

**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 20<sup>th</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> he went to the Riverfront Commission meeting; the Board is raising funds through voluntary donations. On July 20<sup>th</sup> 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 20<sup>th</sup> 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 21<sup>st</sup> and 22<sup>nd</sup>. 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 12<sup>th</sup>, 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 12<sup>th</sup>, he went to Grand Junction Visitor and Convention Board meeting, and on the 18<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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. 7<sup>th</sup> 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. 7<sup>th</sup> 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. 7<sup>th</sup> 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. 7<sup>th</sup> 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 Boeschstein 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 8<sup>th</sup> Court and 7<sup>th</sup> 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 8<sup>th</sup> Court, but not many. Area residents wanted to keep the 8<sup>th</sup> 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 7<sup>th</sup> Street and 8<sup>th</sup> Court, but the

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

George Jachim, 2715 N. 8<sup>th</sup> 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. 8<sup>th</sup> 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. 8<sup>th</sup> 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 7<sup>th</sup> and 12<sup>th</sup> 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 7<sup>th</sup> 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. 12<sup>th</sup> 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. 13<sup>th</sup> 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 12<sup>th</sup> 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. 12<sup>th</sup> 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 Boeschstein 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 Boeschstein 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:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2016 Assignments</b>
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 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2 <sup>nd</sup> Thursday	Martin Chazen
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 <sup>rd</sup> Tuesday @ 5:15 pm @ Airport Terminal Building (workshops held the 1 <sup>st</sup> Tuesday when needed)	Rick Taggart
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 <sup>st</sup> Tuesday @ noon @ various locations	Barbara Traylor Smith Alternate – Phyllis Norris
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations (usually at Parks Administration Offices)	Chris Kennedy
Riverfront Commission	3 <sup>rd</sup> 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 <sup>th</sup> Monday @ 3:00 pm @ GVT Offices, 525 S. 6 <sup>th</sup> St., 2 <sup>nd</sup> Floor	Phyllis Norris
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 <sup>th</sup> 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 <sup>th</sup> 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

<b>Ad Hoc Committees</b>	<b>Date/Time</b>	<b>2016 Council Representative</b>
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**

<b>Board Name</b>	<b>Date/Time</b>	<b>2016 Council Representative Who Attends Regularly</b>
Associated Members for Growth and Development (AMGD)	1 <sup>st</sup> 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 <sup>th</sup> 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 <sup>st</sup> 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 <sup>nd</sup> and 4 <sup>th</sup> 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 <sup>nd</sup> Tuesday in January, other times as needed	NA
Urban Trails Committee *	2 <sup>nd</sup> Tuesday of each month at 5:30 p.m.	Bennett Boeschstein
Visitor and Convention Bureau Board of Directors *	2 <sup>nd</sup> 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 / 8<sup>th</sup> court  
Grand Junction CO. 81506

City Council Members:

I reside and own my home at 2714 N 8<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> street  
Does not encroach on personal residential homes, the closest residence is across the street off 15<sup>th</sup> and a privacy fence runs along 15<sup>th</sup> 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 15<sup>th</sup>.

**Larchwood** 2845 N 15<sup>th</sup> St Grand Junction Colorado

56 beds

3.18 Acres

1 Story

39,454 Square Feet

Direct access off 15<sup>th</sup> which is a through street onto Patterson and off Hermosa which connect to 12<sup>th</sup> 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 15<sup>th</sup> 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 8<sup>th</sup> 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 16<sup>th</sup>. 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 8<sup>th</sup> 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 8<sup>th</sup> Court neighborhood, it will dramatically affect the capacity and safety of the street network and create parking issues, increase air and noise pollution, excessive night time lighting, and other issues, trash, commercial dumpsters, commercial delivery trucks and after hours maintenance.

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

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

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

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

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


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

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

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

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






Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Updated

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**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 B5AC

**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)

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

**Taxing Authority Detail**

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

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

**Sales & Conveyance Information \*\***

Date	Price	Reception Number <small>(Click to view Recorded Document)</small>	Document Type
12/19/2011	\$0.00	<a href="#">2594836</a>	RESOLUTION
09/28/2011	\$0.00	<a href="#">2585103</a>	Warranty Deed

**\*\* 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

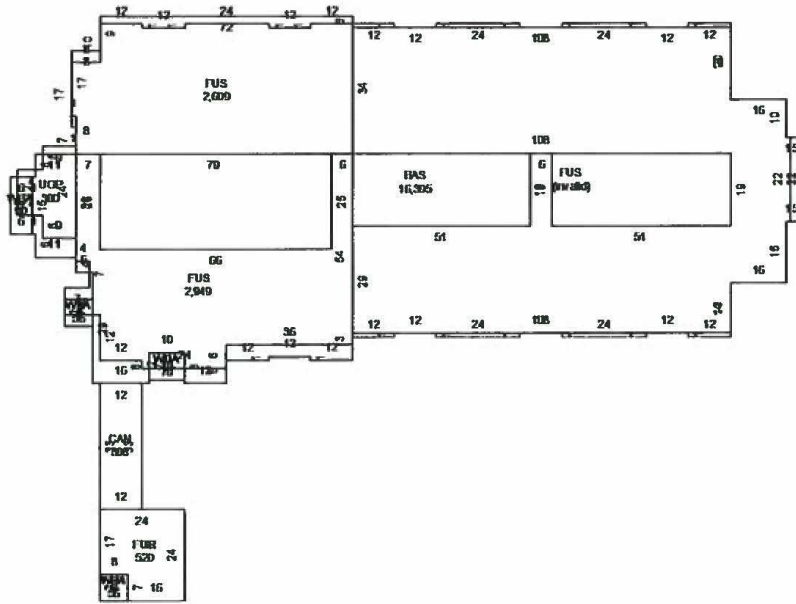
**Approximate Acres: 2.83 (Acreage is approximate and should not be used in lieu of Legal Documents)**

**One Photo Available**



**Building Sketch 1 of 1**

Building Sketch 1



- Base Area(BAS) = 16395 sq. ft.
- Canopy(CAN) = 396 sq. ft.
- Finished Garage(FGR) = 578 sq. ft.
- Finished Upper Story(FUS) = 13714 sq. ft.
- Wood Deck,Balcony(W&B) = 272 sq. ft.
- Unfin Open Porch(UOP) = 300 sq. ft.

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

Miscellaneous Building Information


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

Miscellaneous items above are not tied to a specific building

Historical Information



Larchwood 245-0022




Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Updated

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

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



Date of Aerial Photo: March, 2015

**Legal Description**

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

**Tax Information**

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

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

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**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
<b>Total Mill:</b>				<b>62.4790</b>	<b>Total Tax:</b>	<b>\$22,426.84</b>

[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	<a href="#">1655027</a>	Quit Claim Deed
09/14/1993	\$460,000.00	<a href="#">1653064</a>	Warranty Deed

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

**Land Description**

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


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

No Photos Available

Building Sketch 1 of 1



*Warren Heights  
Larchwood 275-0000  
2427356*



**MESA COUNTY**  
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Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor Data Updated:

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

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



Date of Aerial Photo: March, 2015

**Legal Description**

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

**Tax Information**

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

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

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 [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
			<b>Total Mill:</b>	<b>62.4790</b>	<b>Total Tax:</b>	<b>\$15,129.28</b>

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

**Sales & Conveyance Information \*\***

Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
04/12/1999	\$2,719,000.00	1970997 <a href="#">Search Clerk Records</a>	SWD <a href="#">Document Type Descriptions</a>

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

**Land Description**

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

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

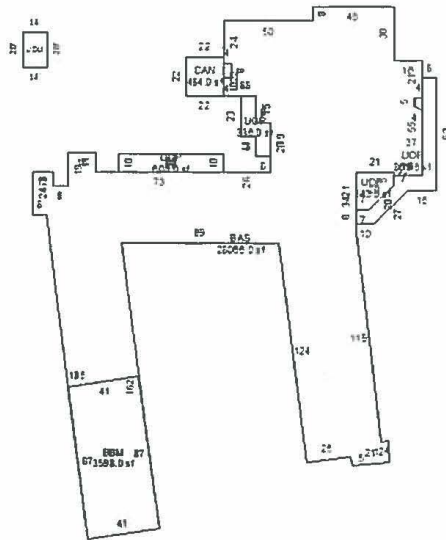
One Photo Available



Building Sketch 1 of 1



**Building Sketch 1**



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

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

**Miscellaneous Building Information**

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1988	RESI CONC 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**

Property Card    History Card    Building Permits

**Account: R0650181**

Location

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

Owner Information

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

Assessment History

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

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

*web site says 62 units*

Transfers

No Transfer Documents

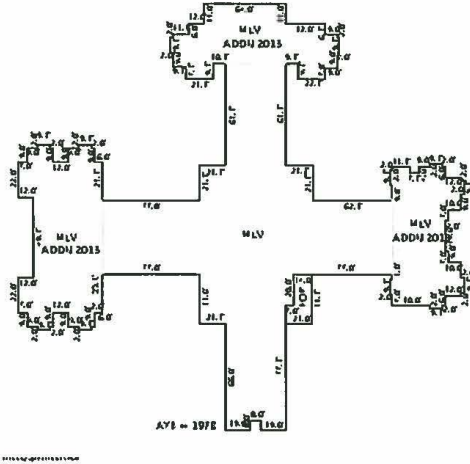
Tax History

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

\* Estimated

Images

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



**Account: R0650181 Land**

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

Misc Adjustment30

**Total Area**

Actual Area387989.0000

**Size**

Acres8.907

Account: R0650181

Location

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

Tax History

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

\* Estimated

No Transfer Documents

Images

- Google Map
- Photo
- Sketch

Focusing On 885 S HIGHWAY 50 BUSINESS LOOP OLATHE 61425





**Eliguis** (apixaban) tablets 5m 25m

In a clinical trial, ELIQUIS reduced stroke risk better plus had less major bleeding than warfarin.

**IMPORTANT SAFETY INFORMATION & INDICATION**

For people taking ELIQUIS for atrial fibrillation, not stop taking ELIQUIS® (apixaban) without 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 or dental procedure. Your doctor will tell you when to stop taking ELIQUIS.

HealthCare.com  
Looking for Affordable Health Insurance  
Start Here

(http://healthcare.com/evyy.net/c/212735/253650/3992)

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

## Colorow Care Center

750 8th St  
Olathe, CO 81425

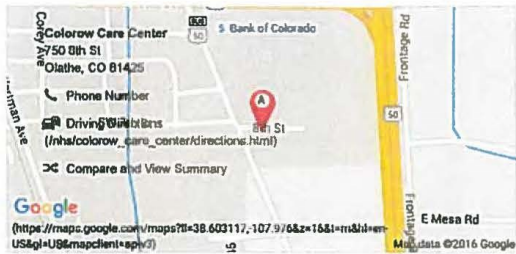
**2/5** overall rating  
Department of Health and Human Services

Phone Number    ★ Reviews (reviews.html)

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

Share

General Info (/nhs/colorow\_care\_center/review/nhs/colorow\_care\_center/nhs/colorow\_care\_center/) Ratings (/nhs/colorow\_care\_center/ratings/nhs/colorow\_care\_center/) Staffing (/nhs/colorow\_care\_center/staff/nhs/colorow\_care\_center/) Directions (/nhs/colorow\_care\_center/directions/nhs/colorow\_care\_center/) Nursing Home Jobs (/nhs/colorow\_care\_center/jobs/nhs/colorow\_care\_center/)



### 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.

**COLOROW CARE CENTER HAS BEEN COMPARED**

**419** times

COMPARE NOW

Advertisement

Eliguis. (apixaban) tablets 5m 25m

Find out how ELIQUIS compared to LOVENI followed by warfari

CLICK HERE

And ask your doctor if ELIQUIS is right for you

**IMPORTANT SAFETY INFORMATION**

For people taking ELIQUIS for atrial fibrillation, not stop taking ELIQUIS® (apixaban) without 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 or dental procedure. Your doctor will tell you when to stop taking ELIQUIS.

### Compare Similar Nursing Homes

#### Q Top searched Nursing Homes in Olathe, CO

- Kindred Transitional Care & Rehabilitation-Cherry (/nhs/kindred\_transitional\_care\_and\_rehabilitation-cherry/)
- Pikes Peak Care and Rehabilitation Center (/nhs/pikes\_peak\_care\_and\_rehabilitation\_center/)
- Cherry Creek Nursing Center (/nhs/cherry\_creek\_nursing\_center/)
- Cherelyn Healthcare Center (/nhs/cherelyn\_healthcare\_center/)
- Jewell Care Center of Denver (/nhs/jewell\_care\_center/)

#### 📍 We found 5 nursing homes nearby Colorow Care Center

- Horizons Care Center (/nhs/horizons\_care\_center/)

Advertis

And so how you SA

Click for message

Home and Country

**IMPORTANT SAFE INFORMATION ARE**

Using estrogen into your chance of getting ulcers (bleeding). May vaginal bleeding if you are using Provera (medication) vaginal bleeding after menopause signs of cancer (breast). Your health should check any bleeding to find out

Do not use estrogen without prescription. Heavy use. Please see your doctor including BODEN 100

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Philo PRM28

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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<a href="#">Cardiovascular Disease Physicians (/drs/cardiovascular_disease_physicians/)</a>	<a href="#">Oral and Maxillofacial Surgeons (/dentists/oral_and_maxillofacial_surgeons/)</a>	<a href="#">Chicago (/hospital/illinois/chicago.html)</a>	<a href="#">Los Angeles (/nhs/california/Los_Angeles.html)</a>
<a href="#">Dermatologists (/drs/dermatologists/)</a>	<a href="#">Oral and Maxillofacial Pathologists (/dentists/oral_and_maxillofacial_pathologists/)</a>	<a href="#">Los Angeles (/hospital/california/los_angeles.html)</a>	<a href="#">Cincinnati (/nhs/ohio/Cincinnati.html)</a>
<a href="#">Endocrinologists (/drs/endocrinologists/)</a>	<a href="#">Pathologists (/dentists/oral_and_maxillofacial_pathologists/)</a>	<a href="#">San Antonio (/hospital/texas/san_antonio.html)</a>	<a href="#">Houston (/nhs/texas/Houston.html)</a>
<a href="#">Family Practice Physicians (/drs/family_medicine_physicians/)</a>	<a href="#">Orthodontists (/dentists/orthodontists/)</a>	<a href="#">Dallas (/hospital/texas/dallas.html)</a>	<a href="#">San Antonio (/nhs/texas/San_Antonio.html)</a>
<a href="#">More ...</a>	<a href="#">General Dentists (/dentists/general_dentists/)</a>		
	<a href="#">More ...</a>		

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