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**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, AUGUST 28, 2018, 6:00 PM

Call to Order - 6:00 P.M.

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the July 24, 2018 meeting.

2. Monument Waste Easement Vacation

[Attach 2](#)

FILE # VAC-2018-356

Consider a request for the vacation of an ingress, egress and utility easement.

Action: Recommendation to City Council

Applicant: Monument Waste – Dan Kirkpatrick

Location: 2410 Blue Heron Road

Staff Presentation: Kristen Ashbeck

3. TJ Cruisers Conditional Use Permit

[Attach 3](#)

FILE # CUP-2018-390

Consider a request for a Conditional Use Permit to allow a tavern with greater than 25% gross sales of alcohol on 2.349474 acres in a C-1 (Light Commercial) zone district.

Action: Final Decision

Applicant: Tiara Knoblich and James Hadrath

Location: 2692 Highway 50, Units O, Q, and S

Staff Presentation: Lori Bowers

4. RESCHEDULED BY STAFF TO SEPTEMBER 11, 2018 - Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation

FILE # PLD-2017-562

FILE # VAC-2017-561

Consider a request for multiple actions including the following:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat, and changes to the Future Land Use Map boundaries for Residential Medium and Residential Medium Low designations on approximately 40 acres located at 789 23 Road;
- 2) A rezone to Planned Development (PD) with default zones of R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 3) A Zone of Annexation to Planned Development (PD) with default zones of R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation;
- 4) An Outline Development Plan (ODP) for mixed use development on approximately 70 acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road; and
- 5) Vacation of a plat known for the property known as Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots, rights-of-way and easements.

Action: Recommendation to City Council

Applicant: Club Deal 113/114 Park Plaza – Douglas Gilliland

Location: 789 23 Road and the property located between 789 23 Road and I-70, west of 23 Road

Staff Presentation: Dave Thornton

Other Business

Adjournment

Attach 1

GRAND JUNCTION PLANNING COMMISSION July 24, 2018 MINUTES 6:00 p.m. to 7:10 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Andrew Teske, Steve Tolle and Bill Wade.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Scott Peterson (Senior Planner) and David Thornton, (Principal Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 5 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the June 26th 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Teske moved to approve the minutes as written.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

Chairman Reece explained the purpose of the meeting and outlined the order of the public hearing.

* * * INDIVIDUAL CONSIDERATION * * *

2. Dual Immersion Academy

FILE # VAC-2018-188

Consider a request to vacate a sanitary sewer easement located at 552 West Main Street.

The applicants, Mesa County School District 51, were represented by Mark Austin, (Austin Civil Group).

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Thornton replied in the affirmative.

Staff Presentation

Dave Thornton (Principal Planner) stated that this request is to vacate a sanitary sewer easement located at 552 West Main Street. The applicant for this request is Mesa County School District 51.

Applicants Presentation

The Applicant's representative was present and offered to answer any questions that came up.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Commissioner Discussion

Commissioner Gatseos noted that he agreed with the staff report.

Motion and Vote

Commissioner Gatseos moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

3. River Walk Subdivision

FILE # RZN-2018-273

Consider a request to rezone 9.37 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) located at 3125 D Road.

The applicant, Dustin Gehrett (3125 D Road LLC) was present and represented by Tracy States, River City Consultants.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Peterson replied in the affirmative.

Staff Presentation

Mr. Peterson stated that the request is to consider a request to vacate a platted walkway located in the Darla Jean Subdivision. The applicant for this request is Dustin Gehrett (3125 D Road LLC).

Applicants Presentation

The Applicant's representative was present and offered to answer any questions that came up.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Questions for Staff

Mr. Peterson addressed questions from the Planning Commission regarding possible traffic concerns that were brought up at the neighborhood meeting.

Motion and Vote

Commissioner Wade moved to recommend approval to City Council.

Commissioner Teske seconded the motion. The motion passed by a vote of 7-0.

4. Short Term Rentals FILE # ZCA-2018-316

Consider a request to amend Sections 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 of Title 21, allowing and regulating Short Term Rentals and incorporating Bed and Breakfasts as Short Term Rentals.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

Staff/Applicant Presentation

Ms. Allen stated that the request is to consider a request to amend Sections 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 of Title 21, allowing and regulating Short Term Rentals and incorporating Bed and Breakfasts as Short Term Rentals.

Public Comment

Chairman Reese opened the hearing for public comment. The following citizen provided comments: Abram Herman.

Questions for Staff

Ms. Allen addressed questions from the Planning Commission regarding the nature of the changes and owner occupied vs non-owner occupied status.

Commissioner Discussion

Commissioner discussion included the need to address short term rentals in the code, a brief background of the committee work leading up to this proposal and lodging tax.

Motion and Vote

Commissioner Wade moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 7-0.

5. Greater Downtown Plan Amendment FILE # ZCA-2018-317

Consider a request to amend Sections 24.12.130, 24.12.140, 24.12.160, Section 24.12.170 and 24.12.180 of Title 24, modifying design standards and guidelines in the

Transitional and Residential areas of the Greater Downtown Overlay.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

Staff/Applicant Presentation

Ms. Allen stated that the request is to consider a request to amend Sections 24.12.130, 24.12.140, 24.12.160, Section 24.12.170 and 24.12.180 of Title 24, modifying design standards and guidelines in the Transitional and Residential areas of the Greater Downtown Overlay.

Questions for Staff

Ms. Allen addressed questions from the Planning Commission regarding the approach and conclusions of the assessment.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Commissioner Discussion

Commissioner discussion included commending the staff on the work involved with the public hearings that were conducted, acknowledgement that the original plan has held up well and that the amendments proposed should fine tune the document.

Motion and Vote

Commissioner Teske moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

6. Voting procedures/organization revisions FILE # ZCA-2018-335

Consider a request to amend certain text in Chapters 1, 2 and 7 of Title 21, to establish voting procedures of the Planning Commission and to simplify, clarify and better organize other text describing the authority of the zoning and development decision-making bodies.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

Staff/Applicant Presentation

Ms. Allen stated that the request is to consider a request to amend certain text in Chapters 1, 2 and 7 of Title 21, to establish voting procedures of the Planning Commission and to simplify, clarify and better organize other text describing the authority of the zoning and development decision-making bodies.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Motion and Vote

Commissioner Wade moved to recommend approval to City Council.

Commissioner Teske seconded the motion. The motion passed unanimously by a vote of 7-0.

Other Business

None

Adjournment

The meeting was adjourned at 7:10 PM

Attach 2



EXHIBIT LIST

MONUMENT WASTE EASEMENT VACATION		FILE NO. VAC-2018-356
Exhibit Item	Description	
1	Monument Waste Easement Vacation Information Submitted by Applicant	
2	Staff Report dated August 28, 2018	
3	PowerPoint Presentation dated August 28, 2018	

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Subdivision Plat/Plan - Simple / CUP AMENDMENT / VAC EASEMENT

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation 	Existing Zoning
Proposed Land Use Designation 	Proposed Zoning

Property Information

Site Location: 2405 & 2410 Blue Heron Road G.J. CO 81505	Site Acreage: 0.9 & 6.83
Site Tax No(s): 2945-092-00-130 & 2945-092-11-003	Site Zoning: I-2
Project Description: Remove property line between 2410 & 2405 Blue Heron, Amend CUP & Vacate an existing easement	

Property Owner Information

Applicant Information

Representative Information

Name: GRAND VALLEY LAND COMPANY LLC	Name: Monument Waste	Name: Ciavonne, Roberts & Assoc.
Street Address: 1710 DURANT AVE. SUITE W-6	Street Address: 2295 S. Hwy 191	Street Address: 222 Nth 7th Street
City/State/Zip: Aspen, CO 81611	City/State/Zip: Moab, Utah 84532	City/State/Zip: G.J. CO 81501
Business Phone #: 970-925-9046	Business Phone #: 970-987-4412	Business Phone #: 241-0745
E-Mail: rmac@dunrene.com	E-Mail: dan@monumentwaste.com	E-Mail: ted@ciavonne.com
Fax #: n/a	Fax #: n/a	Fax #: n/a
Contact Person: Robert Macgregor	Contact Person: Dan Kirkpatrick	Contact Person: Ted Ciavonne
Contact Phone #: 970-925-9046	Contact Phone #: 970-987-4412	Contact Phone #: 241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application Dan Kirkpatrick	Date 04/20/2018
Signature of Legal Property Owner Dan Kirkpatrick	Date 04/20/2018

Monument Waste – 2410 Blue Heron Road
CUP Amendment; Vacation of Easement; Simple Subdivision
July 4, 2018
General Project Report

Project Overview

The owner of the subject property is Grand Valley Land Company, LLC, and the project is called Monument Waste Services. The owner is close to finishing the construction of this recycle transload and processing facility in an I-2 Zone; a Conditional Use Permit for recycling was secured on September 26, 2017 and a Site Plan Review was approved on February 15, 2018.

During the various processes noted above Grand Valley Land Company, LLC, acquired an additional .99 acre property at 2405 Blue Heron Road (parcel # 2945-092-00-130) ... previously known as the Coorstec parcel ... which has become the catalyst to 'clean up' three entitlement 'needs':

- Amend the CUP on the 6.8 acre property at 2410 Blue Heron Road to include the additional .99 acre property at 2405 Blue Heron Road; this is an Administrative process;
- Vacate the 30' ingress, egress and utility easement (Reception #3 1250613 and 1207068), which is no longer necessary to serve the additional .99 acre property at 2405 Blue Heron Road; this process requires a Public Hearing;
- Through a Simple Subdivision combine the noted two properties (2410 and 2405 Blue Heron Road) into one parcel, while creating a separate parcel that is being dedicated to the City of Grand Junction per the Condition of Approval for the CUP. This Simple Subdivision will create a City owned parcel of 1.32 acres referred to as Lot 1, and a 6.55 acre parcel referred to as Lot 2; this is an Administrative process as we are not creating any additional lots.

A. Project Description

Location and Site Features

- The +/- 6.8 acre industrial property is at 2410 Blue Heron Road, at the west end of an existing cul-de-sac that currently serves two industrial buildings in Blue Heron Lake Industrial Park (Action Bindery and the GJ Tech Center); and the .99 acre property at 2405 Blue Heron Road (previously known as the Coorstec parcel) is accessed from the noted cul-de-sac through the above parcel via a recorded easement.
- About 6.3 acres of the combined 7.8 acres of both is quite flat and generally slopes to the west. With that in mind, the site has the following conditions:
 - The almost-completed recycle transload and processing facility;
 - The existing 30' wide Access and Utility easement along the south boundary of the property that serves the one acre parcel (2405 Blue Heron Road) at the west end of the easement. This submittal is to combine 2405 and 2410 Blue Heron Road into one parcel;
 - Along the east boundary of the property is a 20' wide Railroad & Util. easement;

- Approximately 1.4 acres on the west portion of the property contains a stretch of Leach Creek, as well as the Colorado Riverfront Trail, which appears to be a trespass as there is no easement for it. This is the only portion of the site with surface waters and potential wetlands.
 - One condition in the CUP is the conveyance of most of this western property to the City of Grand Junction, the exact location and 1.32 acre size is noted as Lot 1 on the submitted plat;
 - The second condition in the CUP was for screen fencing along the now determined property shared with the above noted conveyance. We have requested the elimination of the need for ‘screening’ as the property being dedicated to the City serves as appropriate screening;
 - With the purchase of 2405 Blue Heron Road, along with the above noted City conveyance, the CUP Amendment, Easement Vacation and Simple Subdivision can address all of the necessary plat and entitlement issues.

B. Public Benefit:

- The zoning of this property is consistent with the Persigo Agreement and the Future Land Use Plan;
- Development of vacant, in-fill properties is beneficial to the use of existing utilities and infrastructure;
- There are no additional Public Improvements required, all roads and ROW is existing.
- The City will increase its Riverfront Open Space lands with the conveyance discussed above, which will correct an existing Riverfront Trail ‘trespass’.

C. Neighborhood Meeting

A Neighborhood Meeting for the CUP was held on July 5th, 2017, at which the Site Plan was presented. A neighborhood meeting for the CUP Amendment, Easement Vacation and Simple Subdivision is not required.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan and Zoning Plan
Decision Letter for the Conditional Use Permit

2. Surrounding Land Use

The land surrounding the subject parcel is either vacant, or already industrial uses. The abutting properties to the north, east, and south are zoned I-2, and City owned property (zoned CSR) abuts on the west.

3. Site Access and Traffic

The properties are at 2410 and 2405 Blue Heron Road, at the west end of an existing cul-de-sac that currently serves two industrial buildings in Blue Heron Lake Industrial Park (Action Bindery and the GJ Tech Center). Traffic will be associated with individual drop off, as well as commercial vehicle drop off and haul out.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer is available within Blue Heron Road; Ute Water is also available.

6. Effects on Public Facilities

There will be no unusual impacts on the fire department and police department.
There will be no impacts to the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

Nothing unusual was encountered.

9. Hours of Operation

Typical business hours, plus after hour drop off for non-commercial customers.

10. Number of Employees

Initially ten.

11. Signage Plans

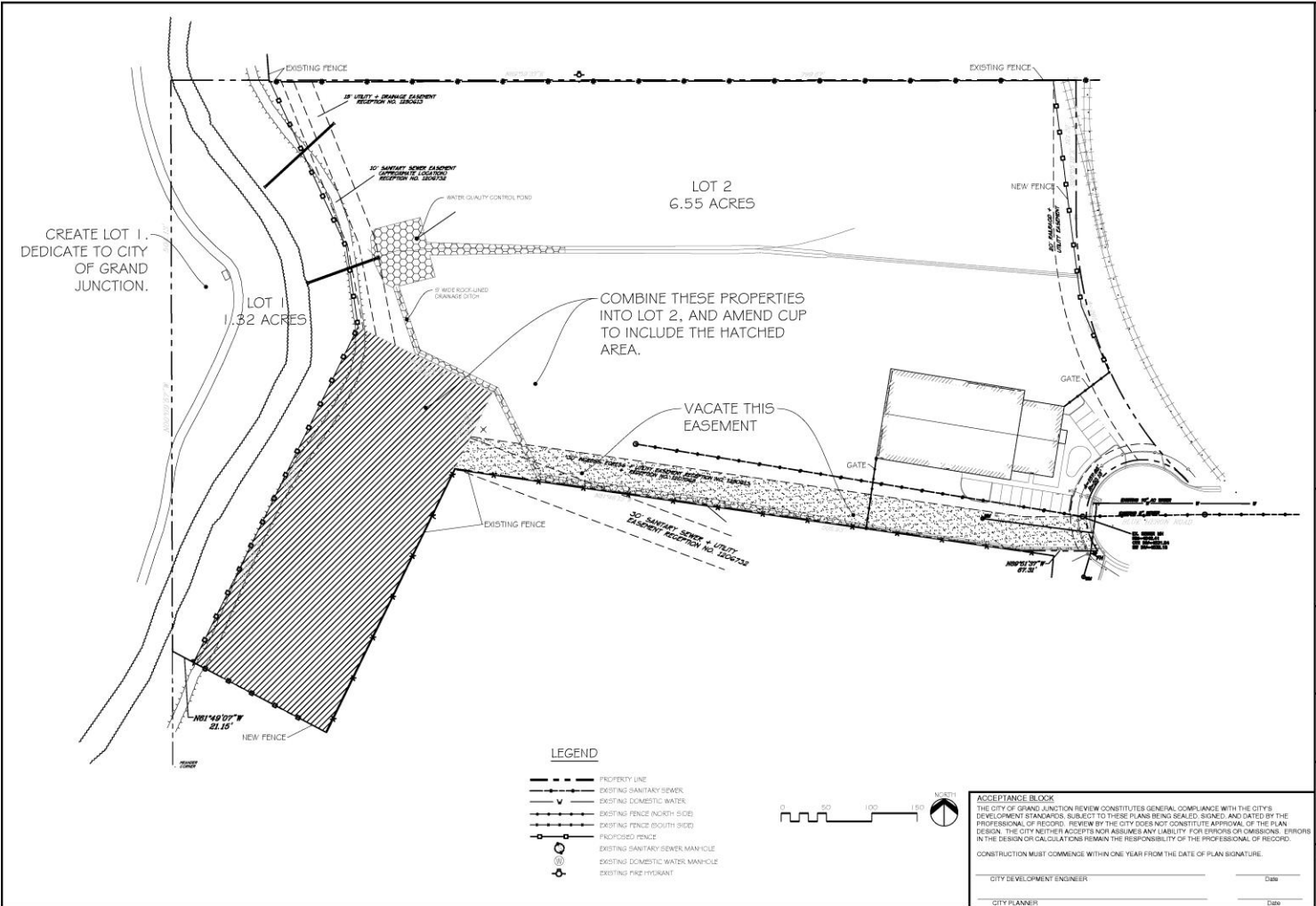
Currently being designed with Bud's Signs.

12. Irrigation

Domestic.

E. Development Schedule and Phasing

The Monument Waste facility is under construction ... in fact almost complete.



DRAWN BY	MR.
CHECKED	TC
JOB NO.	1705
DATE	07/04/2018
REVISIONS	

MONUMENT WASTE
2410 & 2405 BLUE HERON ROAD

DIYORNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81507
970.241.2788 F
WWW.DRA.COM

MONUMENT WASTE

**COMPOSITE PLAN
SSU/CUP AMEND/VAC
EASEMENT**

SHEET NO.
1

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ Date _____
CITY PLANNER _____ Date _____

2410 BLUE HERON INDUSTRIAL PARK, FILING NO. 2 ALTA/NSPS LAND TITLE SURVEY

GOVERNMENT LOT 1 SECTION 9, T. 1S, R. 1W., UTE MERIDIAN.
MESA COUNTY, COLORADO

Abstract & Title Company of Mesa County - 613132M (01/18/2017)
COMMITMENT FOR TITLE INSURANCE
ALTA 2016
SCHEDULE B - SECTION 2
EXCEPTIONS

1. Rights of claim of parties on possession not shown by the public records.
2. Easements, or claims or encumbrances, not shown by the public records.
3. Discrepancies, conflicts or boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not hereafter furnished, imposed by law and not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpaid mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, interests or rights to water.
6. Any and all unpaid taxes, assessments and unrecorded tax liens.
7. Defects, liens, encumbrances, adverse claims of other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for the value of record the estate or interest or mortgage herein covered by this Commitment. Note: The above exception will not appear on policies where closing and settlement has been performed by the company.

- NOTE: Exceptions 1 through 7 limited as they are standard exceptions to be issued hereunder once all Schedule B Part I requirements have been satisfied and the Company closes the transaction.
8. Reservation of right of proprietor of any patenting vein or lode to extract the same in U.S. Patent recorded January 2, 1975 at Receipts No. 188953.
 9. ORIGINAL PATENT FOR LOT 1 OF SECTION 9, T. 1S, R. 1W., UTE MERIDIAN
 10. Terms, agreements, provisions, conditions and obligations as contained in Sewer Plant Agreement between Coors Production Company, a Colorado Corporation, City Mills, Inc., a Colorado Corporation, Blue Heron Ironworks, a General Partnership, Rio Canion, a Limited Partnership and The Dow Chemical Company recorded October 17, 1974 at Receipts No. 121066.
 11. NOT A SURVEY MATTER
Terms, agreements, provisions, conditions and obligations as contained in Warranty Deed recorded March 26, 1981 at Receipts No. 121839.
 12. NOT A SURVEY MATTER
Non-exclusive easement for ingress and egress and sanitary sewer easement as conveyed to Coors Production Company by Instrument recorded October 26, 1979 at Receipts No. 120682 and recorded October 30, 1979 at Receipts No. 120708.
 13. NOT A SURVEY MATTER
Terms, agreements, provisions, conditions and obligations as contained in Warranty Deed recorded March 26, 1981 at Receipts No. 121839.
 14. NOT A SURVEY MATTER
Non-exclusive easement for ingress and egress and sanitary sewer easement as conveyed to Coors Production Company by Instrument recorded October 26, 1979 at Receipts No. 120682 and recorded October 30, 1979 at Receipts No. 120708.
 15. NOT A SURVEY MATTER
Terms, agreements, provisions, conditions and obligations as contained in Warranty Deed recorded March 26, 1981 at Receipts No. 121839.
 16. NOT A SURVEY MATTER
Non-exclusive easement for ingress and egress and sanitary sewer easement as conveyed to Coors Production Company by Instrument recorded October 26, 1979 at Receipts No. 120682 and recorded October 30, 1979 at Receipts No. 120708.
 17. NOT A SURVEY MATTER
Terms, agreements, provisions, conditions and obligations as contained in Warranty Deed recorded March 26, 1981 at Receipts No. 121839.

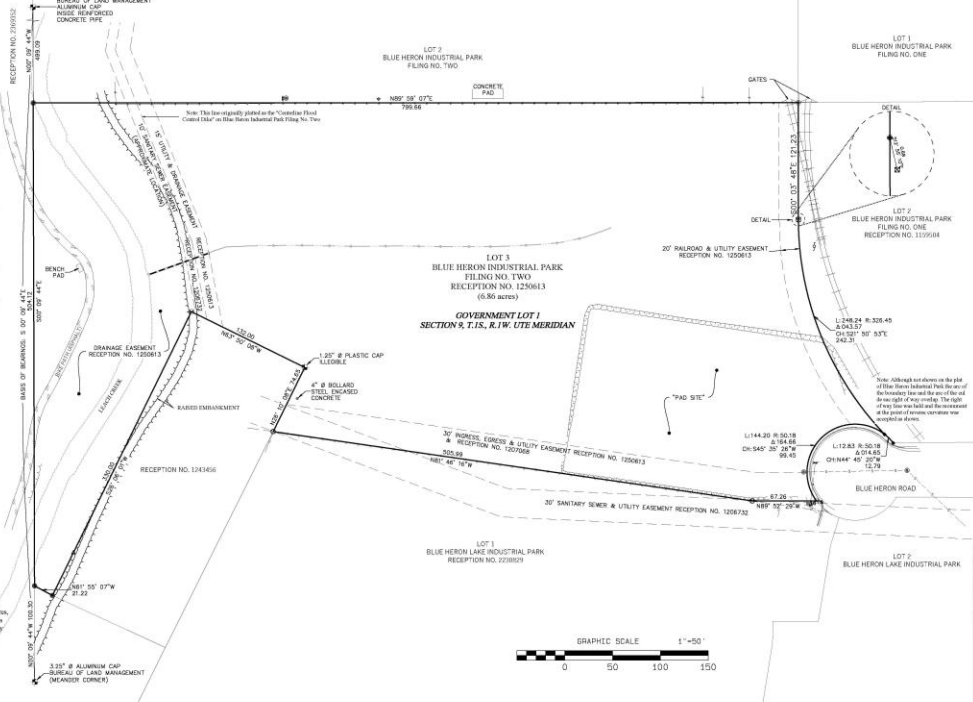
TABLE A ITEMS (2016)

1.	Platted horizon
3.	Flood zone classification: Zone AE, Base flood elevations determined, 1% annual chance flood
4.	Platted horizon
8.	"PAD SITE" Platted horizon
11.	The location of underground utilities as shown herein are based on visible evidence from above ground structures, markings by the respective utility companies and their locator services. No excavations were made during this survey to determine exact location and depth of underground utilities and structures. Actual locations may vary from those as shown herein and additional underground utilities may exist. Existence and location of all underground utilities and structures should be verified prior to any construction on this property.
16.	"PAD SITE" earth work, top and low platted horizon.

GENERAL NOTES
This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown herein is made by either. All information regarding ownership, rights of way, easements, encumbrances, and other documents that may affect the quality of the property is a legal commitment prepared by Abstract & Title Company of Mesa County, 613132M, dated January 18, 2017. Other documents may exist which would affect this property.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced herein. The hearings of the boundary lines on the drawing support the title description stated in a plat of the Mesa County Local Coordinate System (MELCS). The geographic integrity of the lines has been preserved except where they yield to record monuments and/or survey or controlling lines.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or above ground contamination vessels that may affect the use or development of this land.



LEGEND

- PARCEL BOUNDARY
- EASEMENT LINE
- AUGUST LINE
- BARBERIE FENCE
- CHAINLINK FENCE
- CONCRETE LINE
- FLOWLINE
- TOP OF BANK
- EDGE OF BANK
- EDGE OF ASPHALT
- EDGE OF ASPHALT
- BURIED WIRE
- BURIED GAS
- BURIED WATER
- EDGE OF WATER
- 12\"/>- CORE PILE
- WATER MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- TELEPHONE PEDISTAL
- WATER VALVE
- SET 2\"/>- 2\"/>- 2\"/>- 2\"/>- 2\"/>- 1\"/>- 1\"/>- 1\"/>- POLARIS SURVEYING
- NUMBER 5 BEAR



To Abstract & Title Company of Mesa County and Grand Valley Land Company, L.L.C. a Colorado limited liability company:

This is to certify that this map or plat and the survey on which it is based were made by me or under my direct supervision in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly published and adopted by ALTA and NSPS and includes Items 1, 3, 4, 8, 11 and 16 of Table A thereof. The field work was completed on December 29, 2016.

This statement is not a warranty, either expressed or implied.

Date: _____

Alta K. Thomas, P.L.S. 38274

Linear Unit of Measurement as U.S. Survey Foot.
Recorded Description of Surveyed Property (Reception Number: 2414208)
LOT 1
BLUE HERON INDUSTRIAL PARK, FILING NO. TWO
STATE OF COLORADO, COUNTY OF MESA

SECT'S ZONE "NVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF OBSERVATION CENTRAL MERIDIAN
1. LATITUDE: 39°02'27.662\"/>
2. LONGITUDE: 106°42'43.527\"/>
NORTHING: 50.000 FT
EASTING: 106.000 FT
SCALE FACTOR: 1.0002181776
PROJECTOR SCALE FACTOR: 664670(NAD83)

BASE OF BEARINGS
The bearings herein are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at <http://www.mesacounty.gov/gva-survey/GVA/GVA2012.htm>, determined by GPS observation of the west line of government lot 1, being defined by a 3.25\"/>
NOTE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may an action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



2410 BLUE HERON INDUSTRIAL PARK, FILING NO. 2 ALTA/NSPS LAND TITLE SURVEY

GOVERNMENT LOT 1 SEC. 9, T. 1S, R. 1W, UTE MERIDIAN, MESA COUNTY, CO.
Sheet 1 of 1
Drawing: 2410-2021
Job No. 2410-02
Drawing Date: 12/29/2016
Checked By: [Signature]

RIVER CITY CONSULTANTS
104 Walker Court, Suite 110
Grand Junction, CO 81505
Phone: 815.712.8122
Fax: 815.241.6841

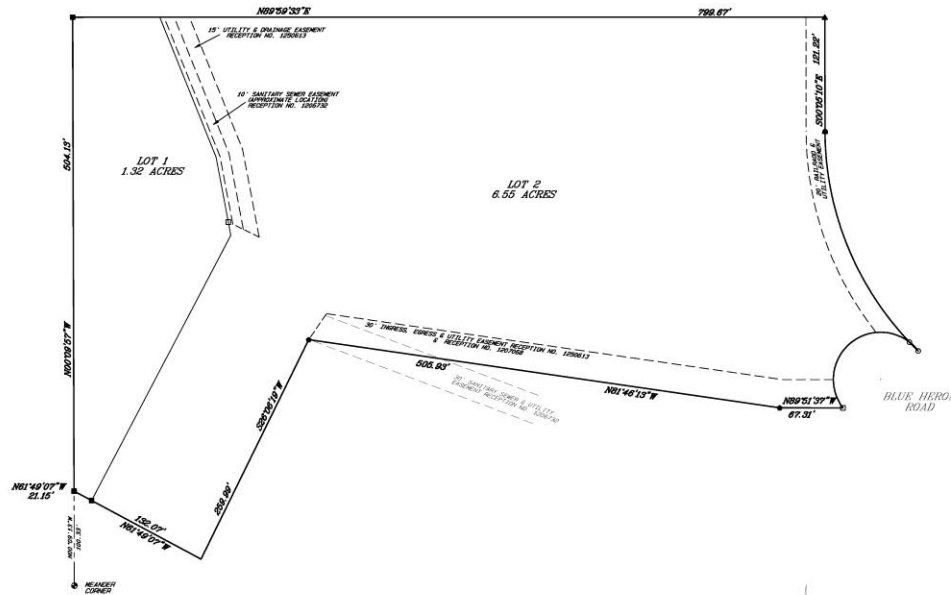
LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date: _____ Page: _____
Book: _____
Reception No.: _____

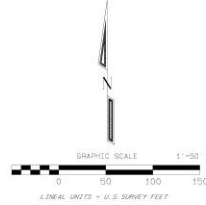
NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may an action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MONUMENT WASTE SUBDIVISION

A part of the W 1/2 NW 1/4, SEC. 9, T1S, R1W, U.M.
City of Grand Junction, Mesa County, Colorado



- LEGEND & ABBREVIATIONS**
- FOUND 3/8" ALUMINUM CAP STAMPED
SQUARE 1" LAND MARK/STAKE
 - FOUND 2" ALUMINUM CAP STAMPED
RIVEN CITY CONSOLIDATED LS 380/F4
 - ▲ FOUND 2" ALUMINUM CAP STAMPED
HOLLAND ENG. LS 348/2
 - FOUND 2" ALUMINUM CAP STAMPED
TOWNSHIP LANDFILL CONR. LS 384/10
 - FOUND 2" ALUMINUM CAP STAMPED
RIVEN CITY CONSOLIDATED LS 384/8
 - FOUND 1/2" ALUMINUM CAP STAMPED
LANDESSON LS 374/2
 - FOUND #5 REBAR NO CAP
 - △ FOUND #5 REBAR WITH 1" YELLOW
PLASTIC CAP ALLESTABLE
 - G. V. A. L. C. S. - GRAND VALLEY AREA
LOCAL COORDINATE SYSTEM
N.C. - BUSINESS CORNER
 - E— ELECTRIC LINE
 - T— TELEPHONE LINE
 - CTV— CABLE TELEVISION LINE
 - FB— FIBER OPTICS LINE
 - M— MATH LINE
 - S— SEWER LINE
 - ST— STORM SEWER LINE
 - OIL— OIL LINE
 - IRR— IRRIGATION LINE
 - L— LIMITS OF SIGNAL
 - X— FENCE LINE
 - >— DIRECTION OF FLOW
 - CONCRETE



MONUMENT WASTE SUBDIVISION		
LOCATED IN THE		
W 1/2 NW 1/4, SEC. 9, T1S, R1W, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 246-8749		
Designed By: M. W. D.	Checked By: E. E. B.	Job No: 1507-17-01
Drawn By: TMOEL	Date: JUNE 2018	Sheet: 1 OF 1

EXHIBIT A

EASEMENT VACATION DESCRIPTION

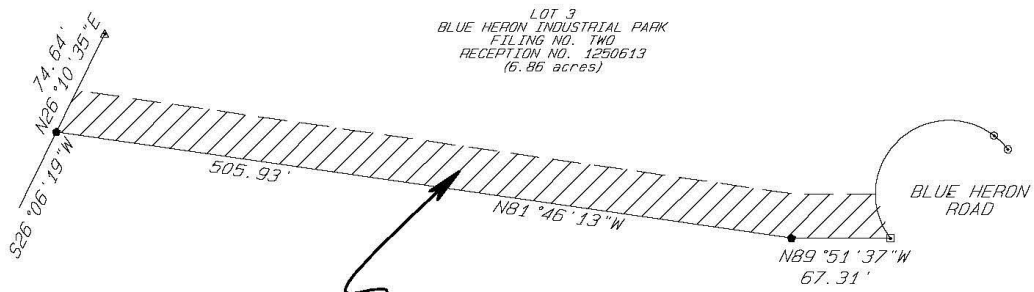
A strip of land situate in the W 1/2 NW 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian and a portion of Lot 3, Blue Heron Industrial Park Filing No. Two as recorded under Reception No. 1250613, City of Grand Junction, Mesa County, Colorado, being described as follows:

The south 30.00 feet of Lot 3, as shown on the recorded plat thereof.
Said strip contains 561 square feet more or less.

This description was written by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

EXHIBIT A

EASEMENT VACATION



30' INGRESS, EGRESS & UTILITY
EASEMENT RECEPTION NO. 1250613
& RECEPTION NO. 1207068



NOT TO SCALE
LINEAL UNITS = U.S. SURVEY FEET

D H SURVEYS, INC.
970-245-8749
JOB #1527-17-01

PLANNING COMMISSION AGENDA ITEM

Project Name: Monument Waste Public Utility Easement Vacation
Applicant: Monument Waste
Representative: Ted Ciavonne, Ciavonne, Roberts and Associates
Location: 2410 Blue Heron Road
Existing Zoning: I-2 (General Industrial)
Staff: Kristen Ashbeck, Senior Planner
File No. VAC-2018-356
Date: August 28, 2018

I. SUBJECT

Consider a request to vacate a public utility easement on the property located at 2410 Blue Heron Road.

II. EXECUTIVE SUMMARY

The Applicant, Grand Valley Land Company, LLC is requesting the vacation of a public utility easement on the property located at 2410 Blue Heron Road. The Applicant is currently in the process of completing construction of a recycle facility for which a Conditional Use Permit was granted in September 2017. The Applicant recently acquired a vacant .99-acre parcel (2405 Blue Heron Road) adjacent to the southwest corner of the 2410 Blue Heron Road property. The provision for utility services to this parcel was initially to be via this dedicated public easement that runs along the southern boundary of the 2410 Blue Heron Road property. Since the Applicant is in the process of replatting the two properties into a single property whereby utility services can be provided within the combined parcel, there is no longer a need for the utility easement to serve the parcel at 2405 Blue Heron Road. There are no utilities located within the easement that is requested to be vacated.

III. BACKGROUND

The owner of the subject property is Grand Valley Land Company, LLC, and the project underway is known as the Monument Waste Services Recycling Facility. The developer is close to completing the construction of this recycle transload and processing facility in an I-2 zone district. A Conditional Use Permit for a recycling facility was approved by Planning Commission on September 26, 2017 and a Site Plan Review was approved administratively on February 15, 2018.

During the various processes noted above, Grand Valley Land Company, LLC, acquired an additional .99-acre property at 2405 Blue Heron Road (parcel 2945-092-00-130), previously known as the Coorstec parcel. With this acquisition and pending lot consolidation, the Applicant is requesting vacation of the public utility easement that is no longer needed to provide utility services to the property at 2405 Blue Heron Road. The Applicant is proposing to construct weight scales in the area of the utility easement proposed to be vacated.

The Applicant is currently processing a simple subdivision review to combine the noted two properties (2410 and 2405 Blue Heron Road into one parcel, while creating a separate parcel that is being dedicated to the City of Grand Junction per the Condition of Approval for the CUP). This Simple Subdivision will create a City-owned parcel of 1.32 acres referred to as Lot 1, and a 6.55-acre parcel referred to as Lot 2.

There are three other easements on this property that appear on the attached drawings provided by the Applicant that are not being impacted by this vacation request. The first is a private 30-foot Ingress Egress easement, the second, a 20-foot Railroad and Utility Easement along the eastern property line for an existing rail spur, and the third is a 30-foot Sanitary Sewer and Utility Easement that crosses the western end of the 30-foot ingress, egress and utility easement requested to be vacated.

IV. NOTIFICATION REQUIREMENTS

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with an application sign on July 18, 2018. The notice of this public hearing was published August 21, 2018 in the Grand Junction Daily Sentinel.

V. ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of the easement shall conform to the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

The proposed public utility easement vacation is addressed by the following Goal of the Comprehensive Plan.

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

Vacation of this utility easement will have no impact on public facilities or services provided to the general public. Staff therefore finds this request conforms with this criterion.

- b. *No parcel shall be landlocked as a result of the vacation.*

The request to vacate the public utility easement will not render any parcel landlocked. Therefore, staff finds the vacation request meets with this criterion.

- c. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

No access to any parcel will be restricted by the vacation of this public utility easement. Staff finds this criterion has been met.

- d. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

The public utility easement that is requested to be vacated no longer protects utilities provided to the .99-acre parcel that has been acquired and is being combined with the adjacent parcel. There will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land.

The application was reviewed by all potentially-affected utilities and there were no concerns raised with the vacation request. Staff therefore has found this request conforms with this criterion.

- e. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

Adequate public facilities and services exist for these properties without the need for this public utility easement since as no utilities are located within the easement. No facilities and services will be impacted or inhibited by this request. Staff has therefore found this request to conform with this criterion.

f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Vacation of this easement will provide benefit to the City by removing an unnecessary encumbrance on the property and allow the area to be used for development of the new use on the property (construction of weight scales in the area of the vacated easement) and become a viable industrially-developed property, contributing to the City economy. Staff finds this request conforms with this criterion.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2018-356, a request to vacate a public utility easement located on the property at 2410 Blue Heron Road, the following findings of fact were made:

1. The request conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code;

Therefore, staff recommends approval of the request to vacate the public utility easement.

VII. RECOMMENDED MOTION

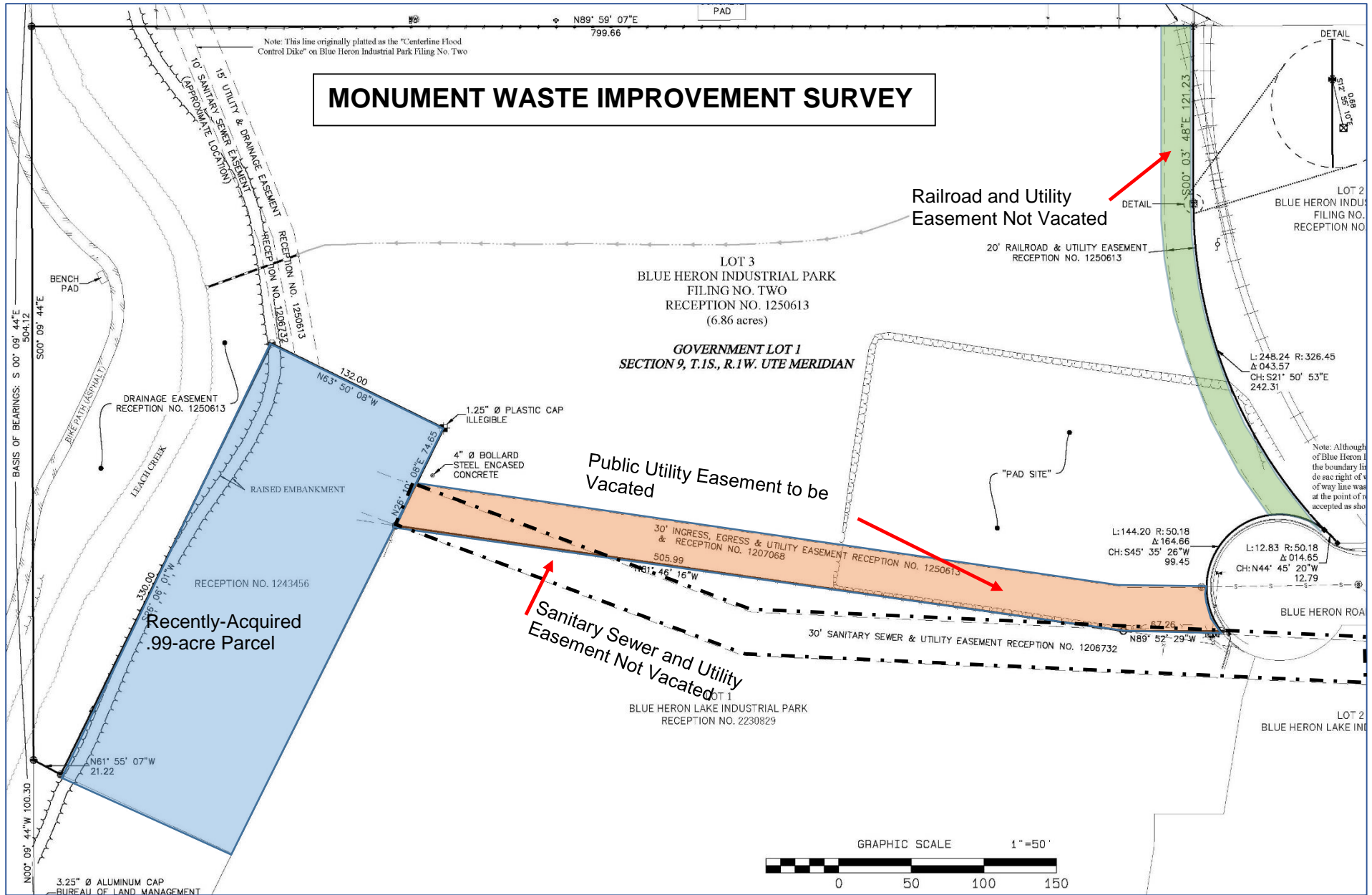
Madam Chairman, on the request to vacate a public utility easement located on the property at 2410 Blue Heron Road, file number VAC-2018-356, I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report.

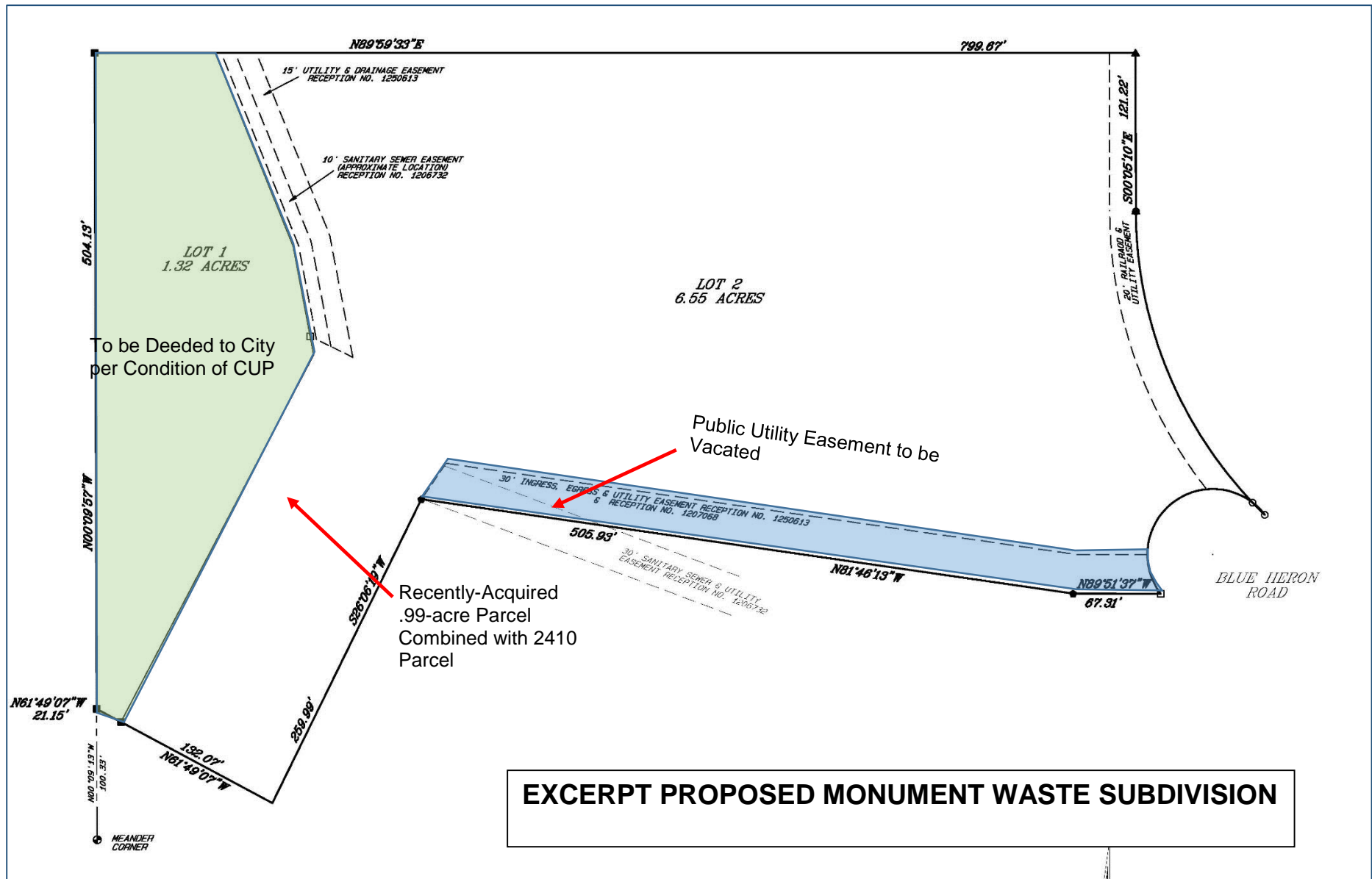
Attachments:

1. Vicinity Map
2. Improvement Survey Showing Easement to be Vacated
3. Excerpt of Proposed Monument Waste Subdivision Plat

Monument Waste Recycle Facility







Attach 3



Date: August 28, 2018

Staff: Lori Bowers

File #: CUP-2018-390

EXHIBIT LIST

TJ Cruisers – Request for Conditional Use Permit – bar/tavern

Exhibit Item #	Description
1	Application Binder dated July 2, 2018
2	Staff Report dated August 28, 2018
3	PowerPoint Presentation dated August 28, 2018

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: T.J CRUISERS LLC

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation RETAIL	Existing Zoning C2
Proposed Land Use Designation SAME	Proposed Zoning SAME

Property Information

Site Location: 2697 U.S. HWY 50 Site Acreage: 2.3

Site Tax No(s): Site Zoning:

Project Description: Obtain a Conditional Use Permit (CUP)

Property Owner Information

Applicant Information

Representative Information

Name: JERRY-KATHY HARRIS	Name: JAMES S. HAORATH	Name:
Street Address: 3421 D. ROAD	Street Address: 530 ORCHARD AVE	Street Address:
City/State/Zip: PALISADE CO 81521	City/State/Zip: GRAND JER 81501	City/State/Zip:
Business Phone #: 970-234-3838	Business Phone #: 970-245-0183	Business Phone #:
E-Mail: N.A.	E-Mail: N.A.	E-Mail:
Fax #: N.A.	Fax #: N.A.	Fax #:
Contact Person: JERRY-KATHY	Contact Person: JIM or JAMES	Contact Person:
Contact Phone #: 970-234-3838	Contact Phone #: 970-433-1934	Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application 	Date 7-2-18
Signature of Legal Property Owner 	Date 7-2-18



Cruisers Bar, located at 2692 Hwy 50. We are seeking a conditional use permit for a tavern license. We have the whole space at 2692 Hwy 50. The building has enough electrical power to meet our needs. The space also has central air conditioning. Putting a Cruisers Bar in Orchard Mesa is exciting, Cruisers Bars are known for the cleanliness, and friendly service. All ID's are checked and we are constantly aware of overserving. Our menu features 7 different varieties of pizza's which are cooked in a special pizza oven. The bar will open daily at 3:00 PM and close at 2 AM, During the NFL football season the bar will open at 10:30 AM on Sunday's. There are 3 sign boxes, two of which we will plan on using. We are located in a strip mall just north of US Hwy 50. The strip mall has several hydrants across the property, We will have low impact on public facilities, the reason we have low impact is because Cruisers pays close attention to details. Cruisers has a good working relationship with the City of Grand Junction Police as well as the Mesa County Sheriff department. We team up to keep drunk drivers off the road. Our approximate 10 employees will be thoroughly well trained, All employees will go through the city's alcohol awareness program. Cruisers Bar has zero tolerance for drinking and driving. We use three different cab services to get our patrons home safely. There will not be an impact of geology of the soil for there is no digging in the plans. I've had a license for Cruisers Bar for over 20 years, 10 of those years, My Partner, Tiara has worked for me. We have researched putting a bar in Orchard Mesa for years. We grabbed this space when it became available, every little village, town, should have a bar that they can call their own. Now Orchard Mesa is going to have that bar. "For a LARGE time at a small price, it's CRUISERS!!

Thanks you,
Jim Hadrath &
Tiara Knoblich

2692 Hwy 50
Grand Junction, CO 81503

Cruisers Bar

omcruisersbar@yahoo.com

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Kathleen A Harris, am the owner of the following real property:

(b) 2692 Hwy 58 Reception # 2642686
Grand Junction, Co 81503 BK 5425 PG 70

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

Jerry M. Harris

I have reviewed the application for the (d) Cruisers pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) none known

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: Kathleen A. Harris

Printed name of owner: Jerry M. Harris & Kathleen A Harris

State of Colorado)

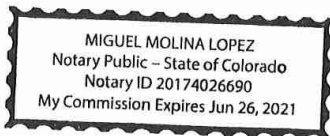
County of Mesa) ss.

Subscribed and sworn to before me on this 11 day of July, 20 18

by Miguel Mohine

Witness my hand and seal.

My Notary Commission expires on Jun 26, 2021



Miguel Mohine
Notary Public Signature

Recording requested by:
**WELLS FARGO BANK, NATIONAL
ASSOCIATION**

When recorded return to:
**WELLS FARGO BANK, NATIONAL
ASSOCIATION**
Business Lending
San Antonio PO Box 659713
San Antonio, TX 78265

State of Colorado



100105354013112185

**DEED OF TRUST
AND ASSIGNMENT OF RENTS AND LEASES**

THIS DEED OF TRUST AND ASSIGNMENT (this "Deed of Trust") is executed as of September 10, 2008, by **JERRY M. HARRIS AND KATHLEEN A HARRIS**, ("Trustor"), to THE PUBLIC TRUSTEE OF THE COUNTY OF Mesa, COLORADO ("Trustee"), for the benefit of **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Beneficiary").

ARTICLE I. GRANT IN TRUST

1.01 Grant. For the purposes and upon the terms and conditions in this Deed of Trust, Trustor irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, Trustor's interest in: (a) all real property located in Mesa County, Colorado, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Trustor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, improvements and landscaping now or hereafter erected or located on said real property; (f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights and other evidences of any such rights; and (h) all interest or estate which Trustor now has or may hereafter acquire in said real property and all additions and accretions thereto, and all awards or payments made for the taking of all or any portion of said real property by eminent domain or any proceeding or purchase in lieu thereof, or any damage to any portion of said real property (collectively, the "Subject Property"). The listing of specific rights or property shall not be interpreted as a limitation of general terms.

Grand Junction Fire Department New Development Fire Flow Form

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 7/5/18
 Project Name: TJ Cruisers LLC
 Project street address: 2092 Hwy 50 G.J., CO 81503 (Q,S,O)
 Assessor's Tax Parcel Number: _____
 Property Owner name: Kathy & Jerry Harris
 City or County project file #: _____
 Name of Water Purveyor: Grand Junction
 Contact Name: Frank Kneppich & Jim Hadgrath
 Contact Phone Number: (970) 230-7217 (970) 245-0183

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.

Comments: _____

 2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: Brick, Block and Wood
 - b. List each building that will be provided with an approved fire sprinkler system: N/A

 3. List the minimum fire flow required for this project (based on Appendix B and C): _____
- Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2012, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

¹ Fire flow calculation area, 2012 IFC, B104.1, p 445.

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
Hyd # 84-262-012 3186 @ 20 PSI 83-262-015 2191 gpm @ 20 PSI
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 2688.
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:
Ron Key Water Service Supervisor Date 7-2-18

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

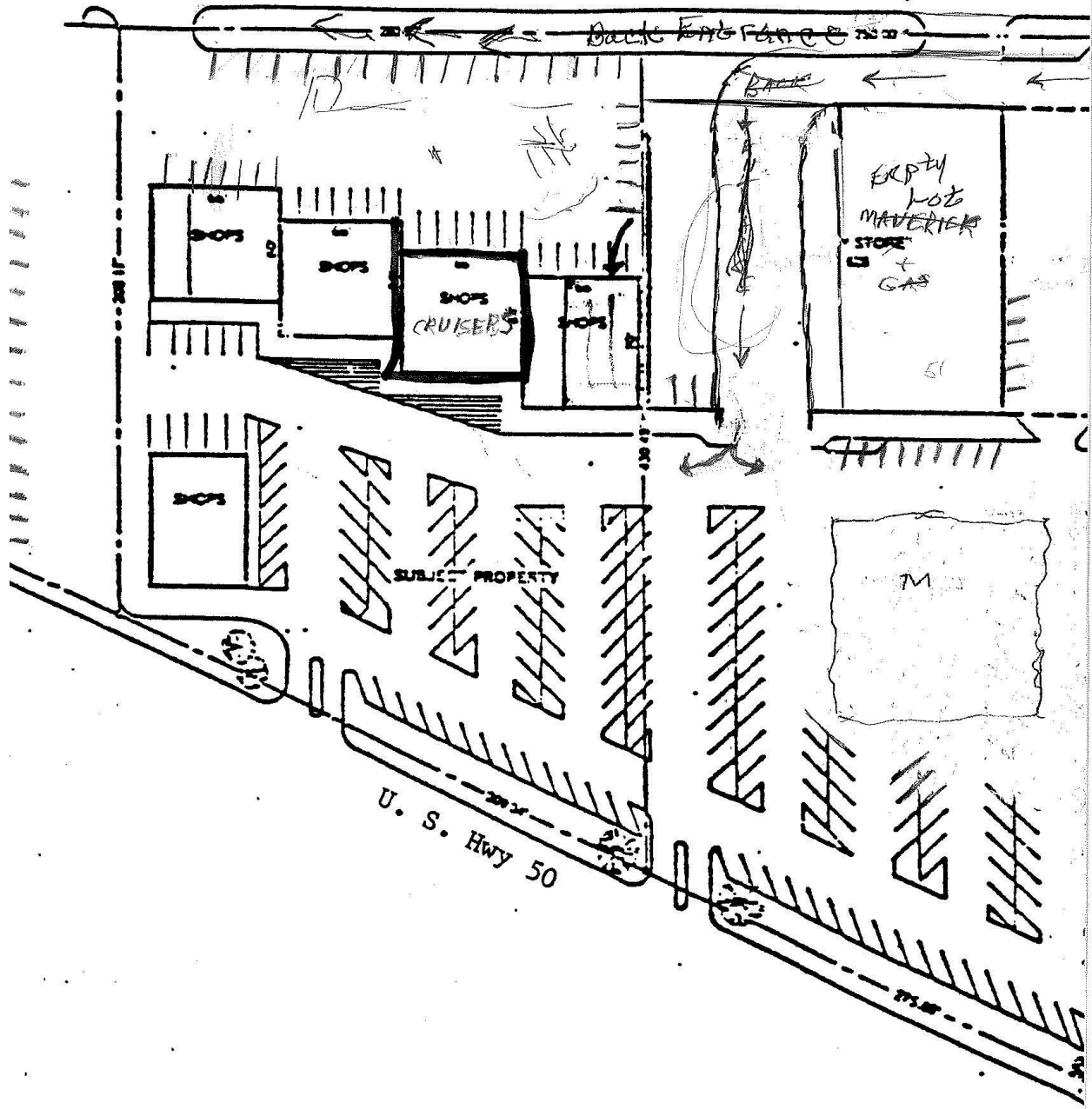
Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City of Grand Junction Water.
² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502
³ International Fire Code, 2012 Edition
⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

B 3/4 Road





Industrial Pretreatment Division
 Persigo Wastewater Plant
 2145 River Road
 Grand Junction, CO 81505
 970-256-4180

**INDUSTRIAL PRETREATMENT SURVEY
 FOR ALL INDUSTRIAL and COMMERCIAL (Non-Residential) BUSINESSES**

The United States Environmental Protection Agency (USEPA) requires the City of Grand Junction (City) Industrial Pretreatment Program to regulate industrial and commercial facilities in our service area that generate wastewater that may be significant to the Persigo Wastewater Treatment Facility. To support this requirement, the City performs business and facility surveys and inspections to obtain information regarding facility operations and chemical usage, and to evaluate the significance of a facility's wastewater discharge to the publicly owned sewer system. This survey is a screening tool to determine if additional City requirements are required and to add local commercial and industrial businesses to the City's Industrial Pretreatment database.

Facility Name: TJ Cruisers LLC
 Facility Location: 21092 Hwy 50 Grand Jet, C.O. 81503
 Mailing Address: 21092 Hwy 50 Grand Jet, CO 81503
 Facility Owner: Kathy & Jerry Harns owner (970) 234-3838
 Facility Contact: Kathy Harns Name owner Title (970) 234-3838 Phone #
 e-mail address: _____
 Contractor Contact: Eric Giannangelo Name (970) 234-0744 Phone # giannangeloberie@gmail.com e-mail

1. Provide a brief description of new project (ex: new building construction, painting, roofing, remodel, etc.)
walls, floors + doors, electrical + plumbing T.I.

2. Provide a brief description of the operations at this facility including primary products and services (ex: restaurant, retail, garage, office, medical, etc.)
bar, selling of liquor + beer + wine.

3. Please answer the following questions to determine if other Pretreatment applications may be required to be completed for your project or facility. ****All Questions Must Be Answered****

Yes	No	Industrial Pretreatment Survey Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is this facility an office or retail store?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will this facility discharge only domestic wastewater or sewage that is typically only found in a residential home? (Note: Domestic wastewater is wastewater generated only from typical bathroom and breakroom facilities, such as toilets and breakroom sinks, hand sinks and showers. All other industrial or commercial wastewater is considered process wastewater.)

X		Will there be any changes to the existing plumbing? If Yes, briefly describe the change: <u>Moving and opening up bathroom</u> <u>(more drains)</u>
		Is this facility under new ownership or lease agreement?
		Has this facility stopped operation or been closed for a period of 12 months or longer?

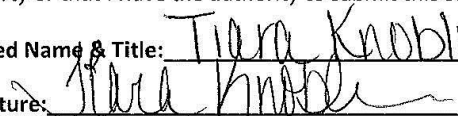
Yes	No	Food Service
	X	Is this a food service or food processing facility (ex: restaurant, coffee shop, fast food, catering, etc.) or has any of the following: bar, bistro, bakery, butcher shop, cannery, etc?
	X	Does this facility have a commercial kitchen?

Yes	No	Vehicle/Equipment
	X	Does this facility service or clean any vehicles or equipment (ex: engines, parts, valves)?
	X	Does this facility do any materials or metal fabrication (ex: grinding, polishing, cutting, welding, forging, tumbling, etc.)?
X		Are there any floor drains in the shop area?

Yes	No	Medical
	X	Does this facility provide medical services?
	X	Does this facility provide dental services?
	X	Does this facility operate a laboratory?

Yes	No	Recreational Vehicle Dump Station
	X	Does this facility provide a Recreational Vehicle Septage Dump Station?

Yes	No	Other Industrial Discharge
	X	Does this facility discharge or produce any processed industrial or commercial wastewater other than the types listed above?

CERTIFICATION STATEMENT	
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. <i>By submitting this survey, I certify that I am the owner/officer/manager of the property or that I have the authority to submit this survey on behalf of the owner.</i>	
Printed Name & Title:	<u>Tiera Knoblich</u>
Signature:	<u></u>
Date:	_____

City of Grand Junction Application Review Comments

Date: August 2, 2018		Comment Round No. 1	Page No. 1 of 2
Project Name: TJ Cruisers Conditional Use Permit		File: CUP-2018-390	
Project Location: 2692 Hwy 50			
<input checked="" type="checkbox"/> Check appropriate box(es) <input checked="" type="checkbox"/> if comments were mailed, emailed, and/or picked up.			
Property Owner(s): Kathy and Jerry Harris			
<input type="checkbox"/>	Mailing Address:		
<input checked="" type="checkbox"/>	Email: greenchiliom@gmail.com	Telephone:	
Applicant(s): Tiara Knoblich			
<input type="checkbox"/>	Mailing Address:		
<input checked="" type="checkbox"/>	Email: omcruisersbar@yahoo.com	Telephone:	
Representative(s): Same as applicant			
<input type="checkbox"/>	Mailing Address:		
<input checked="" type="checkbox"/>	Email:		Telephone:
Project Manager: Lori Bowers		Email: lorib@gjcity.org	Telephone: 970-256-4033
Development Engineer: Rick Dorris		Email: rickdo@gjcity.org	Telephone: 970-256-4034

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements: Need clarification on the number of units the bar will occupy. 3

Applicant's Response:

Document Reference:

CITY DEVELOPMENT ENGINEER

Requirements: No comments

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT

Requirements: CONDITIONAL USE PERMIT: Applicant requests a review and approval of a Conditional Use Permit to remodel a portion of a strip mall for a proposed Cruiser's Bar (CUP-2018-390)

Fire department comments:

1. This is a Change of Use for the building from a Group M Mercantile or B Business occupancy to a Group A-2 (Assembly).
2. All 2012 International Building and Fire Codes applicable to a Group A occupancy will need to be addressed during the remodel.
3. Submit plans to Mesa County Building Department and Fire Department for review and approval.

Applicant's Response:
Document Reference:

PERSIGO WWTF

Requirements:

In the General Project Report, it is stated that 7 varieties of pizza will be served but in the Pretreatment Survey it is stated that there is no food service at the location. The two forms contradict each other. A Food Service application is required to determine if any additional pretreatment will be required for this project.

Applicant's Response: WE USE A PREMADE PIZZA (TOMBSTONE) WE TAKE
Document Reference: IT FROM THE FREEZER & PUT IT IN A SMALL PIZZA
OVEN TO COOK IT.

CITY POLICE DEPARTMENT

Requirements: No comments as of Aug 2, 2018

Applicant's Response:
Document Reference:

Please provide a response for each comment and, for any changes made to other plans or documents, indicate specifically where the change was made.

Date due: August 3, 2018

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.


Applicant's Signature

8-2-18
Date

PLANNING COMMISSION AGENDA ITEM

Project Name: Conditional Use Permit for TJ Cruisers Bar
Applicants: James Hadrath and Tiara Knoblich
Representative: Tiara Knoblich,
Address: 2692 Highway 50, Units Q, S, and O
Zoning: C-1 (Light Commercial)
Staff: Lori V. Bowers
File No. CUP-2018-390
Date: August 28, 2018

I. SUBJECT

Consider a request for a Conditional Use Permit (CUP) for the property located 2692 Highway 50, Units Q, S and O, to allow a bar/nightclub where the sale of alcoholic beverages will comprise more than 25% of the gross receipts in a C-1 (Light Commercial) zone district.

II. EXECUTIVE SUMMARY

The Applicants are requesting approval of a Conditional Use Permit to allow a bar/nightclub to be called TJ Cruisers Bar in an existing building located at 2692 Highway 50, Orchard Mesa Plaza. Three adjoining units (Q, S and O) will be combined into one unit for the proposed neighborhood bar. The shopping center is west of the Maverick convenience store and east of the True Value hardware store on the north side of Highway 50. There is a standalone Subway sandwich shop on the property as well as two restaurants, a computer store and a laundromat. The Zoning and Development Code requires a Conditional Use Permit for a bar/nightclub use where the sale of alcoholic beverages will comprise more than 25% of the gross receipts in a C-1 zone district.

III. BACKGROUND

The Applicants are requesting approval of a Conditional Use Permit for a neighborhood bar in the Orchard Mesa Plaza shopping center, an existing building that was constructed in 1981. The Applicants intends to lease approximately 4,200 square feet that will be occupied by the bar and is also proposing to use 720 square feet of the existing front patio area for outdoor seating. The owners of the bar currently operate a location off of Horizon Drive. This location of TJ Cruisers Bar would be a second location for the Applicants.

The bar is planned to be located in the existing shopping center in three units that are currently vacant, previously occupied by a tanning salon, shipping and packing store and an office use. No exterior additions or remodeling is planned beyond adding landscaping and a portion of sidewalk to the site. All other improvements will be in the interior of the unit for the purposes of conversion into a bar excluding the addition of

fencing to the existing perimeter of the small patio area located at the front entrance (see photo page 13) to be in compliance with State liquor laws.

In addition to alcoholic beverages, TJ Cruisers will also serve small personal pan pizzas but do not anticipate any additional food service. No live music is planned for this business. The business will be a neighborhood sports bar with pool tables and large screen televisions for sporting events. The hours of operation will be late afternoon until midnight on weekdays and closing at two o'clock on the weekends.

The Applicants have stated they have a good working relationship with the City Police and Mesa County Sheriff's departments. In addition, at their existing location they work with three different cab services to get their patrons home safely if need be and plan on the relationships with these cab services to continue. All employees of the bar will be trained through the City's alcohol awareness program.

IV. NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on August 2, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Four citizens attended the meeting that was held at the proposed location, along with the Applicants, property owners and city staff. The Applicants discussed the proposed request and how the plans to operate the business if the CUP is approved. Area residents who attended did not express any major concerns with the proposal and agreed that it would help revive the shopping center. Their concerns were focused on the speed of traffic on 27 Road and transients in the area. To date, the City has not received any public comments concerning the proposed use.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal, in the form of notification cards, was sent to surrounding property owners within 500 feet of the subject property on August 16, 2018. The subject property was posted with application signs on July 23, 2018 and notice of the public hearing was published August 17, 2018 in the Grand Junction Sentinel. Out of 57 notices sent, four citizens attended.

V. ANALYSIS

The review of a conditional use permit is subject to both the General Approval Criteria for all Permits requiring a public hearing (Section 21.02.080(d)) as well as the specific review criteria for Conditional Use Permits.

(d) **General Approval Criteria.** No permit may be approved unless all of the following criteria are satisfied:

- (1) Compliance with the Comprehensive Plan and any applicable adopted plan.

The site is currently zoned C-1 (Light Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Commercial. The proposed land use furthers Goal 6 of the Comprehensive Plan: "Land use decisions will encourage

preservation and appropriate reuse". The renovation and reuse of these units will further this Comprehensive Plan goal by appropriately reusing the existing building. In addition, the use as a neighborhood bar/tavern is viewed as a complimentary use to the surrounding businesses that include multiple restaurants nearby. Staff finds this request is in compliance with the Comprehensive Plan.

(2) Compliance with this zoning and development code.

The site meets the standards of the C-1 zone including the site not having outdoor storage or display with the proposed use. The building was constructed in 1981 and continues to meet the bulk standards required for this district. Staff finds this request is in compliance with the Zoning and Development Code.

(3) Conditions of any prior approvals.

There are no conditions of prior approvals regarding this site/property therefore staff finds this criterion to be met.

(4) Public facilities and utilities shall be available concurrent with the development.

Public facilities and utilities have been in place for these units since building construction in 1981. No additional demand for public facilities or utilities is anticipated, therefore staff finds this criterion has been met.

(5) Received all applicable local, State and federal permits.

The Applicant will be required to obtain a liquor license through the State and City to operate their business. In order to obtain the license, the Applicants must first obtain a Conditional Use Permit through this CUP application and review process. Should this CUP application be approved, the Applicants may then obtain a tavern license to be in compliance with the City's Zoning and Development Code and State law. Operation as a bar is subject to their ongoing maintenance of a liquor license under State and Local laws. The occupancy load will be equal or less than 99 people.

Pursuant to Section 21.02.110 (a) of the Grand Junction Zoning and Development Code, a Conditional Use review is to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A Conditional Use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A Conditional Use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval

of a Conditional Use Permit. The application shall demonstrate that the proposed development will comply with the following:

- (1) District Standards. The underlying zoning districts standards established in Chapter [21.03](#) GJMC, except density when the application is pursuant to GJMC [21.08.020\(c\)](#) [nonconformities];

The site is zoned C-1 (Light Commercial). The site meets the standards of the C-1 zone including the site not having outdoor storage or display with the proposed use. The C-1 performance standards require that all service entrances and loading areas be located only in the rear and side yard. In this existing building the service entrances are in the rear of the building and may be accessed from B ¾ Road.

The site is currently out of conformance with the requirements of the City's Code regarding landscaping. This deficiency is considered a non-conformity as it is not-compliant due to the City's adoption of new landscaping requirements since this building was constructed in 1981. Though not a requirement of this project, the property owners of the shopping center will be providing new landscaping and sidewalks to bring the property into conformance with the Code. Staff finds this criterion has been met.

- (2) Specific Standards. The use-specific standards established in Chapter [21.04](#) GJMC;

The use falls under the retail sales and service portion of the Code. There are no use-specific standards for a restaurant/bar or tavern, therefore staff finds this criterion has been met.

- (3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

Other uses in the area are complementary to this use and include a sandwich shop and two restaurants. Uses that are generally not perceived as complementary such as schools and parks are located at least one-half mile away. Staff therefore finds this criterion has been met.

- (4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

- (i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

The proposed site is within an existing building constructed in 1981 and not directly adjacent to a residential neighborhood. The nearest residence is located behind the building, across B ¾ Road at an approximate distance of 200 feet. The Applicants are proposing to include an existing 720 square feet outdoor seating area for use by its patrons. The seating area is proposed to be fenced (as required by liquor laws). The Applicants and staff do not anticipate this outdoor use being visual or auditorily disruptive to other users and/or tenants of the shopping center. At the Neighborhood Meeting, the adjacent restaurant owner on the west indicated that he looked forward to the bar opening as he felt it will compliment his business. Staff finds this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

No building expansion is proposed with this application and the Applicants wish to utilize an existing building that previously was leased to a tanning salon, packing supply store and an office space. The Applicants are proposing to fence the existing outdoor patio area to allow for outdoor seating for its patrons. The Applicants and Staff do not anticipate that the use will have any negative impact on surrounding uses or the enjoyment of adjoining properties. Staff finds that this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The proposed bar will occupy three currently vacant spaces in the Orchard Mesa Plaza shopping center. No additions or expansions are planned. The Applicant is proposing to utilize the existing front patio for outdoor seating and will be required to fence the patio space per the liquor license requirements. No other outdoor uses are planned. The existing building is an integral part of the Orchard Mesa Plaza mall and the proposed use will not impact the compatibility of design or integration. The Applicants have stated that they will work to ensure any potential impact to the adjacent neighborhood are minimized, including prohibiting excessive noise in the parking lot and patio area and conforming to all liquor laws. The restaurant owner directly next door

attended the neighborhood meeting and was happy about the business addition to the shopping center. Staff has found this criterion has been met.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Conditional Use Permit application, for TJ Cruisers, CUP-2018-390, the following findings of fact and conclusions have been determined:

1. In accordance with Section 21.02.080(d) the Application has satisfied the criteria for general approval.
2. In accordance with Section 21.02.110 of the Zoning and Development Code, the application has demonstrated compliance with the criteria for a Conditional Use Permit.

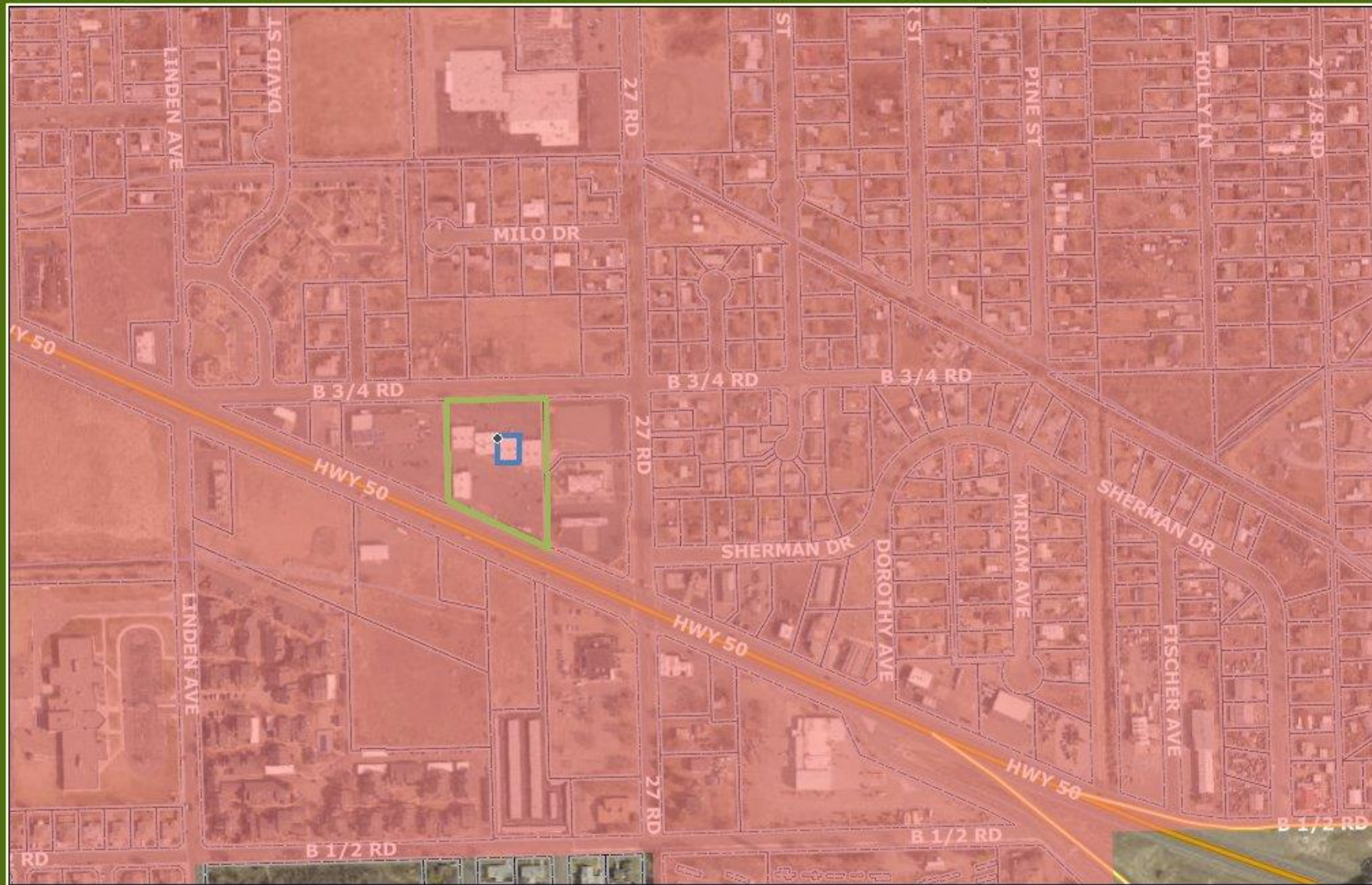
VII. RECOMMENDED MOTION

Madam Chairman, on the application for a Conditional Use Permit for TJ Cruisers Bar, CUP-2018-390, I move that the Planning Commission recommend approval.

Attachments:

4. Site Location Map
5. Aerial Photo Map
6. Comprehensive Plan Future Land Use Map
7. City Zoning Map
8. Site Photos
9. Site Sketch
10. Neighborhood Meeting Minutes

Site Location Map - 2692 Hwy 50



Printed: 8/3/2018

1 inch = 376 feet



Aerial Photo Map - 2692 Hwy 50

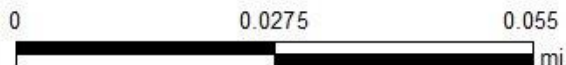


Printed: 8/3/2018

1 inch = 94 feet



Comprehensive Plan Future Land Use Map - 2692 Hwy 50



Printed: 8/3/2018

1 inch = 94 feet

City Zoning Map - 2692 Hwy 50



Printed: 8/3/2018

1 inch = 94 feet



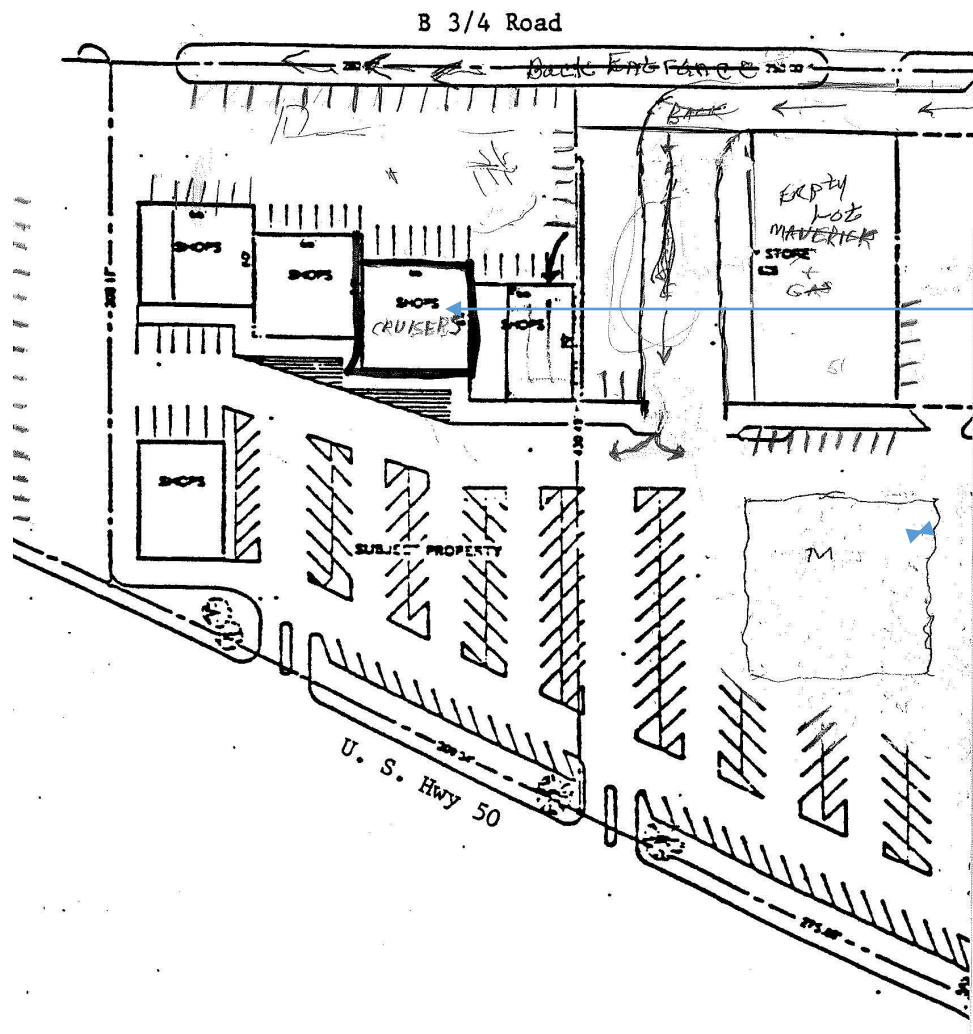
Front View - 2692 Hwy 50



03/25/2018







3 shop fronts O, S, Q



Neighborhood Meeting Minutes from August 2, 2018 – TJ Cruisers

The meeting that took place at 2692 Hwy 50 for following units Q, S, O for Cruisers Bar started at 5:34 pm. We had a few residents who came to the meeting and asked questions about what our plans were for Cruisers. Some of the concerns were the noise level, we were able to speak with them and let them know that Cruisers Bar has a great reputation of taking care of our business as well as the surrounding area. We answered any doubts and were able to calm any uneasiness that they may have had. After speaking with them about what our bar was about they were welcoming and excited for us to be here. This bar is going to be the staple of the orchard mesa area and will make a for an enjoyable, safe, friendly community. We made it very clear if they had any questions they were able to contact us with any concerns and it will be taken care of.

4 Citizens attended the meeting, the meeting was over at 6:10 pm.

Sincerely,
Tiara Knoblich



NOTICE OF NEIGHBORHOOD MEETING AUGUST 2ND AT 5:30
SIGN IN SHEET:

1. Cedar Hawks - 272 27rd
2. Theresa M. Williamson - 272 27rd
- 3.
4. Earl Williams 2692 Hwy 50
5. Ram Thapa
- 6.
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- 25.

2692 Hwy 50
Grand Junction, CO 81503

Cruisers Bar

omcruisersbar@yahoo.com