changes in message without excessive cost.~~

~~(g) (5) Signs within a development project~~ Continuity of the sign system should shall be designed and installed with continuity maintained by use of standard a coordinating scheme of color, typeface, materials, and construction details throughout the each project area.

~~25.28.030 Site sign program.~~

~~(a) Purpose.~~ The site sign program is intended to be flexible and adaptable to different sites and will address sign location, layout, organization, and length of the message, the typeface, the design of the supporting structures and the compatibility with other signs in the system.

~~(b) Standard.~~

~~(1) A site sign program shall be prepared for each development project within the 24 Road Corridor and address building and wall signs. Each site sign program shall be tailored to the requirements of the development (residential, commercial, office, industrial, etc.) and can specify the use of identifying logos. It should specify the height of sign and support, sign face area, location, illumination, type and number of signs for the project. Types of signs shall include entrance and building identification signs, directional signs and regulatory signs. Both permanent and temporary signs shall be addressed.~~

~~(2) The entrance identification sign panel shall include the corporate name, logo, or signature and optional descriptive identifier.~~

~~(3) The street address number must appear on the sign. In the case of multiple tenants, all may be identified on the sign, up to a maximum of three tenants. Where there are more than three tenants, the building should be identified with a name and the tenants listed on a directory inside the building.~~

~~(4) The entrance identification sign shall be placed perpendicular to approaching vehicular traffic.~~

~~(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. Letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.~~

~~(6) Directional signs serve to guide the motorist or pedestrian in, around, and out of the development site. Confine directional signs to a limited number of key decision points along the primary circulation system.~~

~~(7) Consolidate directional signs by “grouping” signs to various destinations within one sign frame.~~

~~(c) Guidelines.~~

~~(1) Entrance signs identify individual building tenants or the name of the building. Tenant entrance identification signs should provide a distinctive sign style that will complement a variety of architectural styles.~~

~~(h) (2) On freestanding signs, All entry identification signs should be either externally or internally illuminated. Only only graphics and typography are to be illuminated.~~

~~(i) (3) Freestanding Entrance identification signs should shall be single- or double-faced and constructed of a metal panel with stone or veneer base. The sign may be single- or double-faced. If the sign is single-faced, the backside should shall be painted the same color as the cabinet and poles.~~

~~(4) No identification sign should be located closer than 10 feet to any property line.~~

~~(5) Generally, one tenant identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent streets requires more than one sign for proper identification. The sign should be placed so it does not obscure any other identification, information or vehicular control signs.~~

~~(j) (6) The owner or tenant of a building may elect to place the identification of the primary tenant on the surface of the building. Sign information should be limited to the display of the building name or the name of the business occupying the site. Only one building identification sign should be provided for each building. Secondary elements should be shown on the interior directory. The Flush wall signs sign shall not be illuminated externally; they may be either non-illuminated or internally illuminated.~~

~~(7) To minimize clutter, directional signs should identify only primary tenants within the development site.~~

~~(8) The positioning of directional signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.~~

~~(9) Directional signage should be placed no closer than six feet from the curb of a street or drive.~~

~~(k)(10) Trail route identification signs should shall be placed at critical locations which shall be determined by the Director during site plan review.~~

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

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

President of the Council

ATTEST:

City Clerk

Clean Copy of Proposed Text Changes

Title 25
24 ROAD CORRIDOR DESIGN STANDARDS

Chapters:

25.01 Introduction

25.02 Site Development

25.03 Architectural Design

25.04 Site Lighting

25.05 Signs

Chapter 25.01

INTRODUCTION

25.01.010 Background and intent.

The 24 Road Corridor Design Standards provide development standards for public and private improvements in the 24 Road Corridor in order to implement the goals and objectives of the 24 Road Corridor Subarea Plan and to:

- (a) establish a practical, interconnected system of streets, parks, and parkways that allows easy orientation and convenient access for all modes of transportation;
 - (b) utilize natural open spaces, such as creeks, and developed public spaces, streets, parks and parkways, to organize and coordinate development;
 - (c) accommodate a broad mix of development types that encourage alternative transportation, especially walking, and transit use;
 - (d) provide common usable open space that is of mutual benefit to surrounding property owners, businesses, and residents; and
 - (e) establish a pattern and character for the long-term evolution of the corridor.
- (f) Adherence to these standards will ensure that public and private improvements in the 24 Road Corridor will be well planned and executed in a high quality manner, which were important goals established through the 24 Road Corridor Subarea Plan.

These standards supplement other development regulations in the Grand Junction Municipal Code. Where there is a conflict between this Title 25 and the Zoning and Development Code (Title 21), the more restrictive standard shall apply.



*View corridor along 24 Road
highlights natural features*

Chapter 25.02

SITE DEVELOPMENT

Sections:

- 25.02.010 Purpose
- 25.02.020 Community Framework
- 25.02.030 On-site open space
- 25.02.040 Organizing features.
- 25.02.050 Site grading and drainage.
- 25.02.060 Building and parking setbacks.
- 25.02.070 Building location and orientation.
- 25.02.080 Parking, access, and circulation.
- 25.02.090 Auto-oriented uses.
- 25.02.100 Pedestrian and bicycle circulation.
- 25.02.110 Sidewalks.
- 25.02.120 Bicycle circulation.

25.02.010 Purpose

The location and design of buildings and site improvements are key to establishing the overall character and function of the 24 Road Corridor. Important site development considerations include large area development planning and coordination, the placement of buildings on the lot, relative amounts of area devoted to open space, buildings and parking areas, and vehicular and pedestrian circulation. With large undeveloped parcels such as those in the 24 Road Corridor, there is an opportunity to implement a “big picture” vision. The vision for the Corridor is to increase pedestrian movement and encourage a mixture of development types integrating housing, commercial uses, neighborhood centers, shared parking, and other appropriate land uses within neighborhoods and within buildings in a flexible pattern of lots and blocks to allow site planning flexibility and consistency of development patterns.

25.02.020 Community Framework

The overall planning concept for the 24 Road Corridor includes a community framework (Figure 2.1) that provides a distinctive image and organizing element for public and private development. The community framework includes public streets, parks, open spaces, natural drainages and future stormwater management facilities that serve and connect part or all of the corridor.

[illegible]

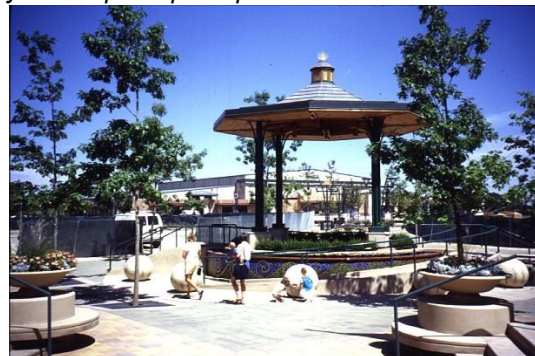
25.02.030 On-site open space.

On-site open space could be provided within areas that are also set aside for stormwater drainage, landscaped setbacks and other landscape areas associated with on-site buffer landscaping and amenities. Open space shall be provided on-site so as to implement and comply with the following:

- (a) Utilize well-defined natural and developed open spaces as features to serve as the focus of block, lot, and circulation patterns.
- (b) Supplement public open space such as parks and drainage corridors with privately developed open space that helps complete linkages and organize development. (Refer to open space requirements of zoning and development code.)
- (c) Open space, such as Leach Creek and developed parks and plazas, shall be used as a positive planning tool to organize and focus lot, block, and circulation patterns. Public access shall be provided to all public open space, natural and developed, directly from the public street/sidewalk system or through a public facility. Natural open space corridors and naturalized drainage ways (with trails) shall be publicly accessible at not less than 800-foot intervals.
- (d) Buildings with frontage on open space shall provide windows, doors, plazas, or other amenities that encourage pedestrian activity and provide views onto and/or are oriented toward the open space.



Examples of privately developed and publicly developed open space amenities



Example of development oriented to open space Organizing features provide a focus for development

25.02.040 Organizing features.

(a) **Purpose.** An organizing feature is a public open space around which development is focused. Organizing features can utilize natural open space, creeks, formal public spaces, streets, parks, and parkways to organize and coordinate development patterns. Organizing features should reinforce the pattern and orientation of streets and buildings through orderly arrangements of landscaping, pedestrian circulation and amenities, such as might be typical of a town square or campus quadrangle. Prominent amenities could be developed within open space to link building groups.

(b) **Standards.**

(1) At least one central feature or gathering place shall be located within a geographically distinct neighborhood, e.g., a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks, or public art. These places may be located on “civic blocks,” and may include buildings such as libraries, government offices, or public meeting places.

(2) Buildings shall not orient rear, blank, or service dominated facades toward an organizing feature and shall include an entry that is visible, convenient to use, and connected to a public sidewalk by a direct route. Facades facing an organizing feature shall be of at least comparable architectural quality to other primary building facades.

(3) Parking lots and parking spaces shall not be permitted within organizing features.

(4) Multi-building developments shall use an organizing feature to create an internal campus-like arrangement of buildings and open space; provided, that the organizing feature is bounded along at least one side by a public street.

(5) Organizing features shall utilize natural open space, creeks, formal public spaces, streets, parks, and parkways, where such are available on or adjacent to the site, to organize and coordinate development patterns.



Water features invite interaction



Fountain as an organizing feature

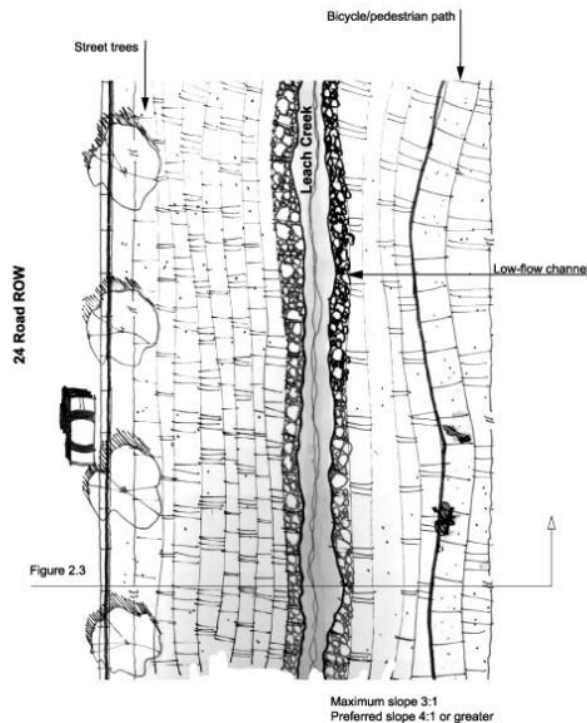
Open space incorporates drainage facility and amenities

25.02.050 Site grading and drainage.

The site grading and drainage standards ensure that development fits within existing topography, reinforces the community open space framework, and effectively diverts and retains stormwater. In addition to other site grading and drainage requirements of the Municipal Code, the following standards shall apply in the 24 Road Corridor:

- (a) Unless precluded by soil conditions, graded slopes shall not be steeper than 3:1 slope. Where space limitations demand, terracing with retaining walls is the preferred solution.
- (b) Existing riparian areas and drainages, such as Leach Creek and its tributaries, shall be developed and maintained as natural open space corridors that provide surface drainage and developed pedestrian trails. The treatment of surface drainages shall be an open channel with gently sloping sides and naturalized landscape, except for the west bank of Leach Creek which is constrained by the 24 Road improvements. (See Figures 2.2 & 2.3.)

Figure 2.2: Natural Corridor Plan



Open space incorporates drainage facility and amenities

Figure 2.3: Natural Corridor Section



25.02.060 Building and parking setbacks.

Building and parking setback standards establish a coordinated streetscape image and provide sufficient space between buildings, roads and parking areas for adequate light, privacy, views, sound control and landscaping. In order to establish additional open space and maintain views, building and parking setbacks shall be provided as specified in Table 3.1.

Table 3.1: Supplemental Building and Parking Setbacks

Frontage	Building Setback	Parking Setback
24 Road – west ROW	50'	25'
24 Road – east ROW	35' from edge of Leach Creek corridor	10' from edge of Leach Creek corridor
Patterson Road (F Road)	Per zoning	10'
F 1/2 Road	Per zoning	10'
G Road	Per zoning	10'

Notes:

- (a) Width of Leach Creek drainage corridor to be determined and will include multi-use trail. (See Figure 2.3.)
- (b) All measurements are from the right-of-way.



Coordinated landscaping in the building setback complements ROW landscaping

Buildings at the edges of project site with pedestrian connections through parking areas

25.02.070 Building location and orientation.

To encourage the orientation of buildings toward the street, reinforce the character and quality of public streets and sidewalks, maximize useful interconnections, and enhance the appearance of properties from the street, the following standards shall apply:

- (a) No development shall be permitted to place or orient buildings, parking, circulation, or service facilities on a lot in such a way as to treat primary street frontage(s) as a rear lot line. "Rear" shall be defined to mean a portion of the property lacking public access and containing a predominance of service functions and/or service facilities that significantly diminish the architectural or landscape quality of the development.
- (b) All sides of a building that are visible from a street, residential area, public park or organizing feature shall have the equivalent architectural treatment of the primary building façade.
- (c) All service and loading facilities that are visible from a street, public park, residential area or organizing feature shall be completely screened from view.
- (d) Nonresidential uses located in the same block with residential uses shall be located on higher traffic streets and at the periphery or the end of each block having both uses and be effectively screened of light, noise, and pollution from service area or other incompatible activities.
- (e) Large retail buildings (over 20,000 gross square feet) shall be located to minimize the impact of windowless walls and service areas on public streets. On sites that include large retail buildings, smaller buildings in-line or on pads shall be located to form edges that frame and reinforce the space and appearance of public streets. Pad buildings shall locate at least one facade including windows and similar architectural features within 35 feet of the public right-of-way. Pad buildings shall be located at site corners and entries.
- (f) All sites abutting 24 Road shall treat 24 Road as a primary frontage with regard to the quality and orientation of buildings, site design, architectural features, and parking area design. This shall be in addition to any other required access and orientation. Primary frontage is intended to include landscape and building design that conveys the project identity and character and is of equal or superior quality to any other frontage of the project. No truck docks or service areas shall be permitted to face 24 Road.

25.02.080 Parking, access, and circulation.

In order to provide for safe and convenient movement of pedestrians and motor vehicles, limit vehicular/pedestrian conflicts, reduce paved areas, provide screening for paved areas and soften the visual impact of parking lots by providing interior planting, the following standards shall apply:

- (a) No more than two double-loaded bays of parking, with a maximum length of 125 feet, shall be allowed in front of buildings smaller than 20,000 square feet in size.
- (b) For retail buildings 20,000 to 30,000 square feet in size, no more than 50 percent of the total surface parking area shall be located in the *restricted area* between the street and a building. For retail buildings larger than 30,000 square feet, no more than 60 percent of the total surface parking area shall be located in the *restricted area*. The restricted area is located between the front facade of the principal structure and the primary abutting street. The restricted area shall be determined by drawing a line from the front corners of the building to the nearest property line as shown in the example.



Example of Restricted Area

- (c) Service entrances, service yards and loading areas shall not be located on a side of any building that faces 24 Road, any arterial street, I-70, or residential uses.
- (d) Opportunities for future auto, pedestrian, and bicycle connections to adjoining sites shall be considered in all site design. Such connections shall be provided where reasonably practicable.



Examples of pedestrian circulation systems within parking lots



Sidewalks and landscaping break up and soften the visual impact of large parking lots

25.02.090 Auto-oriented uses.

To minimize impacts of auto circulation, queuing, drive-up facilities (including speaker systems and similar activities) and to promote street-oriented building design and pedestrian amenities, the following standards shall apply:

- (a) Drive-up and drive-through facilities (order stations, pick-up windows, bank teller windows, money machines, car drop-off areas for auto service or rental, etc.) shall be located on the side or rear of a building and away from residential uses.
- (b) For buildings greater than 100 feet from the street and with no intervening buildings, drive-through windows may be allowed to face a perimeter street, and drive-through lanes may be allowed with adequate landscaping buffer from the right-of-way line.

25.02.100 Pedestrian and bicycle circulation

To promote efficient and safe movement of pedestrians and bicyclists through the 24 Road Corridor, sidewalk and/or multi-use trail links shall be provided between development sites and open space including but not limited to an off-street multi-use trail connecting Canyon View Park and the Colorado River Trail.



Direct pedestrian access from sidewalk



Pedestrian circulation in retail area

25.02.110 Sidewalks

To provide opportunity for continuous pedestrian movement through the 24 Road Corridor, the following standards shall apply:

- (a) A direct pedestrian connection to the building entry shall be provided from the public sidewalk.
- (b) Development shall provide pedestrian circulation from public walks to parking areas, building entries, plazas, and open spaces. Walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses. Primary walks shall be a minimum of five feet wide.
- (c) Clear and safe pedestrian routes shall be defined through parking areas to provide pedestrian access between buildings with minimum conflicts with vehicles. Walkways crossing drive aisles shall be clearly marked with signage, special paving, landscaping or other similar means of demarcation.
- (d) Sidewalks at least eight feet wide shall be provided along all building facades that abut public parking areas and feature a public entrance.
- (e) Pedestrian walks incorporating bicycle lanes shall be not less than 10 feet in width.
- (f) All parking areas located between a street and building shall include a landscaped pedestrian walk linking the building with a public sidewalk.
- (g) Physical barriers between contiguous development shall be prohibited unless necessary for safety or the mitigation of adverse impacts.
- (h) Development shall provide pedestrian linkages between the Leach Creek trail corridor and other public ways and open space areas.



Shared plaza at building entries



Landscaped public sidewalk

25.02.120 Bicycle circulation.

To provide a safe, direct, and attractive system of interconnected public bikeways and bike routes throughout the corridor and defined routes to primary building entries, the following standards shall apply:

- (a) Bicycle parking shall be located in visible, active, and well-lit areas, near building entries, convenient to primary bicycling access, and not encroaching on pedestrian walkways. If possible, bike parking shall be located so it is visible from the inside of adjacent buildings.
- (b) Bicycle circulation shall connect and align with pre-existing and planned off-site bicycle routes. Crossings at intervening streets shall be located where safe means for crossing can be provided.



Public bikeway provides an interconnected system



On-street bicycle route designation separate from the roadway

Chapter 25.03

ARCHITECTURAL DESIGN

Sections:

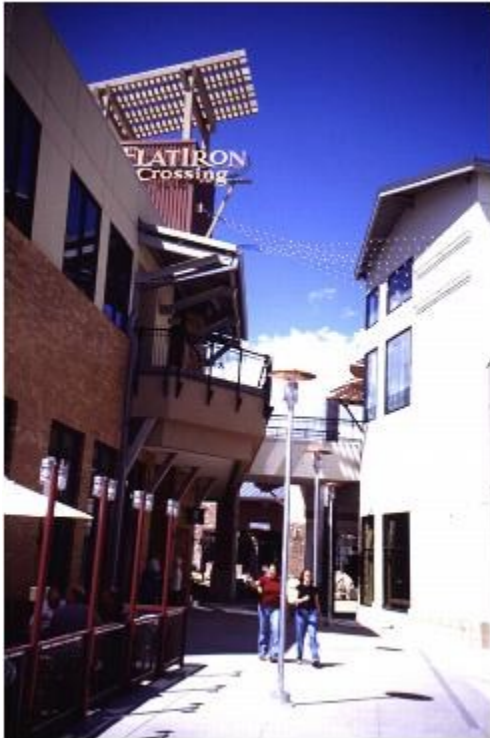
- 25.03.010 Purpose
- 25.03.020 Building form and scale
- 25.03.030 Building materials
- 25.03.040 Multi-unit residential development
- 25.03.050 Fencing and walls
- 25.03.060 Service and storage areas

25.03.010 Purpose

These architectural design standards are intended to:

- (a) Encourage a consistent level of architectural quality throughout the 24 Road Corridor;
- (b) Create a unified architectural character at the project level, addressing building form, scale and materials, including for walls, fencing and service and storage areas;
- (c) Reinforce the urban character of streets and open spaces;
- (d) Provide human scale and orientation;
- (e) Define the base, body and top of building elevations through the use of color, materials and details;
- (f) Ensure that the highest level of architectural detail occurs adjacent to areas of pedestrian activity;
- (g) Ensure that service and storage areas are functional yet do not visually impact views from adjacent uses and public areas;
- (h) Provide flexibility to allow for a number of design alternatives for different building types and to encourage design creativity.

Note: Additional standards for architectural design are included in Title 21, Grand Junction Zoning and Development Code.



Buildings in a variety of forms reinforce the pedestrian scale

25.03.020 Building form and scale. (Nonresidential and Multifamily Structures)

The following standards shall apply to all building facades and exterior walls that are visible from adjacent public streets and other public spaces. These standards are intended to reduce the massive scale of large buildings, which, without application of these standards, may be incompatible with the 24 Road Corridor Overlay desired character.

- (a) Facades greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet.
- (b) Ground floor facades that face public streets shall have display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length. If the facade of the building facing the street is not the front, it shall provide the same features and/or landscaping in scale with the facade.
- (c) Variation in roof lines/roof materials, in order to add interest to and reduce the massive scale of large buildings, is required. Roofs shall have no less than two of the following features:

- (1) Parapets concealing flat roofs and rooftop equipment, such as HVAC units, from public view. Parapets shall not exceed one-third of the height of

the supporting wall and shall not be of a constant height for a distance of greater than 150 feet;

(2) Overhanging eaves, extending no less than three feet past the supporting walls, for no less than 30 percent of the building perimeter;

(3) Sloping roofs that do not exceed an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run; and

(4) Three or more roof slope planes.

(d) Primary building entries shall be connected to the public street sidewalk by the most direct route practical. Corner buildings need only provide public entry on one street-oriented facade.

(e) Ground floor retail shall have direct pedestrian entries onto public streets, parks, or plazas. Primary building entries must be easily and directly accessible from a street and shall be either oriented to or easily visible from the street.

(f) Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The following standards identify desirable entryway design features. Each principal building on a site shall have clearly defined, highly visible main entrances featuring no less than three of the following:

(1) Canopies or porticos;

(2) Overhangs;

(3) Recesses/projections;

(4) Arcades;

(5) Raised corniced parapets over the door;

(6) Peaked roof forms;

(7) Arches;

(8) Outdoor patios;

(9) Display windows;

(10) Architectural details such as tile work and moldings which are integrated into the building structure and design; and

(11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

(g) To the greatest extent possible, mechanical appurtenances shall be located within the structure. External mechanical appurtenances such as heating and air conditioning equipment shall be screened and finished to match the colors and materials of the building.



Primary building entrances present inviting facades along arterial streets



Retail development includes pedestrian-scale open space

25.03.030 Building materials. (Nonresidential Structures)

The following standards shall apply to nonresidential structures:

- (a) All primary buildings shall use materials that are durable, economically maintained, and of a quality that will retain their appearance over time including but not limited to stone, brick, stucco, pre-cast concrete, and architectural metals.
- (b) Facade colors shall be nonspecular, neutral or earth tone colors. Use of high intensity, metallic, black or fluorescent color is prohibited.
- (c) Building trim and accent areas may feature brighter colors, including primary colors.
- (d) Predominant exterior building materials shall not include smooth-faced concrete block, smooth-faced tilt-up concrete panels, or prefabricated steel panels.
- (e) Ancillary buildings, enclosures and projected building elements shall be designed as an integral part of their primary facility. Where detached buildings are necessary, they shall be compatible to the main building in design, form, use of materials, and color.
- (f) Building materials should be used in a manner that achieves a coordinated design on all building facades ("360-degree design").

(g) High quality, durable materials (brick and concrete masonry, pre-cast concrete, stone) should be the dominant treatment on all building facades facing 24 Road, Patterson Road/F Road, F 1/2 Road, and G Road.

25.03.040 Multi-unit residential development. (Multifamily Structures)

To ensure that multifamily residential architecture provides human scale and orientation and reinforces the urban character of streets and open spaces, the following standards shall apply to multifamily residential development in the 24 Road Corridor:

(a) Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:

- (1) Variation in the building form related to the scale of individual dwelling units or rooms such as recessed or projecting bays, shifts in massing, or distinct roof shapes.
- (2) Diversity of window size, shape, or patterns that relates to interior functions.
- (3) Emphasis of building entries through projecting or recessed forms, detail, color, or materials.
- (4) Variations of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, or similar features. Changes in materials should generally occur at inside corners or where the transition is accommodated through an architectural detail such as a cap or belt course.

(b) Portions of buildings that are functionally limited from including significant window areas shall either be oriented away from public streets or shall make extensive use of the scaling methods defined above.

(c) Garages and carports shall either be integrated into the primary building form or shall be constructed of the same materials as the primary buildings.



Examples of multifamily housing that provides variety and human scale

25.03.050 Fencing and walls. (Nonresidential and Multifamily Structures)

To provide for security, to screen unsightly areas, and to provide visual relief and buffers, the following standards shall apply to multifamily and non-residential structures in the 24 Road Corridor:

- (a) The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings in terms of color, quality, scale and detail. This is not intended to require identical materials and design.
- (b) The combined height of walls and fences on top of an earth berm shall not exceed the maximum permitted height for the wall or fence alone.
- (c) Fence and wall design shall not include long, unarticulated street fences facing walks and shall prevent “fence canyons.”
- (d) Chain link fencing in areas visible from nonindustrial properties, parking areas, public streets and pedestrian walkways shall be of a type and color that is aesthetically pleasing and complementary to the building and its surroundings.
- (e) Chain link fencing shall be landscaped.

25.03.060 Service and storage areas. (Nonresidential and Multifamily Structures)

To ensure that service and storage areas are functional while minimizing their visual impact on adjacent properties, parking and open space areas, public streets, walkways and trails, the following standards shall apply to nonresidential and multifamily structures in the 24 Road Corridor:

- (a) Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets.
 - (1) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area be located within 20 feet of any public street, public sidewalk or on-site pedestrian way.
 - (2) Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be designed so as to be visually incorporated into the overall site design and architecture of the building(s).
 - (3) Views of outdoor storage, trash collection and/or compaction, HVAC equipment, loading and other service facilities and functions shall be screened from visibility from all property lines and screened and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.
- (b) Rooftop mechanical equipment, including satellite dishes and antennas over 30 inches in diameter, shall be screened from the view of public streets and open space. Alternate structures housing such equipment or wall-mounted painted-to-match units in

unobtrusive locations in lieu of traditional screening will be considered. In the discretion of the Director, visual simulation may be required to demonstrate visual impacts on surrounding properties, open spaces, trails, parks, streets or walkways.

(c) Utility connections to buildings, including but not limited to switch boxes, wires and electrical, gas and other meters, shall be screened or located out of view from public streets. All utilities and their connections shall be underground where permitted by the utility provider and other regulations.

(d) Loading doors shall be recessed from the building face to minimize their visual prominence.

(e) In non-industrial areas, screen fences or walls shall be at least one foot higher than the materials or equipment being screened, and at least six feet tall.



Screening blocks views of loading and storage areas



Service areas incorporated into the architecture of the building

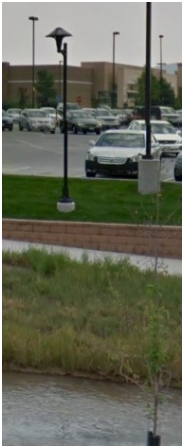
Chapter 25.04

SITE LIGHTING

25.04.010 Pedestrian, accent and security lighting.

In order to enhance vehicular and pedestrian visibility while minimizing lighting glare and contrast, prevent undesired off-site glare, emphasize attractive features, illuminate sites and attract visitors to destinations using the minimum amount of light needed to do so, the following standards in addition to the lighting regulations in the City of Grand Junction Zoning and Development Code (Title 21) shall apply to lighting within the 24 Road Corridor:

- (a) All new development shall provide pedestrian lighting along public streets and pedestrian/bicycle trails.
- (b) Lighting shall be designed to provide even and uniform light distribution without hot spots, dark spots, or glare.
- (c) Lighting shall be designed to minimize dark areas that could pose a security concern near pedestrian areas.
- (d) Pedestrian circulation systems shall be highlighted by visible light sources that clearly indicate the path of travel ahead.
- (e) Accent fixtures providing direct illumination shall be in character with the architectural and landscape design character of the development.
- (f) Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.
- (g) Accent lighting of landscape and/or pedestrian areas shall be mounted close to the ground and use a low level of illumination, such as bollard lighting or similar low mount fixtures used for illuminating landscaping and pedestrian areas.
- (h) All accent and security lighting shall be shielded and downcast.



Examples of appropriate pedestrian lighting



Example of low level accent lighting.

Chapter 25.05 SIGNS

25.05.010 Sign standards

In order to ensure that signs in the 24 Road Corridor communicate information for property owners, tenants and users without adding unnecessary visual pollution to the Corridor, to encourage signage that is on a pedestrian scale, and to preserve and accentuate the views of the natural beauty of the Colorado National Monument and Colorado River corridor, and to ensure continuity of signs within a given project, the following standards, which include restrictions on sign size, height of freestanding signs and prohibition of billboards, shall apply to signage in the 24 Road Corridor, in addition to the sign regulations in the City of Grand Junction Zoning and Development Code (Title 21):

- (b) Only the following sign types are permitted: freestanding signs, flush wall signs, exempt signs, and temporary signs as allowed/regulated by the Section 21.06.070, Zoning and Development Code, except as further restricted in this Chapter 25.05.
- (c) Freestanding signs shall not exceed 12 feet in height from finished grade.
- (d) Sign face for freestanding and flush wall signs shall not exceed 100 square feet per sign.
- (e) Temporary signs and exempt signs shall be permitted in accordance with Section 21.06.070 of the Zoning and Development Code.
- (f) No billboards shall be permitted in the 24 Road Corridor. Billboards that were installed in accordance with a permit or planning clearance from the City prior to November 1, 2000 may remain, except that they may not be expanded, enlarged, converted to illuminated or changeable copy signage, or replaced once removed.
- (g) Freestanding signage shall be placed perpendicular to approaching traffic.
- (h) Signs within a development project shall be designed and installed with continuity by use of a coordinating scheme of color, typeface, materials, and construction details throughout the project area.
- (i) On freestanding signs, only graphics and typography are to be illuminated.
- (j) Freestanding signs shall be single- or double-faced and constructed of a metal panel with stone or veneer base. If the sign is single-faced, the backside shall be painted the same color as the cabinet and poles.
- (k) Flush wall signs shall not be illuminated externally; they may be either non-illuminated or internally illuminated.
- (l) Trail route identification signs shall be placed at critical locations which shall be determined by the Director during site plan review.



Signs should communicate information and not add to visual pollution



Attach 8

CITY COUNCIL AGENDA ITEM

Date: July 11, 2016

Author: Bret Guillory

Title/ Phone Ext: Engineering

Program Supervisor/1590

Proposed Schedule: August 3, 2016

2nd Reading (if applicable):

File # (if applicable):

Subject: Contract for Emergency Repairs to the South Side Interceptor Sewer

Action Requested/Recommendation: Approve the Emergency Repairs Made to the South Side Interceptor Sewer by Layne Inliner, LLC in the Amount of \$180,128

Presenter(s) Name & Title: Greg Caton, City Manager
Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

The South Side Interceptor is a 30" diameter reinforced concrete pipe installed in 1969. Concrete pipe for sanitary sewers was widely accepted in the 1960's and 1970's. Since that time the industry has found that hydrogen sulfide gases generated within sewer collection systems cause degradation of concrete materials. This pipe had significant damage as a result of hydrogen sulfide exposure and collapsed within the City Shops yard. The line crosses under Highway 340 south of City Shops and under the main entrance to City Shops north of the failure. Concern for the integrity of the pipe under these two busy traffic corridors was the reason for the prompt rehabilitation of the sewer line.

Background, Analysis and Options:

The South Side Interceptor is one of the larger interceptor sewer lines in the Persigo collection system. The line conveys sewage from all of Orchard Mesa and some of the lower downtown basin.

A section of the South Side Interceptor that is located through City Shops campus failed due to hydrogen sulfide damage of the existing concrete pipe. TV inspection showed that significant damage had occurred within several hundred feet upstream and downstream of the failure. Action to mitigate possible failure of the adjacent sections of pipe was needed immediately. Staff contacted Layne Inliner LLC to schedule the emergency rehabilitation of the pipe as soon as feasibly possible. There is considerable lead time for manufacturing the pipe materials used to provide insitu rehabilitation of larger pipes such as this one. Without immediate repair, the driveway at City Shops would have likely collapsed.

The pipe rehabilitation work was completed the week of June 20, 2016.

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 as managers of the Persigo sewer system is responsible for maintaining reliable waste water conveyance infrastructure. This repair project will provide for safe conveyance of sewer from the Orchard Mesa basin.

How this item relates to the Economic Development Plan:

Infrastructure: This emergency repair project is a good example of what we try to avoid with our annual Interceptor Rehabilitation Projects. Being proactive in maintaining our larger sanitary sewer conveyance infrastructure helps ensure that the customers have reliable waste water service.

Providing infrastructure that fosters and supports private investment: The Persigo waste water collection system allows for adequate conveyance of waste water for the existing and future service area. This critical infrastructure provides for safe conveyance of sewage from the Orchard Mesa basin, Pear Park area, and portions of the lower downtown commercial/industrial area that will ensure opportunities for private investment and redevelopment of the core area of the City and Orchard Mesa.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

2016 Sewer Line Replacements	\$1,719,545
<u>2016 Interceptor Rehabilitation</u>	<u>\$2,767,155</u>
Total available	\$4,486,700

Layne Inliner Repair	\$180,128
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Available	\$4,306,572
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Legal issues:

There are no known legal issues at this time.

Other issues:

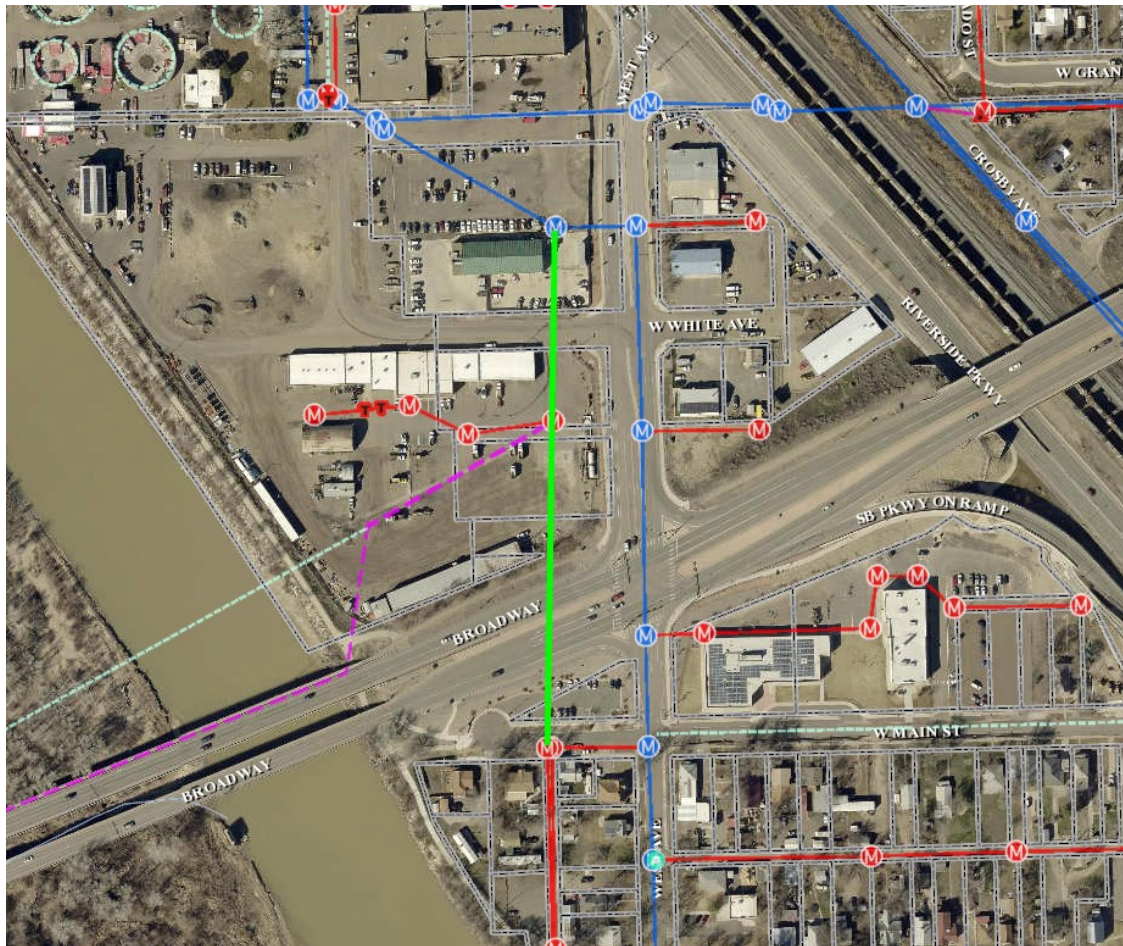
There are no other issues.

Previously presented or discussed:

These was not previously presented or discussed.

Attachments:

Site of repair map.



Repair section of South Side Interceptor shown in green. The purple line is a siphon that carries sewage from the Ridges and Rosevale lift stations and surrounding area. The configuration of the siphon connection (dashed purple line on attached GIS photo) to the 30" South Side Interceptor causes turbulence which in turn releases hydrogen sulfide gas. The hydrogen sulfide gas coupled with the very humid conditions in the pipe results in sulfuric acid which attacks the cement material in concrete. Over time this weakens the concrete causing failure of the pipe.



Attach 9

CITY COUNCIL AGENDA ITEM

Date: July 15, 2016

Author: Lee Cooper

Title/ Phone Ext: Project Engineer
256-4155

Proposed Schedule: August 3, 2016

2nd Reading: (if applicable):

File # (if applicable):

Subject: Construction Contract for the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project

Action Requested/Recommendation: Authorize the Purchasing Division to Execute a Construction Contract with M.A. Concrete Construction, Inc. for the Construction of the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project in the Amount of \$920,031

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

The City received bids on Thursday, July 21, 2016 for the Hallenbeck No. 1 dam restoration project. The City Water Department has received a grant and a loan from the Colorado Water Conservation Board (CWCB) to facilitate repair of the Hallenbeck No. 1 Reservoir Dam (a.k.a. Purdy Mesa Reservoir). The dam experienced a structural failure on the downstream slope of the dam in June of 2014 and the reservoir has been drained since that time. This project is aimed at restoring the downstream slope of the dam and installing a new toe drain system with a sand filter media for collecting seepage and conveying the seepage water out away from the structure.

Background, Analysis and Options:

Hallenbeck Reservoir No. 1 is one of the City's 14 raw water reservoirs. Water inflows into Hallenbeck No. 1 Reservoir are delivered from Juniata Reservoir that is immediately upstream from Hallenbeck No. 1. Hallenbeck No. 1 Reservoir is classified by the Colorado State Engineer's Office (SEO) as a large, high-hazard structure. The dam is a homogenous earthfill structure, and the reservoir includes a low-level outlet pipe and a spillway. The dam is approximately 1,000 feet long and 41 feet high.

In 2014, City Staff developed plans to mitigate seepage that was occurring through the dam. The plan procedure included evaluation of the dam at increasingly greater water storage depths. During the evaluation process, seepage increased through the structure and an 80-foot longitudinal crack developed on the downstream face of the dam. Water was immediately released from the reservoir in an effort to relieve hydrostatic pressure within the dam. Shortly after the dam failure a forensics evaluation

of the dam was completed that included a geotechnical investigation and structural evaluation.

The purpose of this project is to make repairs to the dam that will repair the structural failure area, and provide improved control of seepage through the structure with a new toe drain system. These dam improvements will allow the City Water Department to make use of its 1939 absolute irrigation right, and 1993 conditional municipal right. Construction is expected to begin in late August 2016 with completion around early November 2016.

The grant and loan may be used to recover design costs already incurred, and cover cost to construct the project. Estimated construction cost is \$976,000. The loan will be completed for the actual amount used. The recommendation of the CWCB was to apply for a \$1M loan that would allow for flexibility based on actual construction cost.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's website, advertised in The Daily Sentinel, and sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association (WCCA). Four companies submitted formal bids, all of which were found to be responsive and responsible, in the following amounts:

Company	City, State	Bid Price
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$920,031.00
CON-SY, Inc.	Grand Junction, CO	\$932,066.00
Heeter Geotechnical Const., Inc.	Mt. Morris, PA	\$1,169,995.00
MM Skyline Contracting, Inc.	Grand Junction, CO	\$1,180,944.00

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 maintaining a reliable water source during times of drought. This project will provide for an additional 699 acre feet of raw water storage, roughly 5% of the City's total storage.

How this item relates to the Economic Development Plan:

Infrastructure: This project emphasizes the City Water Departments diligence in maintaining adequate raw water storage supplies. Being proactive in maintaining raw water infrastructure helps ensure that the customers have reliable high quality water service even during times of drought.

Providing infrastructure that fosters and supports private investment: The City of Grand Junction's water service area is almost fully developed. Nonetheless, the City needs to continue to be diligent in protecting and maintaining a reliable raw water source. This

critical 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 2.65% interest. Loan initiation cost is \$10,000.

Sources

Water Supply Reserve Account Grant:	\$ 100,000
Colorado Water Conservation Board Loan:	<u>1,010,000</u>
Total Project Sources:	\$1,110,000

Uses

Design contract:	\$ 124,000
Construction Administration	65,969
Construction Contract:	<u>920,031</u>
Total Uses	\$1,110,000

Legal issues:

The project will be contracted using the City's standard contract documents, which have previously been reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

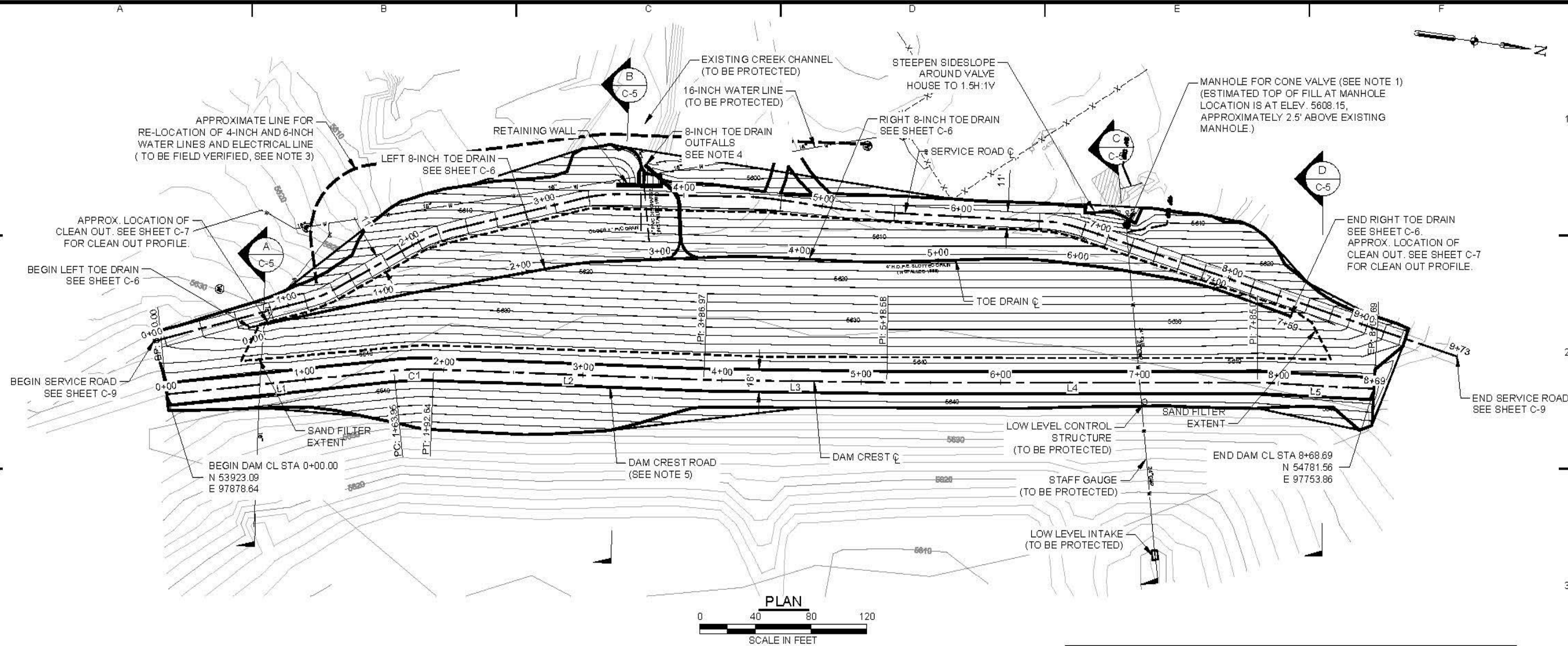
This was presented at the May 4, 2016 Council meeting. The City Council approved Resolution No. 19-16 authorizing the execution of the loan. The loan was approved by Ordinance No. 4707 on June 15, 2016

Attachments:

Dam Exhibit Sheets
Resolution No. 19-16
Ordinance No. 4707

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NOTES:

- MANHOLE TO BE RAISED PRIOR TO FILL PLACEMENT. OWNER TO PROVIDE DETAIL OF TYPE OF MANHOLE.
- SERVICE ROAD ON LEFT AND RIGHT GROINS TO BE RE-SURFACED BY OWNER AFTER PROJECT COMPLETION. THE SERVICE ROAD TO BE TIED IN TO THE EXISTING SERVICE ROADS AS APPLICABLE.
- 4-INCH AND 6-INCH WATER LINES AND ELECTRICAL LINE TO BE MOVED BY OWNER. THE 4-INCH RELIEF VALVE FROM 6-INCH LINE WILL NEED TO BE INSTALLED THROUGH THE NEW RETAINING WALL, SEE SHEETS S-3.
- PLACE RIPRAP AROUND TOE DRAIN OUTFALL TO PROTECT EXISTING CHANNEL. ASSUME AN AREA OF 10 BY 5 AND 1 FEET DEEP.
- ROAD BASE TO BE PLACED ON DAM CREST ROAD BY CONTRACTOR.

MODIFIED DAM CREST HORIZONTAL CONTROL POINTS					
NUMBER	LENGTH (FT)	RADIUS (FT)	LINE/CHORD DIRECTION	DELTA	TANGENT (FT)
L1	163.95		N13° 59' 05.46"W		
C1	28.69	200.00	N09° 52' 29.73"W	008°13'11"	14.37
L2	194.33		N05° 45' 54.01"W		
L3	131.61		N07° 15' 06.36"W		
L4	266.43		N07° 59' 52.15"W		
L5	83.68		N04° 49' 42.12"W		

SEO FILE NO. C-0356F

AECOM
8181 East Tufts Avenue
Denver, Co. 80237-2579
303 694-2770 (phone)
303-694-3946 (fax)

CITY OF GRAND
JUNCTION,
COLORADO

HALLENBECK NO. 1
DOWNSTREAM SLOPE
REPAIR

Professional Engineer
45480
Christine Julia Lindecker
5/11/2016

ISSUED FOR BIDDING 5/11/2016 CJCW

ISSUED FOR CONSTRUCTION DATE BY

REVISIONS		
NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		

AECOM PROJECT NO:	60422760 / 22244526
DRAWN BY:	BAT
DESIGNED BY:	ALD
CHECKED BY:	CJCW
DATE CREATED:	7/2015
PLOT DATE:	5/17/2016
SCALE:	AS SHOWN
ACAD VER:	2014

SHEET TITLE

GENERAL PLAN OF
MODIFICATIONS

C-3
SHEET 005 OF 017

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AECOM DRAWING PATH: M:\DSS\Projects\WTR\22244526_Hallenbeck_Mitigation\Sub_00\7.0_CAD_05\7.04_Plan_Sheets\C-5-MODIFICATION SECTIONS.dwg



8181 East Tufts Avenue
Denver, Co. 80237-2579
303 694-2770 (phone)
303-694-3946 (fax)

CITY OF GRAND
JUNCTION,
COLORADO

HALLENBECK NO. 1
DOWNSTREAM SLOPE
REPAIR



Christopher John Linde
5/11/2016

ISSUED FOR BIDDING 5/11/2016 CJCW

ISSUED FOR CONSTRUCTION DATE BY

REVISIONS

NO.	DESCRIPTION	DATE
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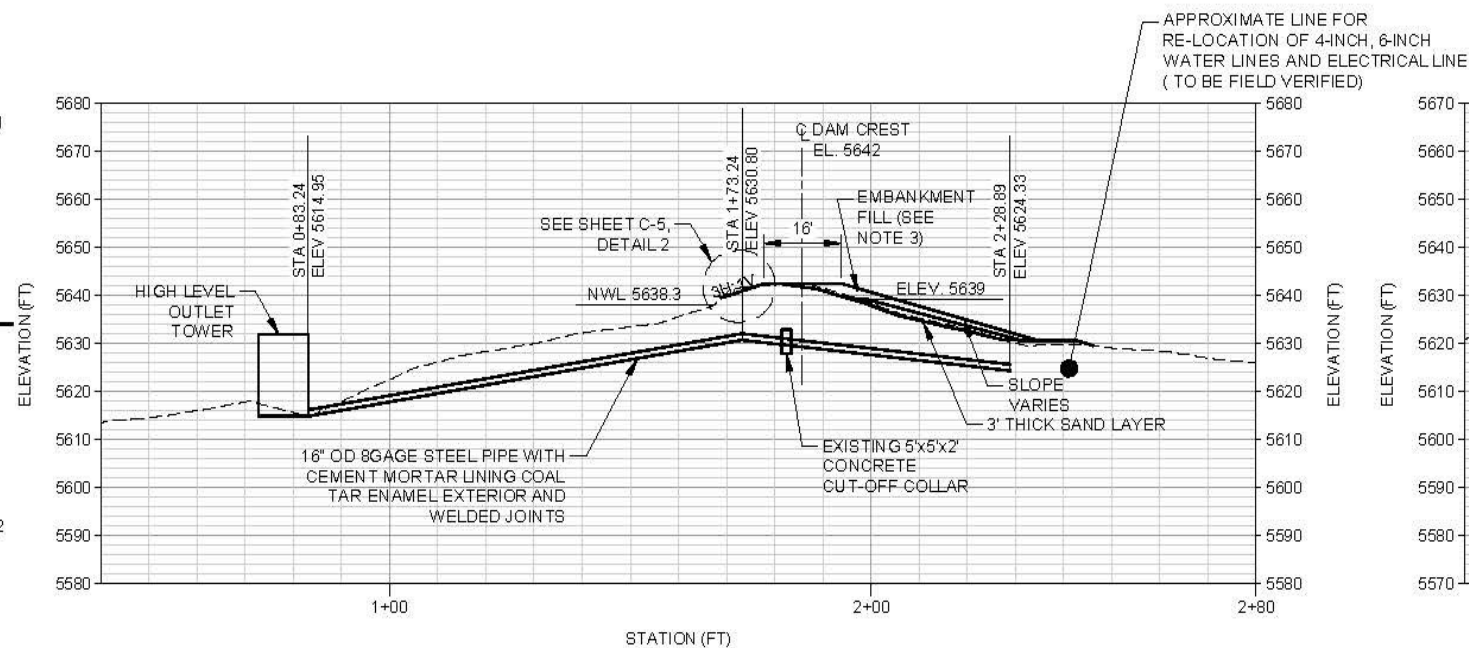
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DRAWN BY: BAT
DESIGNED BY: ALD
CHECKED BY: CJCW
DATE CREATED: 7/2015
PLOT DATE: 5/17/2016
SCALE: AS SHOWN
ACAD VER: 2014

SHEET TITLE

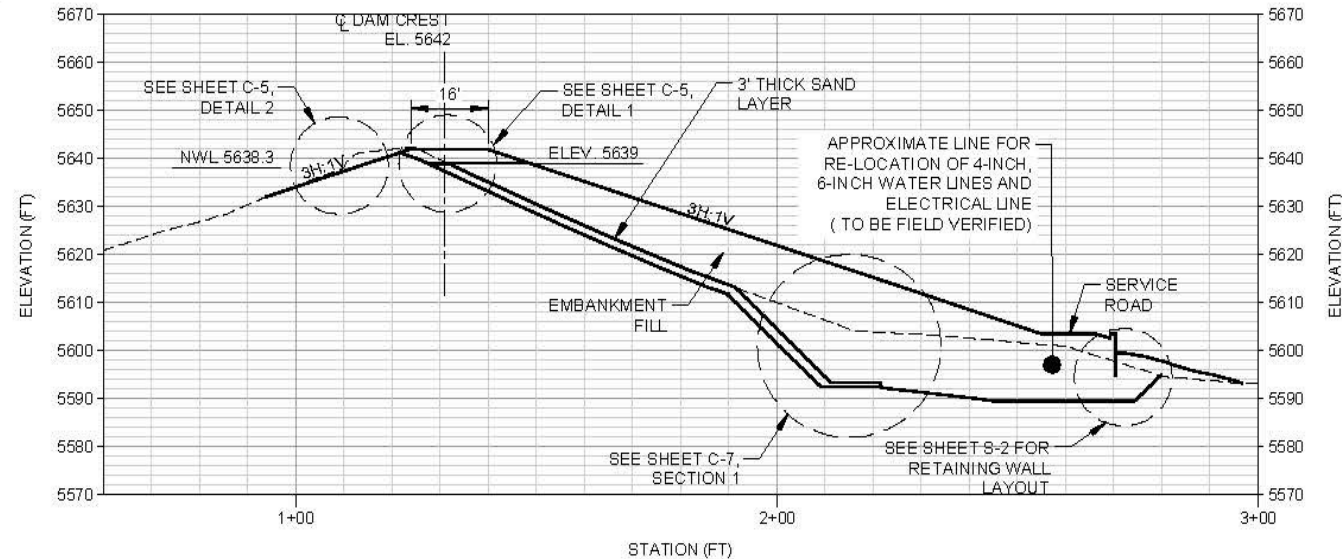
MODIFICATION
SECTIONS

C-5

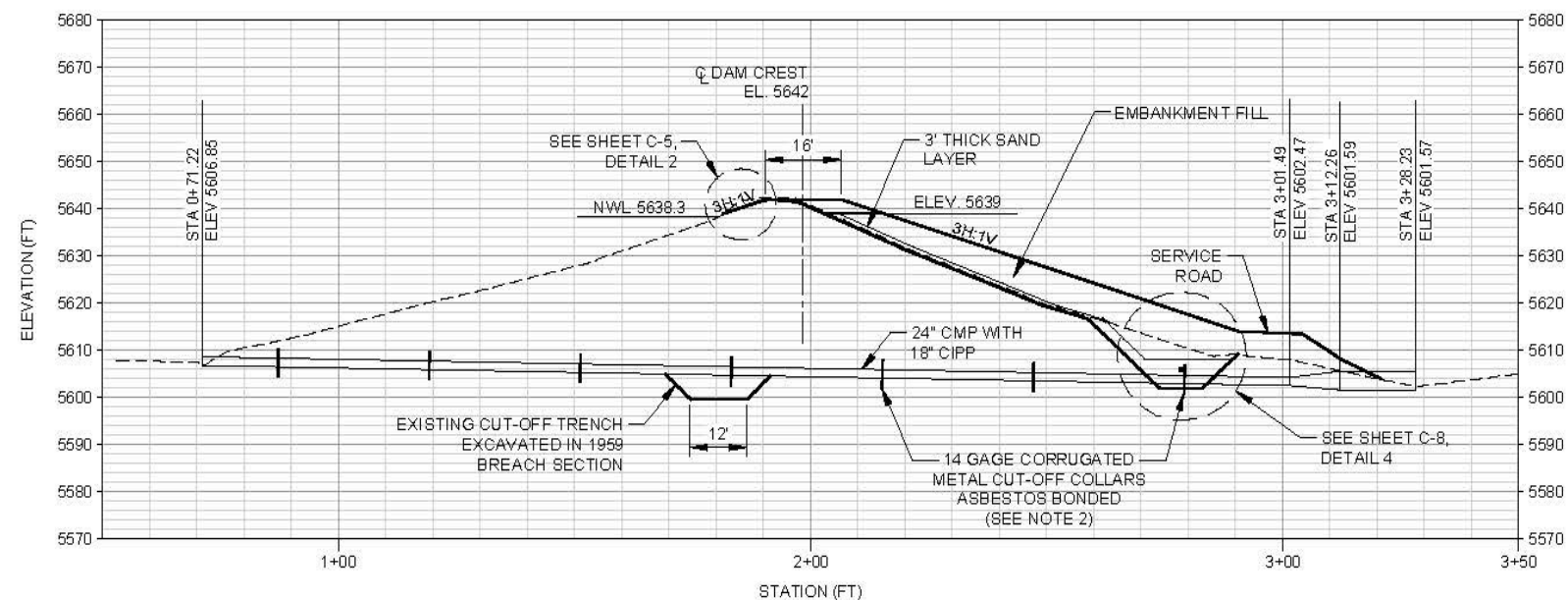
SHEET 007 OF 017



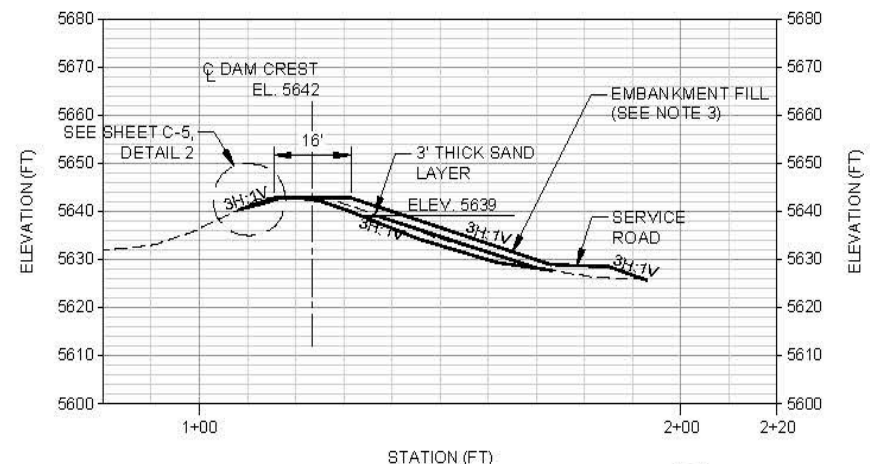
HIGH-LEVEL MODIFICATION SECTION A
SCALE: 1" = 20'



GENERAL MODIFICATION SECTION B
SCALE: 1" = 20'



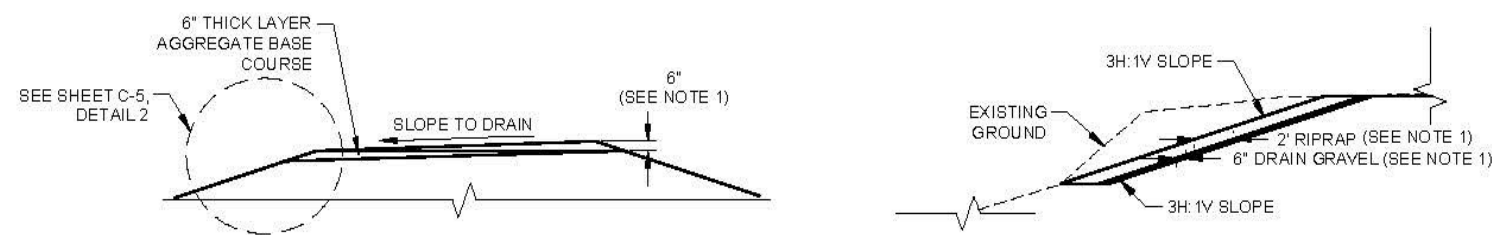
LOW-LEVEL MODIFICATION SECTION C
SCALE: 1" = 20'



GENERAL MODIFICATION SECTION D
SCALE: 1" = 20'

NOTES:

- CAMBER ON DOWNSTREAM CREST EDGE VARIES LINEARLY FROM 6 INCHES AT STA 3+25 TO ZERO AT EACH ABUTMENT.
- CONTRACTOR TO CAREFULLY EXCAVATE AROUND THE METAL CUT-OFF COLLARS, IF ENCOUNTERED DEMOUSH AND REMOVE COLLARS.
- ALLOW MINIMUM OF 2' VERTICAL OF EMBANKMENT FILL OVER PLACED SAND LAYER. OVER-EXCAVATE IN AREAS TO ALLOW 1' THICK EMBANKMENT FILL OUTSIDE SAND FILTER LIMITS.



DAM CREST DETAIL 1
NOT TO SCALE

UPSTREAM SLOPE DETAIL 2
NOT TO SCALE

NOTE:
1. PLACE RIPRAP AND DRAIN GRAVEL ON REGRADED PORTION OF THE UPSTREAM SLOPE.

SEO FILE NO. C-0356F

RESOLUTION NO. 19-16

A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO A CONTRACT FOR GRANT AND LOAN FUNDING FROM THE COLORADO WATER CONSERVATION BOARD FOR CONSTRUCTION WORK ON THE HALLENBECK NUMBER ONE DOWNSTREAM SLOPE IMPROVEMENTS PROJECT

Recitals:

The request from the Colorado Water Conservation Board in the form of a grant in the amount of \$100,000 and loan of up to \$1,010,000 would fund the \$879,000 project to mitigate damage to the Hallenbeck Reservoir No. 1 dam ("Project"). The Project will mitigate the structural failure, provide improved control of seepage through the structure and return 699 acre feet of raw water storage to the City water system.

The grant in the amount of \$100,000 has been awarded and the loan of \$1,010,000 has been approved through the Colorado Water Conservation Board. Project expenditures are anticipated to accrue the summer of 2016.

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

The Interim City Manager is authorized to enter into a contract with the Colorado Water Conservation Board for a Grant and a Loan for the Hallenbeck No. 1 Downstream Slope Repair Project.

PASSED AND APPROVED this 4th day of May 2016.



Samuel Norris

President of the Council

ORDINANCE NO. 4707

AN ORDINANCE APPROVING A LOAN FROM THE COLORADO WATER CONSERVATION BOARD TO FINANCE IMPROVEMENTS TO THE CITY'S WATER SYSTEM; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN CONTRACT AND A PROMISSORY NOTE TO EVIDENCE SUCH LOAN; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS RELATED THERETO, INCLUDING A SECURITY AGREEMENT; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the City of Grand Junction, Colorado (the "City"), is a home rule city duly existing under the Constitution and laws of the State of Colorado and its City Charter (the "Charter"); and

WHEREAS, the members of the City Council of the City (the "Council") have been duly elected and qualified; and

WHEREAS, the Council has determined and does hereby determine that the City's water system (the "System") is an enterprise within the meaning of Article X, Section 20 of the Colorado Constitution ("TABOR"), and Section 37-45.1-103 of the Colorado Revised Statutes, as amended; and

WHEREAS, the Council has heretofore determined that the interest of the City and the public interest and necessity require certain improvements to the System, including, without limitation, certain repairs and improvements to the Hallenbeck Reservoir No. 1 Dam (collectively, the "Project"); and

WHEREAS, the Council has determined that in order to finance the Project it is necessary, advisable, and in the best interests of the City to enter into a loan contract (the "Loan Contract") with the State of Colorado for the use and benefit of The Department of Natural Resources, Colorado Water Conservation Board (the "CWCB"), pursuant to which the CWCB will loan the City an amount not to exceed \$1,010,000 (the "Loan") for such purposes; and

WHEREAS, the City's repayment obligations under the Loan Contract shall be evidenced by a Promissory Note (the "Note") to be issued by the City to the CWCB and further

secured by a Security Agreement to be executed by the City, as borrower, to the CWCB, as secured party; and

WHEREAS, the Note and the Loan Contract shall collectively comprise a revenue obligation of the City payable from the Pledged Revenues (as defined herein), and pursuant to TABOR and Article XII, Section 93(f) of the Charter may be approved by the Council without an election; and

WHEREAS, forms of the Note, the Loan Contract, and the Security Agreement (collectively, the "Financing Documents") have been filed with the City Clerk; and

WHEREAS, the Council desires to approve the forms of the Financing Documents and authorize the execution thereof.

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

Approvals, Authorizations, and Amendments. The forms of the Financing Documents filed with the City Clerk are incorporated herein by reference and are hereby approved. The City shall enter into and perform its obligations under the Financing Documents in the forms of such documents, with such changes as are not inconsistent herewith and as are hereafter approved by the President of the Council (the "President"). The President and City Clerk are hereby authorized and directed to execute the Financing Documents and to affix the seal of the City thereto, and further to execute and authenticate such other documents or certificates as are deemed necessary or desirable in connection therewith. The Financing Documents shall be executed in substantially the forms approved at this meeting.

The execution by the President, the City Clerk, or other appropriate officers of the City of any instrument or certificate or other document in connection with the matters referred to herein shall be conclusive evidence of the approval by the City of such instrument or certificate or other document.

Election to Apply Supplemental Act. Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, of the Colorado Revised Statutes, as amended (the "Supplemental Act"), provides that a public entity, including the City, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act. The Council hereby elects to apply all of the provisions of the Supplemental Act to the Financing Documents.

Certain Definitions. For all purposes of the Financing Documents and this Ordinance, the following terms shall have the following meanings:

“Capital Improvements” means the acquisition of land, easements, facilities and equipment (other than ordinary repairs and replacements), and the construction or reconstruction of improvements, betterments and extensions, for use by or in connection with the System.

“Gross Revenues” means all income and revenues directly or indirectly derived by the City from the operation and use of the System, or any part thereof, including without limitation, any rates, fees (including without limitation plant investment fees and availability fees) and charges for the services furnished by, or for the use of, the System, and all income attributable to any past or future dispositions of property or rights or related contracts, settlements, or judgments held or obtained in connection with the System or its operations, and including investment income accruing from such moneys; provided however, that there shall be excluded from Gross Revenues: ad valorem property taxes; any moneys borrowed and used for providing Capital Improvements; any money and securities and investment income therefrom in any refunding fund, escrow account, or similar account pledged to the payment of any bonds or other obligations; and any moneys received as grants or appropriations from the United States, the State of Colorado, or other sources, the use of which is limited or restricted by the grantor or donor to the provision of Capital Improvements or for other purposes resulting in the general unavailability thereof, except to the extent any such moneys shall be received as payments for the use of the System, services rendered thereby, the availability of any such service, or the disposal of any commodities therefrom. Notwithstanding anything contained above, amounts deposited in a rate stabilization account shall not be deemed Gross Revenues in the calendar year deposited and amounts withdrawn from the rate stabilization account shall be deemed Gross Revenues in the year withdrawn.

“Operation and Maintenance Expenses” means all reasonable and necessary current expenses of the City (referred to as the Borrower in the Financing Documents), paid or accrued, for operating, maintaining, and repairing the System, including without limitation legal and overhead expenses of the City (referred to as the Borrower in the Financing Documents) directly related to the administration of the System, insurance premiums, audits, professional services, salaries and administrative expenses, labor and the cost of materials and supplies for

current operation; provided however, that there shall be excluded from Operation and Maintenance Expenses any allowance for depreciation, payments in lieu of taxes or franchise fees, expenses incurred in connection with Capital Improvements, payments due in connection with any bonds or other obligations, and expenses that are otherwise paid from ad valorem property taxes.

“Pledged Revenues” for any period means the Gross Revenues during such period less Operation and Maintenance Expenses.

“System” means all of the City’s water facilities and properties, now owned or hereafter acquired, whether situated within or without the City’s boundaries, including all present or future improvements, extensions, enlargements, betterments, replacements, or additions thereof or thereto, which facilities and properties are used exclusively for the City’s water activity enterprise.

Delegation and Parameters.

Pursuant to Section 11-57-205 of the Supplemental Act, the Council hereby delegates to the President, the Financial Operations Director, or any member of the Council the authority to make the following determinations relating to and contained in the Financing Documents, subject to the restrictions contained in paragraph (b) of this Section 3:

The interest rate on the Loan;

The principal amount of the Loan;

The amount of principal of the Loan maturing in any given year and the final maturity of the Loan;

The conditions on which and the prices at which the Loan may be paid prior to maturity;

The dates on which the principal of and interest on the Loan are paid; and

The existence and amount of capitalized interest or reserve funds for the Loan, if any.

The delegation in paragraph (a) of this Section 3 shall be subject to the following parameters and restrictions: (i) the interest rate on the Loan shall not exceed 3.00%; (ii) the principal amount of the Loan shall not exceed \$1,010,000; and (iii) the final maturity of the Loan

shall be the date established by the Loan documents and in any event no later than December 31, 2037.

Conclusive Recital. Pursuant to Section 11-57-210 of the Supplemental Act, the Financing Documents shall contain a recital that they are issued pursuant to the Supplemental Act. Such recital shall be conclusive evidence of the validity and the regularity of the issuance of the Financing Documents after their delivery for value.

Pledge of Revenues. The creation, perfection, enforcement, and priority of the pledge of revenues to secure or pay the Financing Documents provided herein shall be governed by Section 11-57-208 of the Supplemental Act and this Ordinance. The revenues pledged to the payment of the Financing Documents shall immediately be subject to the lien of such pledge without any physical delivery, filing, or further act. The lien of such pledge shall have the priority described in the Loan Contract. The lien of such pledge shall be valid, binding, and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the City irrespective of whether such persons have notice of such liens.

Limitation of Actions. Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the Financing Documents shall be commenced more than thirty days after the date of adoption of this Ordinance.

Limited Obligation; Special Obligation. The Financing Documents are payable solely from the Pledged Revenues and the Financing Documents do not constitute a debt within the meaning of any constitutional or statutory limitation or provision.

No Recourse against Officers and Agents. Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Council, or any officer or agent of the City acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal of or interest on the Note. Such recourse shall not be available either directly or indirectly through the Council or the City, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Note and as a part of the consideration of its sale or purchase, the CWCB specifically waives any such recourse.

Disposition and Investment of Loan Proceeds. The proceeds of the Loan shall be applied only to pay the costs and expenses of acquiring, constructing and equipping the Project, including costs related thereto and, to the extent permitted under federal tax laws, reimbursement to the City for capital expenditures heretofore incurred and paid from City funds in anticipation of the incurrence of long-term financing therefor, and all other costs and expenses incident thereto, including without limitation, the costs of obtaining the Loan.

Neither the CWCB nor any subsequent owner(s) of the Financing Documents shall be responsible for the application or disposal by the City or any of its officers of the funds derived from the Loan. In the event that all of the proceeds of the Loan are not required to pay such costs and expenses, any remaining amount shall be used for the purpose of paying the principal amount of the Loan and the interest thereon.

Direction to Take Authorizing Action. The appropriate officers of the City and members of the Council are hereby authorized and directed to take all other actions necessary or appropriate to effectuate the provisions of this Ordinance, including but not limited to the execution and delivery of such certificates and affidavits as may reasonably be required by the CWCB.

Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the City and members of the Council, not inconsistent with the provisions of this Ordinance, relating to the Financing Documents, or actions to be taken in respect thereof, are hereby authorized, ratified, approved, and confirmed.

Repealer. All acts, orders, ordinances, or resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such determination shall not affect, impair, or invalidate the remaining provisions hereof, the intention being that the various provisions hereof are severable.

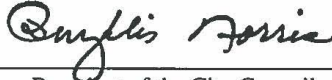
Ordinance Irrepealable. After the Note is issued, this Ordinance shall constitute an irrevocable contract between the City and the CWCB, and shall be and remain irrepealable until the Note and the interest thereon shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution, or other measure enacted

after the issuance of the Note shall in any way be construed as impairing the obligations of the City to keep and perform its covenants contained in this Ordinance.


Effective Date. This Ordinance shall be in full force and effect 30 days after publication following final passage.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM this 1st day of June, 2016.

CITY OF GRAND JUNCTION, COLORADO



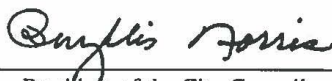
President of the City Council

[SEAL] CITY OF GRAND JUNCTION
Attest:


City Clerk

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM this 15th day of June, 2016.

CITY OF GRAND JUNCTION, COLORADO



President of the City Council

[SEAL] CITY OF GRAND JUNCTION
Attest:


City Clerk

STATE OF COLORADO)
)
COUNTY OF MESA) SS.
)
CITY OF GRAND JUNCTION)

I, Stephanie Tuin, the City Clerk of the City of Grand Junction, Colorado (the "City") and Clerk to the City Council of the City (the "Council"), do hereby certify as follows:

The foregoing pages are a true, correct and complete copy of an ordinance (the "Ordinance") that was introduced, passed on first reading and ordered published in pamphlet form by the Council at a regular meeting thereof held on June 1, 2016 and was duly adopted and ordered published in pamphlet form by the Council at a regular meeting thereof held on June 15, 2016, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

The Ordinance was duly moved and seconded and the Ordinance was passed on first reading at the meeting of June 1, 2016, by an affirmative vote of a majority of the members of the Council as follows:

<u>Councilmember</u>	<u>Voting "Aye"</u>	<u>Voting "Nay"</u>	<u>Absent</u>	<u>Abstaining</u>
Bennett Boeschstein	X			
Marty Chazen	X			
Chris Kennedy	X			
Duncan McArthur	X			
Phyllis Norris	X			
Barbara Traylor Smith			X	
Rick Taggart			X	

The Ordinance was duly moved and seconded and the Ordinance was finally passed on second reading at the meeting of June 15, 2016, by an affirmative vote of a majority of the members of the Council as follows:

<u>Councilmember</u>	<u>Voting "Aye"</u>	<u>Voting "Nay"</u>	<u>Absent</u>	<u>Abstaining</u>
Bennett Boeschstein	X			
Marty Chazen	X			
Chris Kennedy	X			
Duncan McArthur	X			
Phyllis Norris	X			
Barbara Traylor Smith			X	
Rick Taggart			X	

The members of the Council were present at such meetings and voted on the passage of the Ordinance as set forth above.

The Ordinance was approved and authenticated by the signature of the President of the Council, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the Council.

There are no bylaws, rules, or regulations of the Council that might prohibit the adoption of the Ordinance.

Notices of the meetings of June 1, 2016 and June 15, 2016 in the forms attached hereto as Exhibit A were posted at City Hall in accordance with law.

The Ordinance was published in pamphlet form in The Daily Sentinel, a daily newspaper of general circulation in the City, on June 3, 2016 and June 17, 2016, as required by the City Charter. True and correct copies of the affidavits of publication are attached hereto as Exhibit B.

WITNESS my hand and the seal of the City affixed this 21st day of June, 2016.

Stephanie Turner
City Clerk and Clerk to the Council



EXHIBIT A

(Attach Notices of Meetings of June 1, 2016 and June 15, 2016)

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



CITY COUNCIL AGENDA
WEDNESDAY, JUNE 1, 2016
250 NORTH 5TH STREET
6:15 P.M. – 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
Moment of Silence

Proclamation

Proclaiming the Month of June and Wednesday, June 22, 2016 as "Bike Month and Bike to Work Day" in the City of Grand Junction

Attachment

Appointments

To the Forestry Board

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Certificates of Appointment

To the Horizon Drive Association Business Improvement District

To the Parks and Recreation Advisory Board

Citizen Comments

*Revised June 1, 2016
** Indicates Changed Item
*** Indicates New Item
© Requires Roll Call Vote*

Council Comments

*** CONSENT CALENDAR ***®

1. Minutes of Previous Meetings Attach 1

Action: Approve the Summaries of the May 2, 2016 and May 9, 2016 Workshops, the Minutes of the May 18, 2016 Regular Meeting, and the Minutes of the May 23, 2016 Special Session

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

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 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 June 15, 2016

Staff presentation: Senta Costello, Senior Planner

3. Setting a Hearing for the PIA Zone of Annexation, Located at 2757 Hwy 60 Attach 3

A request to zone 2.784 acres located at 2757 Hwy 50 from a County C-2 to a City C-2 (General Commercial) zone district in conjunction with the property being annexed into the City.

Proposed Ordinance Zoning the PIA Annexation to C-2 (General Commercial), Located at 2757 Highway 50

Action: Introduce a Proposed Zoning Ordinance and Set a Hearing for June 15, 2016

Staff presentation: Senta Costello, Senior Planner

4. **Setting a Hearing on the Retherford Annexation, Located at 2089 Broadway**
Attach 4

A request to annex 0.84 acres located at 2089 Broadway. The Retherford Annexation consists of one parcel of land (0.48 acres in size) and 0.36 acres of public right-of-way of Broadway (Hwy. 340) and Jesse Way.

Resolution 22-16 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Retherford Annexation, Located at 2089 Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Retherford Annexation, Located at 2089 Broadway, Consisting of One Parcel and 0.36 Acres of Broadway and Jesse Way Rights-of-Way

@Action: Adopt Resolution No. 22-16, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 20, 2016

Staff presentation: Scott D. Peterson, Senior Planner

5. **Setting a Hearing on an Ordinance Approving a Loan Contract with the Colorado Water Conservation Board for the Hallenbeck No.1 Downstream Slope Repair, Relating to a Loan in the Maximum Principal Amount of \$1,010,000 Payable from Net Revenues of the City's Water Activity Enterprise**
Attach 5

The City Water Department has applied for a loan from the Colorado Water Conservation Board to facilitate repair of the Hallenbeck No. 1 Dam (Purdy Mesa). The dam experienced a structural failure in June of 2014 and has been drained since that time. City Council approved debt funding for this project during the 2016 budget review process.

Proposed Ordinance Approving a Loan from the Colorado Water Conservation Board to Finance Improvements to the City's Water System; Authorizing the Form and Execution of the Loan Contract and a Promissory Note to Evidence Such Loan; Authorizing the Execution and Delivery of Certain Documents Related Thereto, Including a Security Agreement; and Prescribing Other Details in Connection Therewith

Action: *Introduce a Proposed Ordinance, Set a Hearing for June 15, 2016, and Authorize the President of the Council to Enter into the Contract for a Loan up to \$1,010,000*

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

6. **Outdoor Dining Lease for Just Be, LLC dba Barons, Located at 539 Colorado Avenue** **Attach 6**

Barons, located at 539 Colorado Avenue, is requesting a first-time Outdoor Dining Lease for an area measuring approximately 480 square feet directly in front of the building. The lease would permit the business to include the leased area in their licensed premise for alcohol sales.

Resolution No. 23-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Just Be, LLC dba Barons, Located at 539 Colorado Avenue

@Action: *Adopt Resolution No. 23-16*

Staff presentation: Kathy Portner, Interim Downtown Development Authority
Director

7. **Outdoor Dining Lease for Las Marias, Inc. dba Las Marias, Located at 118 S. 7th Street** **Attach 7**

Las Marias, located at 118 S. 7th Street, is requesting a first-time Outdoor Dining Lease for an area measuring 304 square feet directly in front of the building. The lease would permit the business to include the leased area in their licensed premise for alcohol sales.

Resolution No. 24-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Las Marias, Inc. dba Las Marias, Located at 118 S. 7th Street

@Action: *Adopt Resolution No. 24-16*

Staff presentation: Kathy Portner, Interim Downtown Development Authority
Director

8. Vistas at Tiara Rado Phase II, Multi-Purpose Easement Vacation, Located at 2063 S. Broadway Attach 8

The applicant, Hatch Investments LLC, requests approval to vacate a public multi-purpose easement in anticipation of the next phase of development at Vistas at Tiara Rado. The proposal is to vacate the encumbered area where the existing multi-purpose easement is located in order to accommodate new building footprint designs and rededicate a new multi-purpose easement on the proposed subdivision plat.

Resolution No. 25-16 – A Resolution Vacating a Multi-Purpose Easement for the Vistas at Tiara Rado, Phase II Residential Development, Located at 2063 S. Broadway

@Action: Adopt Resolution No. 25-16

Staff presentation: Scott D. Peterson, Senior Planner

9. Contract to Install the HVAC for City Hall IT Server Room Attach 9

This request is to award a contract for the supply and installation of a new HVAC system for the upcoming relocation of the City's IT Server Room at City Hall.

Action: Authorize the Purchasing Division to Enter into a Contract with Arctic Cooling and Heating, Grand Junction, to Provide and Install a New HVAC System at City Hall for the New IT Server Room in the Amount of \$189,408

Staff presentation: Jay Valentine, Internal Services Manager

*** END OF CONSENT CALENDAR ***

*** ITEMS NEEDING INDIVIDUAL CONSIDERATION ***

10. Application for US Department of Justice Annual Justice Assistance Grant (JAG) for Technology Enhancements for Information Sharing Attach 10

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance program of the US Department of Justice to apply for an annual grant for 2016 in the amount of \$28,487. If awarded, these funds will be used toward the annual contract maintenance of SmartForce software that provides a platform to access data from several information systems involved in operations. (The SmartForce software was approved/purchased utilizing last

year's JAG grant). In addition, the remaining funds (\$4,487) will be used to purchase upgrades to current technology for the Investigations Unit.

As part of the application process, the Bureau of Justice Assistance requires that City Council review and authorize receipt of the grant, and provide an opportunity for public comment. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

***Action:** Authorize the Interim City Manager to Apply for these Funds, and if Awarded, to Manage \$28,487*

Staff presentation: John Camper, Police Chief

11. **Sole Source Approval to Purchase Econolite's Advanced Transportation Management System, Centracs, as a Replacement for the Current System**
Attach 11

The centralized management system software that is used to operate and program individual traffic signal controllers is referred to as an Advanced Transportation Management System (ATMS). The Transportation Engineering Division has utilized ATMS software for over two decades, and is currently using an outdated and obsolete version of Econolite's system. This purchase would update the system to the current version of Econolite's ATMS, which is named Centracs.

***Action:** Authorize the City Purchasing Division to Sole Source the Purchase of Centracs, an Advanced Transportation Management System, from Econolite, in the Amount of \$122,710*

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

12. **Public Hearing – Studt Annexation and Zoning, Located at 227 29 Road**
Attach 12

A request to annex property located at 227 29 Road and zone the 0.9 acre parcel from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Resolution No. 26-16 – 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 Studt Annexation, Located at 227 29 Road, is Eligible for Annexation

Ordinance No. 4699 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Stadt Annexation, Consisting of One Parcel of 0.9 Acres, Located at 227 29 Road

Ordinance No. 4700 – An Ordinance Zoning the Stadt Annexation to R-4 (Residential 4 du/ac), Located at 227 29 Road

@Action: Adopt Resolution No. 26-16 and Ordinance Nos. 4699 and 4700 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Senta Costello, Senior Planner

13. **Public Hearing – Petition to Include Properties Located at 735, 737, and 749 South Avenue and 821 First Avenue in the Boundaries of the Downtown Development Authority (DDA)** **Attach 13**

LOJO Partnership, LLP has submitted a petition to include 735, 737, and 749 South Avenue and 821 First Avenue in the boundaries of the Downtown Development Authority. The properties have been consolidated and replatted as a part of 630 S. 7th Street, which is already within the DDA boundary.

Ordinance No. 4701 – An Ordinance Expanding the Boundaries of the Grand Junction, Colorado, Downtown Development Authority to Include 735 South Avenue, 737 South Avenue, 749 South Avenue, and 821 First Avenue

@Action: Adopt Ordinance No. 4701 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Kathy Portner, Interim Downtown Development Authority Director

14. **Public Hearing – Hoesch Street Vacation, Located West of 723 W. White Avenue** **Attach 14**

A request to vacate the undeveloped portion of Hoesch Street located south of W. White Avenue and west of the property located at 723 W. White Avenue.

Ordinance No. 4702 – An Ordinance Vacating Right-of-Way for Hoesch Street, Located West of 723 W. White Avenue

@Action: Adopt Ordinance No. 4702 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Senta Costello, Senior Planner

15. **Public Hearing – Amending Title 31, Comprehensive Plan, of the Grand Junction Municipal Code by Adding Section 31.12 Wireless Master Plan** **Attach 15**

The proposed ordinance amends Title 31, of Volume III: Comprehensive Plan of the Grand Junction Municipal Code (GJMC) by adding Section 31.12, Wireless Master Plan. The purpose of the amendment is to adopt the Wireless Master Plan (WMP) as an element of the Comprehensive Plan.

Ordinance No. 4703 – An Ordinance Adopting the Wireless Master Plan as an Element of the Grand Junction Comprehensive Plan Amending Title 31, Comprehensive Plan, of the Grand Junction Municipal Code by Adding Section 31.12 Wireless Master Plan

@Action: Adopt Ordinance No. 4703 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Jim Finlayson, Information Technology Director
David Thornton, Principal Planner

16. **Public Hearing – Amending the Zoning and Development Code Sections of the Grand Junction Municipal Code Governing Development of Telecommunications Facilities** **Attach 16**

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by amending the City's regulations for telecommunications facilities, implementing the Wireless Master Plan (Plan), and bringing the regulations into compliance with Federal law.

Ordinance No. 4704 – An Ordinance Amending the City's Zoning and Development Regulations Relating to Telecommunications Facilities of the Grand Junction Municipal Code

@Action: Adopt Ordinance No. 4704 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: David Thornton, Principal Planner
Shelly Dackonish, Staff Attorney

17. Non-Scheduled Citizens & Visitors
18. Other Business
19. Adjournment

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



CITY COUNCIL AGENDA
WEDNESDAY, JUNE 15, 2016
250 NORTH 5TH STREET
6:15 P.M. – 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
Moment of Silence

Presentation

First Smart Yard Award Presented by Elizabeth Neubauer with the Grand Junction Forestry Board

Proclamations

Proclaiming June 17, 2016 as "Rex Howell and the Legends of the Grand Valley Day" in the City of Grand Junction **Attachment**

Proclaiming the Week of June 19th as "St. Baldrick's Foundation Week" in the City of Grand Junction **Attachment**

Proclaiming the Month of June as "Adult Protection Awareness Month" in the City of Grand Junction **Attachment**

Certificates of Appointment

To the Forestry Board

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

*Revised June 10, 2016
** Indicates Changed Item
*** Indicates New Item
Ⓢ Requires Roll Call Vote*

Citizen Comments

Council Comments

*** CONSENT CALENDAR ***®

1. Minutes of Previous Meetings Attach 1

Action: Approve the Summary of the May 16, 2016 Workshop and the Minutes of the June 1, 2016 Regular Meeting

2. Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories – ITEM TABLED FOR RECONSIDERATION Attach 2

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.

Action: Table for Reconsideration

Staff presentation: Senta Costello, Senior Planner

3. Outdoor Dining Lease for GJBlues LLC dba Ella's Blues Room, Located at 336 Main Street Attach 3

Ella's Blues Room, located at 336 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 250 square feet directly in front of the building. The lease would permit the business to include the leased area in their licensed premise for alcohol sales.

Resolution No. 27-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to GJBlues LLC dba Ella's Blues Room, Located at 336 Main Street

Action: Adopt Resolution No. 27-16

Staff presentation: Kathy Portner, Interim Downtown Development Authority Director

*** END OF CONSENT CALENDAR ***

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *******4. Public Hearing – PIA Annexation and Zoning, Located at 2757 Highway 50**
Attach 4

A request to annex 3.954 acres, including 1.17 acres of 27 ½ Road and B ½ Road right-of-way, and zone 2.784 acres located at 2757 Hwy 50 from a County C-2 to a City C-2 (General Commercial) zone district in conjunction with the property being annexed into the City.

Resolution No. 28-16 – 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 PIA Annexation, Located at 2757 Highway 50, is Eligible for Annexation

Ordinance No. 4705 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, PIA Annexation, Approximately 3.954 Acres, Located at 2757 Highway 50 and Includes 27 ½ Road and B ½ Road Right-of-Way

Ordinance No. 4706 – An Ordinance Zoning the PIA Annexation to C-2 (General Commercial), Located at 2757 Highway 50

Action: Adopt Resolution No. 28-16 and Ordinance Nos. 4705 and 4706 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Senta Costello, Senior Planner

5. Public Hearing – 2016-2020 Five Year Community Development Block Grant (CDBG) Program Consolidated Plan; Analysis of Impediments to Fair Housing Choice Study; and 2016 Annual Action Plan
Attach 5

City Council will conduct a public hearing and consider adoption of the 2016-2020 CDBG Program Five Year Consolidated Plan; Analysis of Impediments to Fair Housing Choice Study; and the 2016 Annual Action Plan included in the Five Year Plan.

Resolution No. 29-16 – A Resolution Adopting the 2016-2020 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 30-16 – A Resolution Adopting the 2016 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 31-16 – A Resolution Adopting the 2016 Program Year Annual Action Plan as a Part of the City of Grand Junction 2016 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Action: Adopt Resolution Nos. 29-16, 30-16, and 31-16

Staff presentation: Tim Moore, Deputy City Manager
Kristen Ashbeck, CDBG Administrator

6. **Public Hearing – Approval of Loan Contract with the Colorado Water Conservation Board for the Hallenbeck No.1 Downstream Slope Repair, Relating to a Loan in the Maximum Principal Amount of \$1,010,000 Payable from Net Revenues of the City's Water Activity Enterprise** **Attach 6**

The City Water Department has applied for a loan from the Colorado Water Conservation Board to facilitate repair of the Hallenbeck No. 1 Dam (Purdy Mesa). The dam experienced a structural failure in June of 2014 and has been drained since that time. City Council approved debt funding for this project during the 2016 budget review process.

Ordinance No. 4707 – An Ordinance Approving a Loan from the Colorado Water Conservation Board to Finance Improvements to the City's Water System; Authorizing the Form and Execution of the Loan Contract and a Promissory Note to Evidence Such Loan; Authorizing the Execution and Delivery of Certain Documents Related Thereto, Including a Security Agreement; and Prescribing Other Details in Connection Therewith

Action: Adopt Ordinance No. 4707 on Final Passage and Order Final Publication in Pamphlet Form and Authorize the President of the Council to Enter into the Contract for a Loan up to \$1,010,000

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

7. **3rd Party Natural Gas Services for City Facilities** **Attach 7**

Request to enter into a contract with A M Gas Marketing, Corp., Aspen, CO to provide 3rd party natural gas services to approximately fourteen City facilities for building and water heating.

***Action:** Authorize the Purchasing Division to Enter into a Contract with A M Gas Marketing Corp. of Aspen, CO to Provide 3rd Party Natural Gas Services for Approximately Fourteen City Facilities*

Staff presentation: Jay Valentine, Internal Services Manager

8. **City of Grand Junction Fire Department and Grand Junction Regional Airport Authority – Fire Station Partnership Feasibility Study** **Attach 8**

The intent of this award is to hire a professional consulting firm to provide a feasibility study for determining the viability of establishing a fully functional and operational fire station to be located on Grand Junction Regional Airport Authority (GJRAA) property for the City of Grand Junction, in conjunction with the GJRAA, to not only provide services to the airport, but to the surrounding area for citizens as well.

***Action:** Authorize the Purchasing Division to Enter into a Contract with Roth Sheppard Architects, LLP of Denver, CO to Provide a Feasibility Study for a Potential Joint Partnership with the Grand Junction Regional Airport Authority for the Location and Operation of a Fire Department Located within the Airport Operating Area in an Amount Not to Exceed \$50,000*

Staff presentation: Ken Watkins, Fire Chief
Bill Roth, Deputy Fire Chief
Jay Valentine, Internal Services Manager

9. **Purchase 14.24± Acres of Land from School District 51, Adjacent to Matchett Park** **Attach 9**

The School Board has decided to sell approximately 14.24± acres of property adjacent to Matchett Park and has given first right of purchase to the City of Grand Junction. A recent appraisal of the property placed value of this site at approximately \$355,000 of which the School District has agreed to accept.

Resolution No. 32-16 – A Resolution Authorizing the Purchase of 14.24± Acres of Property Located Near Matchett Park in Grand Junction, Colorado from Mesa County Valley School District 51

***Action:** Adopt Resolution No. 32-16*

Staff presentation: John Shaver, City Attorney
Rob Schoeber, Parks and Recreation Director

10. **Non-Scheduled Citizens & Visitors**
11. **Other Business**
12. **Adjournment**

State PROOF OF PUBLICATION

NOTICE OF ADOPTION OF
ORDINANCE NO. 0707
AN ORDINANCE OF THE CITY OF
GRAND JUNCTION TO BE PUBLISHED IN PAMPHLET FORM
NOTICE IS HEREBY GIVEN
That on the 15th day of June, 2016,
at 7:00 p.m. in the City Hall Auditorium,
208 N. 2nd Street, Grand Junction,
Colorado, the City Council of
the City of Grand Junction held a
public hearing, after proper notice,
to consider the final passage of an
Ordinance, the title of which is:
AN ORDINANCE APPROVING A
LOAN FROM THE COLORADO WATER
CONSERVATION BOARD TO FINANCE
IMPROVEMENTS TO THE CITY'S
WATER SYSTEM, AUTHORIZING
THE FORM AND EXECUTION OF
THE LOAN CONTRACT AND A PROMISSORY
NOTE TO EVIDENCE SUCH LOAN; AUTHORIZING THE
EXECUTION AND DELIVERY OF CERTAIN
DOCUMENTS RELATED THERETO, INCLUDING A SECURITY
AGREEMENT; AND PUBLISHING
OTHER DETAILS IN CONNECTION THEREWITH.
Copies of the adopted Ordinance
are available for public inspection in
the office of the City Clerk, 208 N.
2nd Street, Grand Junction, CO between
7:30 a.m. and 5:00 p.m., Monday
through Friday or on the web at
www.cityofgj.org.
Attest: Sharon Tate, NMIC
City Clerk
Published: June 17, 2016.

STATE OF COLORADO

County of (Mesa)

Terry Flanagan

Being duly sworn, says that I am Legal Secretary of
The Daily Sentinel, a daily newspaper, published and duly printed in
The County of Mesa, State of Colorado; that said newspaper has a
general circulation in said County and has been continuously and
uninterruptedly published therein, during a period of at least
fifty-two consecutive weeks next prior to the first publication
of the annexed notice; that said newspaper is a newspaper within the
meaning of the act of the general Assembly of the State of Colorado,
entitled "An Act to regulate the printing of legal notices and
advertisements," and amendments thereto; that the notice of which
the annexed is a printed copy taken from said newspaper, was published
in said newspaper, and in the regular and entire issue of every number
thereof once a week for 1 successive week;
that said notice was so published in said newspaper proper and not in
any supplement thereof, and that first publication of said notice as
aforesaid, was on the 17th day of June, 2016,
and the last, on the 17th day of June, 2016.
Copies of each number of said paper in which said notice and/or
list was published were delivered by carriers or transmitted by
mail to each of the subscribers of said newspaper, The Daily Sentinel,
according to the accustomed mode of business in this office.

Subscribed and sworn to before me, this 17th day of June, 2016

Karen McLeish

KAREN MCLEISH
NOTARY PUBLIC

NOTARY ID NO. 34002084
EXPIRATION DATE JANUARY 17, 2017

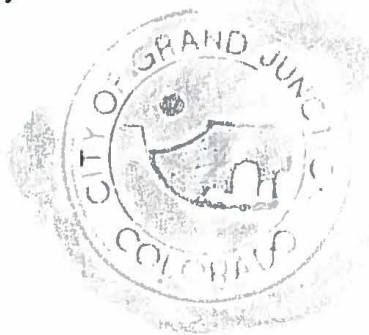
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4707 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of June, 2016 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 15th day of June, 2016, at which Ordinance No. 4707 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of June, 2016.


Stephanie Tuin, MMC
City Clerk

Published: June 3, 2016
Published: June 17, 2016
Effective: July 17, 2016





Attach 10

CITY COUNCIL AGENDA ITEM

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

Subject: Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District

Action Requested/Recommendation: Consider on Final Passage Proposed Ordinances Including Properties Located at 750 Main Street and 310 N. 7th Street into the Downtown Grand Junction Business Improvement District and Order Final Publication in Pamphlet Form

All Persons Having Objections Shall Appear and Show Cause Why the Verified Petitions for Inclusion of Property into the Downtown Grand Junction Business Improvement District Should Not be Granted

Presenter(s) Name & Title: Tim Moore, Deputy City Manager
Allison Blevins, Co-Director, Downtown Grand Junction Business Improvement District

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 \$2,971 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

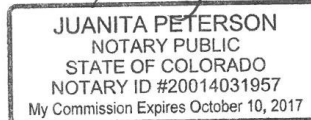
Address: PO Box 189
Grand Junction, CO 81502

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged and sworn to before me this 26th day of

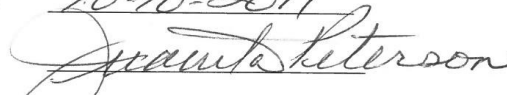
May, 2016 by Aaron Young, as Owner
PRDY, LLC
of MESA COUNTY.

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

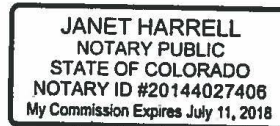
By: Katherine Portner
Katherine Portner, Interim DDA Director

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.

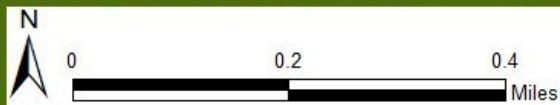
Witness my hand and official seal.



My commission expires:

7-11-2018
Janet Harrell
Notary Public

City of Grand Junction



Printed: 7/12/2016

1 inch = 716 feet

CITY OF
Grand Junction
COLORADO
GIS-CITY OF GRAND JUNCTION

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 20th day of July, 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 20th day of July, 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



Attach 11

CITY COUNCIL AGENDA ITEM

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

Subject: Amending the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices

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

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 was presented for first reading at the July 18, 2016 City Council meeting.

Attachments:

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

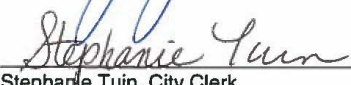
RE: ADMINISTRATIVE REGULATION NO. 04-2015

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 20th day of July, 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

SD

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 8/3/16
Citizen's Name: Robert MacLeod
Address: St. Martin's Apt 42
Phone Number: _____
Subject: Permit to Solicit, Myrtle Beach Mayor

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.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: _____
Citizen's Name: Quinn Folimelles
Address: 536 29th St
Phone Number: _____
Subject: Jet Boat Center "Whitman Park" "Aspen"

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.