



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, AUGUST 28, 2012, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

If you wish to speak, please sign in prior to coming up to the podium. Sign in sheets are located at the back of the auditorium. In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Approve the minutes of the July 10, 2012 regular meeting.

[Attach 1](#)

2. Hughes Network Systems CUP – Conditional Use Permit[Attach 2](#)

Request approval of a Conditional Use Permit to install up to six (6) satellite dishes and associated equipment, including an 8 foot fence, on 1.0 acres in an I-1 (Light Industrial) zone district.

FILE #: CUP-2012-349

APPLICANT: Richard Krohn – Dufford Waldeck Milburn & Krohn LLP

LOCATION: 2475 I-70 Business Loop

STAFF: Brian Rusche

3. Corner Square Medical Office Building – Preliminary Development Plan[Attach 3](#)

Request approval of a Preliminary Development Plan to develop a Medical Office Building on 2.2 acres in a PD (Planned Development) zone district.

FILE #: PLD-2012-302

APPLICANT: Bruce Milyard – F & P Development LLC

LOCATION: 2520 Meander Court

STAFF: Greg Moberg

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

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

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

General Discussion/Other Business**Nonscheduled Citizens and/or Visitors****Adjournment**

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
JULY 10, 2012 MINUTES
6:00 p.m. to 6:08 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Keith Leonard and Loren Couch (Alternate). Commissioners Lyn Benoit and Gregory Williams were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Supervisor) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were no interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

None.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the May 8, 2012 regular meeting.

2. Library Rezone – Rezone

Request a recommendation of approval to City Council of a rezone from B-1 (Neighborhood Business) to B-2 (Downtown Business) on 2.587 acres.

FILE #: RZN-2012-332

APPLICANT: Eve Tallman – Mesa County Public Library

LOCATION: 502, 530, 550 Grand Avenue and 443 N 6th Street

STAFF: Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION:(Commissioner Pavelka) “Mr. Chairman, I move we approve Item Number 2 on the Consent Agenda and with Item Number 3, I move that we continue it based on the information with respect to the access being resolved.”

Commissioner Carlow seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

Public Hearing Items

3. Ute Water Tank Tower #2 – SBT Internet – Conditional Use Permit – Continued from June 26, 2012

Request approval of a Conditional Use Permit to allow the construction and maintenance of a telecommunications facility and support structure.

FILE #: CUP-2012-276
PETITIONER: Rex Jennings – SBT Internet
LOCATION: 380 South Camp Road
STAFF: Senta Costello

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:08 p.m.

**Attach 2
Hughes Network CUP**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: August 28, 2012
PRESENTER: Brian Rusche

AGENDA TOPIC: Hughes Network Systems Satellite Farm – CUP-2012-349

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP)

BACKGROUND INFORMATION					
Location:		2475 I-70 Business Loop Lot 1 Crossing of Grand Junction Subdivision			
Applicant:		Hughes Network Systems represented by Richard H. Krohn of Dufford, Waldeck, Milburn & Krohn Attorneys at Law			
Existing Land Use:		Vacant			
Proposed Land Use:		Six (6) satellite dishes and associated equipment			
Surrounding Land Use:	North	Commercial			
	South	Union Pacific rail yard			
	East	CenturyTel (Qwest) facility			
	West	Warehouse (Stockmasters)			
Existing Zoning:		I-1 (Light Industrial)			
Proposed Zoning:		I-1 (Light Industrial)			
Surrounding Zoning:	North	C-2 (General Commercial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request approval of a Conditional Use Permit to install up to six (6) satellite dishes and associated equipment, including an 8 foot fence, on 1.0 acres in an I-1 (Light Industrial) zone district.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

Hughes Network Systems is seeking to construct a satellite dish farm on a one acre site in order to augment its network of satellite based broadband services.

Satellite dishes are considered a Telecommunications Facility under Grand Junction Municipal Code (GJMC) Section 21.04.020(ee) and require a Conditional Use Permit (CUP) pursuant to the Use Table found in Section 21.04.010. Hughes is seeking approval of a CUP to include with deviations from certain Code standards to enhance compatibility with adjacent land uses, which is among the criteria for approving a CUP.

The property under consideration is currently in the process of being subdivided (SSU-2012-343) and will be known as Lot 1 of Crossing of Grand Junction Subdivision.

The Future Land Use Map designation is Industrial. The property was recently rezoned to I-1 Light Industrial (Ordinance 4526) as part of a city-wide, city-sponsored effort to eliminate inconsistencies between the zoning and the Comprehensive Plan.

Existing land uses in the area on the south side of the I-70 Business Loop consist of many service oriented industrial uses, such as welding and fabrication, upholstery, refrigeration and HVAC, appliance and electronics, home restoration contractor, automotive repair services, fencing contractor, window and door contractor, installations, petrochemical distributing, warehousing and distribution, and public utilities. All of these uses are allowed in the I-1 zone district.

The facility proposed by Hughes will, upon full build-out, consist of four (4) satellite dishes 6.3 Meters (20.67 feet) in diameter mounted to 28.8 feet maximum height; two (2) satellite dishes 8.1 Meters (26.57 feet) in diameter mounted 31.8 feet maximum height; up to six (6) equipment shelters, each approximately 12 feet by 36 feet (432 square feet); generators, cooling equipment, and propane tanks to ensure continuous operation regardless of weather conditions; an 8 feet high fence surrounding the property with security gates and cameras to protect the unmanned site. Underground utility connections, including domestic water, sewer, fiber optic and other conduit will be installed to the site. Landscaping will be installed along the frontage road.

A Neighborhood Meeting was held on July 23, 2012. A representative of Mesa County Valley School District #51 was present to inquire about any impact the proposed facility would have on the District's Information Technology (IT). No adverse impacts were noted or anticipated by the applicant. A meeting summary is included in this report.

2. Consistency with the Comprehensive Plan

The property was recently rezoned to I-1 Light Industrial (Ordinance 4526) in order to support the vision and goals of the Comprehensive Plan, specifically the Future Land Use Map designation of Industrial.

The application is consistent with the Comprehensive Plan, as required by Section 21.02.080(d)(1) and implements the following Goals and Policies:

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

This site is located amidst a mix of industrial service businesses including outdoor storage yards, borders the Union Pacific rail yard, and is not adjacent to any residential uses. The applicant has selected this site, in part, for the unobstructed airspace necessary for its satellite communications.

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

The proposed facility is among several located throughout the country designed to augment the Hughes network of satellite based broadband. While no goods or services are transacted on the site, the proposal represents a significant capital investment by an international company and may provide an opportunity for meeting increasing demand and provide additional competition within the broadband internet market.

3. Section 21.02.110 the Grand Junction Municipal Code

A conditional use permit shall be required prior to the establishment of any conditional use identified in Chapter 21.04 Grand Junction Municipal Code (GJMC) or elsewhere in the Code. Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following, found in Section 21.02.110(c):

(1) *Site Plan Review Standards.*

All applicable site plan review criteria in GJMC 21.02.070(g) and conformance with Submittal Standards for Improvements and Development (GJMC Title 22), Transportation Engineering Design Standards (GJMC Title 24), and Stormwater Management Manual (GJMC Title 26) manuals.

The applicant has submitted a complete build-out site plan that has been reviewed and found to have met site plan review standards by the appropriate review agencies.

Access to the site is via a frontage road along the I-70 Business Loop, a limited access highway under the jurisdiction of the Colorado Department of Transportation (CDOT). Minor improvements to this roadway, including curb

and gutter, along with the installation of utilities to service the site, are included in the site plan review. The applicant has been notified that formal approval from CDOT for the above mentioned work within their right-of-way will be required.

The applicant has noted in the General Project Report that the facility will be unmanned and therefore does not necessitate parking. The site plan provides sufficient hard-surface access to the equipment shelters to allow for parking when necessary to make repairs or inspections of the facility, consistent with GJMC Section 21.06.050.

There are no identified Flood Plains or Urban Trails that impact this site.

(2) *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).

The underlying I-1 (Light Industrial) zone district standards are met by all of the structures proposed on the site, with the exception of the proposed fence.

A fence in excess of six (6) feet must meet principal structure setbacks, which are 15 feet in the front yard, 5 feet in the side yard, and 10 feet in the rear yard in the I-1 zone, according to Section 21.03.080(b).

A fence or wall may vary from the standards of fences generally if approved as part of a development plan on a site with a conditional use permit, according to Section 21.04.040(i)(1)(iv)(B).

The applicant is proposing that existing eight (8) foot high chain link fencing along the south and east property line (adjacent to the neighboring properties) be permitted to remain. The fencing on the south side of the property borders the Union Pacific rail switching yard. New eight (8) foot fencing would be constructed along the west property line to separate the acquired site from the remaining portion of the subdivision and would be consistent with the height of the existing fencing. In addition, existing eight (8) foot fencing along the frontage road would be retained, with the exception of a new access gate at the entrance to the property, which would be setback 40.83 feet from the edge of the roadway (approximately 25 feet from the property line). The fence height would increase the level of security for the site, which is important to the applicant.

The purpose of a setback for fences is to provide adequate space for maintaining required street frontage landscaping that can be enjoyed by the public passing by on the street (rather than behind a fence) and to allow

adequate space to queue vehicles behind a closed gate so as to not interfere with traffic on the public street. The adjacent CenturyTel (formerly Qwest) facility to the east, constructed in 2000 (SPR-2000-188) has a similar setup to the applicant's proposal, with landscaping behind the fence and an access gate that allows vehicle stacking away from the traffic on the public street. The public street is actually a frontage road that terminates about 266 feet east of the site.

The proposed fencing scheme incorporates much of the existing fencing and is consistent with adjacent development patterns. Rather than replacing all of the fencing, the proposal would allow reasonable use of existing fencing and construct new fencing at the same height, for the express purpose of providing security for the site. The proposed fencing would be compatible, both in location along the front of the property and in height with adjacent fencing and compatible with the industrial nature of the site and its adjacent uses. Therefore as the City's project manager I assert that the proposed fencing is more compatible with the surrounding land uses than one meeting the standard setback and height requirements would be.

(3) *Specific Standards.*

The use-specific standards established in Chapter 21.04 GJMC.

The request meets the applicable requirements of Section 21.04.030(q), Telecommunication Facilities/Towers, with some exceptions discussed herein.

(10)(i) Towers and telecommunications facilities shall be located to minimize any visual and other adverse impact to the neighborhood, especially residential areas and land uses.

The proposed site is not adjacent to or visible from any residential uses.

(ii) Telecommunications facilities and towers shall be set back from all adjacent residentially zoned or used property by a minimum of 200 feet or 200 percent of the height of the proposed tower or facility, whichever is greater.

The proposed site is not adjacent to any residential zones or uses.

(iii) All telecommunications facilities and towers shall be set back a minimum of 85 feet from the property line or at a 2:1 ratio (two feet of setback for every foot of tower height from the property boundary of the facility), whichever is greater, from non-residentially zoned or used property.

The 85 foot setback is primarily intended to insure that a collapsing tower would fall within the property lines of the site on which it is erected. The placement and construction of the satellite dishes is such that the collapse of any of those satellite dishes would result in the dish falling entirely on the subject property and within the regular setbacks applicable to the I-1 zoning district of the subject property” (see General Project Report).

The applicant requests approval of the dishes in the locations shown on the site plan, which are 22.34 feet from the property line to the concrete base at the closest point. Setting the dishes back 85 feet would use substantially more land than the present site plan and would make the satellite dishes more visible to the general public, thereby making the use less compatible rather than more compatible with the surrounding neighborhood. The proposed configuration uses the equipment buildings to screen the satellite dishes and makes better functional use of the property; in particular by angling the dishes to the south over the Union Pacific rail yard, enhancing the overall compatibility. Therefore as the City’s project manager I assert that the proposed site plan is more compatible with the surrounding land uses than one meeting the 85’ setback requirement would be.

(v) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice or guyed, by a minimum of 750 feet.

While the site does not include a monopole tower structure, the satellite dishes are at least 2,780 feet from the nearest identified telecommunications tower.

(vi) Self-supporting lattice or guyed towers shall be separated from all other self-supporting lattice or guyed towers by a minimum of 1,500 feet.

While the does not include self-supporting lattice or guyed towers, the satellite dishes are at least 2,780 feet from the nearest identified telecommunications tower.

(x) No new tower or facility shall be permitted unless the applicant demonstrates to the satisfaction of the Director that no existing tower, structure or utility facility can be used in lieu of new construction for the applicant’s use.

The proposed satellite farm necessitates a level piece of ground in a location with suitable access to fiber optic lines. The adjacent CenturyTel facility provides the access to fiber optic and the property is currently vacant, with the airspace necessary for satellite access. See General Project Report.

(15) In addition to other requirements of this code, each applicant for a tower or telecommunications facility shall provide the Director with an inventory of

all of the applicant's existing towers and/or telecommunications facilities or approved sites for the facilities that are either within the City or are within one mile of the then existing border of the City.

Hughes Network Systems serves clients throughout the world with a network of satellite based broadband services. According to the applicant, "the proposed facility will provide backup for a series of satellite dish sites in various other locations around the country providing a nationwide system of satellite based broad band internet availability to rural and remote locations. No existing facility in the State of Colorado provides this same service."

(17) Towers and telecommunications facilities shall be designed and maintained: to minimize visual impact; carry gravity loads, wind loads and with safety measures as required by applicable regulations including adopted building codes; using concealment or stealth methods, if at all possible.

The applicant indicates that "the placement of the satellite dishes (antenna) on the site facing and grouped toward the adjacent railroad yard to the south minimizes the visual impacts on the neighborhood."

The applicant has submitted drawings of the proposed satellite dishes, which will be anchored to foundations in accordance with adopted building codes.

While screening of the satellite dishes is incorporated into the proposal, it is difficult to make a satellite dish look like something else.

The proposed eight (8) foot fence, as discussed above, coupled with the approved landscaping, provides screening of the site in a manner that is compatible with other industrial uses in the vicinity of this site. Further, the location of the satellite dishes to the rear of the property and behind the equipment buildings provides further screening. This combination of strategic building location and screening will reduce the visual impact of the satellite dishes, particularly when viewed from the highway.

(18) The property on which a telecommunications facility or tower is located shall be landscaped and screened, as follows:

(i) A freestanding tower or telecommunications facility shall include landscaping planted and maintained according to a landscaping plan approved by the Director in accordance with the applicable landscaping requirements of the zoning district where the tower or facility is located. Landscaping may be waived or varied by the Planning Commission where the Commission determines that existing site vegetation is equal to or greater than that required by the code.

The applicant has submitted a landscaping plan that is consistent with the standards for the I-1 zone district found in Section 21.06.040(h).

(ii) A six-foot-high wall or fence or other suitable buffer yard shall surround a freestanding tower or telecommunications facility. Fences must comply with GJMC [21.04.040\(i\)](#), any design guidelines and other conditions of approval. Chain link with slats shall not constitute acceptable fencing nor shall it satisfy the screening requirement.

The requirement above indicates that options are available to accomplish screening of a telecommunications facility. The proposed eight (8) foot fence, as discussed above, coupled with the approved landscaping, provides screening of the site in a manner that is compatible with other industrial uses in the vicinity of this site. Further, the location of the satellite dishes to the rear of the property and behind the equipment buildings provides further screening. Finally, all of the ancillary equipment shown on the site plan, including generators, cooling equipment, and propane tanks are integral to the continuous operation of the facility regardless of weather conditions. Therefore, it would not constitute outdoor storage as regulated by Section 21.04.040(h).

(19) Only lighting required by a federal agency is allowed. The location of the lighting fixture shall be such that the lights do not shine directly on any public right-of-way and that the light emitted is otherwise in compliance with this code.

The applicant is proposing security lighting, mounted on 12 foot poles. The applicant has submitted specifications for the security lighting, which include full cut-off fixtures which will not shine directly on any public right-of-way. These lights are consistent with the outdoor lighting standards found in Section 21.06.080.

(20) Only signage that is required by State or federal law is allowed. No advertising shall be permitted.

No signage is proposed.

(21) Each exterior tower or telecommunications facility equipment building or cabinet shall:

(i) Not contain more than 400 square feet of gross floor area and shall not be more than 12 feet in height; and

(ii) Maintain the minimum setback, landscaping and screening requirements of the zone in which it is located.

The applicant is proposing multiple structures that are approximately 468 square feet (12' x 36') to house equipment. The applicant has specifications

for the equipment that necessitate the proposed equipment structures in order to allow the facility to operate continuously. They will not exceed the 12 foot height limit and will meet the minimum setbacks. Landscaping and screening have already been discussed above.

The site currently contains no structures, so the equipment buildings could be considered a primary structure, which in the I-1 zone may be up to 150,000 square feet. The adjacent CenturyTel facility is a 16,800 square foot (approximate) facility. The proposed structures, even when placed side-by-side, are significantly smaller than other industrial buildings along the frontage road. The proposed structures, though prefabricated, will be affixed to a foundation and will be connected to public utilities, including water and sewer to provide cooling for critical equipment.

If each of the structures were limited to the maximum 400 square feet and scattered throughout the site, the site would have the appearance of a storage yard, rather than a functioning telecommunications facility. Given that these structures are integral to the operation of the facility, which is the primary use of the site, the applicant's request for a deviation from the maximum size of the equipment structures is reasonable and further establishes its compatibility with neighboring properties and existing industrial buildings.

(23) Every owner of a tower or telecommunications facility shall take special care to operate, repair and maintain all such facilities so as to prevent failures and accidents which cause damage, injuries or nuisances to the neighborhood and public. All wires, cables, fixtures and other equipment shall be installed in compliance with the requirements of the National Electric Safety Code and all FCC, FAA, State and local regulations and in such a manner that shall not interfere with radio communications, electronic transmissions or all other electromagnetic communications or otherwise cause a safety hazard.

Applicant must meet all standards described, as those standards are administered by the respective agencies.

(24) Each new tower or facility shall be subject to a two-year review by the Director. The review shall determine whether or not the originally approved number of antennas and design are still appropriate and necessary to provide adequate communications services.

A Conditional Use Permit runs with the land unless abandoned, according to Section 21.02.110(g). Furthermore, Section 21.04.030(q)(25) specifies that abandonment shall only be determined by the City Council, after the owner has had notice and an opportunity to be heard.

The Public Works and Planning Department maintains detailed records on the approval of telecommunication facilities and is able to perform the above described review.

(4) *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.

The site, which will be unmanned, is accessed by a public street, but one which terminates shortly beyond the site and consequently sees little use. The facility will be able to tie directly into fiber optic line which runs within the highway right-of-way. Other utilities, including water and sewer, are available adjacent to the site with only the necessary taps (and a fire hydrant) to be installed.

(5) *Compatibility with Adjoining Properties.*

Compatibility with and protection of neighboring properties through measures such as;

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 eight (8) foot fence, as discussed above, coupled with landscaping will be provided along the street frontage, screens the facility from the view of highway traffic in a manner that is compatible with other industrial uses in the vicinity of this site. Further, the location of the satellite dishes to the rear of the property and behind the equipment buildings provides further screening. This combination of strategic building location and screening will reduce the visual impact of the satellite dishes.

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;

Electromagnetic emissions will comply with federal law. No interference with Mesa County School District #51 information technology is anticipated, as addressed at the neighborhood meeting.

The applicant requests approval of the dishes in the locations shown on the site plan, which are 22.34 feet from the property line to the concrete base at the closest point. Setting the dishes back 85 feet would use substantially more land than the present site plan and would make the satellite dishes more visible to the general public, thereby making the use less compatible rather than more compatible with the surrounding neighborhood. The proposed configuration uses the equipment buildings to screen the satellite dishes and makes better functional use of the property. Given that these structures are integral to the operation of the facility, which is the primary use of the site, the applicant's request for a deviation from the maximum size of the equipment structures is reasonable and further establishes its compatibility with neighboring properties and existing industrial buildings. The proposed site plan is more compatible with the surrounding land uses than one meeting the 85' setback requirement would be.

The proposed eight (8) foot fence, as discussed above, coupled with Landscaping will be provided along the street frontage, screens the facility from the view of highway traffic in a manner that is compatible with other industrial uses in the vicinity of this site. Further, the location of the satellite dishes to the rear of the property and behind the equipment buildings provides further screening. This combination of strategic building location and screening will reduce the visual impact of the satellite dishes.

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, Buildings 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 applicant requests approval of the dishes in the locations shown on the site plan, which are 22.34 feet from the property line to the concrete base at the closest point. Setting the dishes back 85 feet would use substantially more land than the present site plan and would make the satellite dishes more visible to the general public, thereby making the use less compatible rather than more compatible with the surrounding neighborhood. The proposed configuration uses the equipment buildings to screen the satellite dishes and makes better functional use of the property; in particular by angling the dishes to the south over the Union Pacific rail yard, enhancing the overall compatibility. Therefore as the City's project manager I assert that the proposed site plan is more

compatible with the surrounding land uses than one meeting the 85' setback requirement would be.

The applicant is proposing multiple structures that are approximately 468 square feet (12' x 36') to house equipment. The applicant has specifications for the equipment that necessitate the proposed equipment structures in order to allow the facility to operate continuously. They will not exceed the 12 foot height limit and will meet the minimum setbacks. Landscaping and screening have already been discussed above.

The site currently contains no structures, so the equipment buildings could be considered a primary structure, which in the I-1 zone may be up to 150,000 square feet. The adjacent CenturyTel facility is a 16,800 square foot (approximate) facility. The proposed structures, even when placed side-by-side, are significantly smaller than other industrial buildings along the frontage road. The proposed structures, though prefabricated, will be affixed to a foundation and will be connected to public utilities, including water and sewer to provide cooling for critical equipment.

If each of the structures were limited to the maximum 400 square feet and scattered throughout the site, the site would have the appearance of a storage yard, rather than a functioning telecommunications facility. Given that these structures are integral to the operation of the facility, which is the primary use of the site, the applicant's request for a deviation from the maximum size of the equipment structures is reasonable and further establishes its compatibility with neighboring properties and existing industrial buildings.

The proposed eight (8) foot fence, as discussed above, coupled with Landscaping will be provided along the street frontage, screens the facility from the view of highway traffic in a manner that is compatible with other industrial uses in the vicinity of this site. Further, the location of the satellite dishes to the rear of the property and behind the equipment buildings provides further screening. This combination of strategic building location and screening will reduce the visual impact of the satellite dishes.

As noted above, the applicant has requested the following deviations to enhance and ensure site compatibility with surrounding land uses: The applicant has requested a 22.34 foot minimum setback to the foundation of each satellite dish and multiple equipment buildings 436 square feet in size, along with an eight (8) foot fence surrounding the property with no minimum setback. As the City's project manager I assert that the proposed site plan is more compatible with the surrounding land uses

with these deviations. Specifically, the grouping of the satellite dishes to the rear of the property adjacent to the Union Pacific rail yard, rather than placing them at the center of the property, will integrate this facility into the existing industrial strip. Increased fence height will provide additional security to the site, which is adjacent to but separated from a busy highway. The building locations and site improvements, including ancillary equipment, are integral to the site's function as a backup for Hughes nationwide broadband network, designed to operate continuously regardless of weather conditions.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Hughes Network Systems satellite dish farm application, CUP-2012-349 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with and meets the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.110 of the Grand Junction Municipal have all been met.
3. Applicable use-specific standards of Section 21.04.030(q) have been met; further finding that requested deviations to setbacks, fence height and placement, and building size are consistent with the review criteria for a CUP found in Section 21.02.110.
4. Approval of the project being conditioned upon the following:
 - Obtaining final approval for construction from the Grand Junction Public Works Department, including signed construction drawings.
 - Obtaining final building permits from the Mesa County Building Department for all structures to be located on the site, including fences in excess of six (6) feet.
 - Obtaining appropriate permits from the Grand Junction Fire Department for the operation of above ground fuel tanks and any other equipment subject to their review.
 - Obtaining a final Notice to Proceed (NTP) from the Colorado Department of Transportation (CDOT) for construction within and use of the I-70 Business Loop frontage road.
 - Compliance with all Federal Communications Commission (FCC) regulations related to the operation of this telecommunications facility.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2012-349 with the findings, conclusions and conditions of approval listed above.

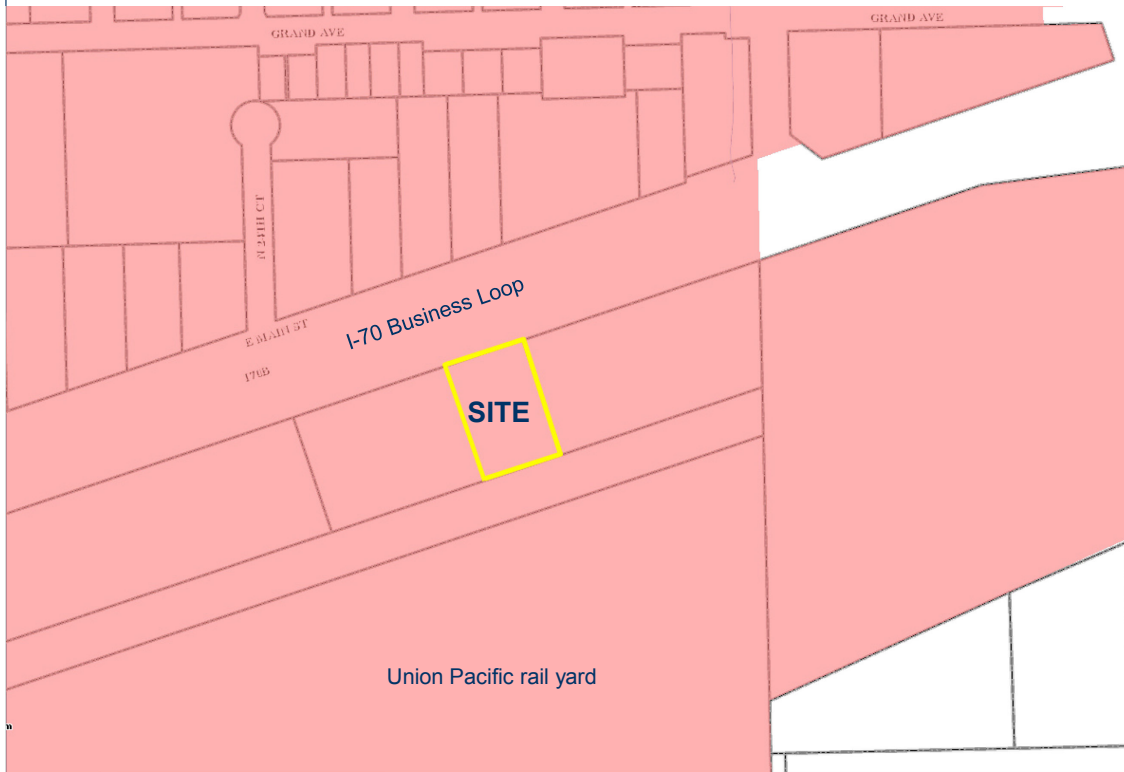
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the request for a Conditional Use Permit for the Hughes Network Systems satellite farm application, number CUP-2012-349 to be located at 2475 I-70 Business Loop, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing Zoning Map
General Project Report
Neighborhood Meeting Information
Distance map
Site Plans
Building and satellite dish elevations
Other site specifications

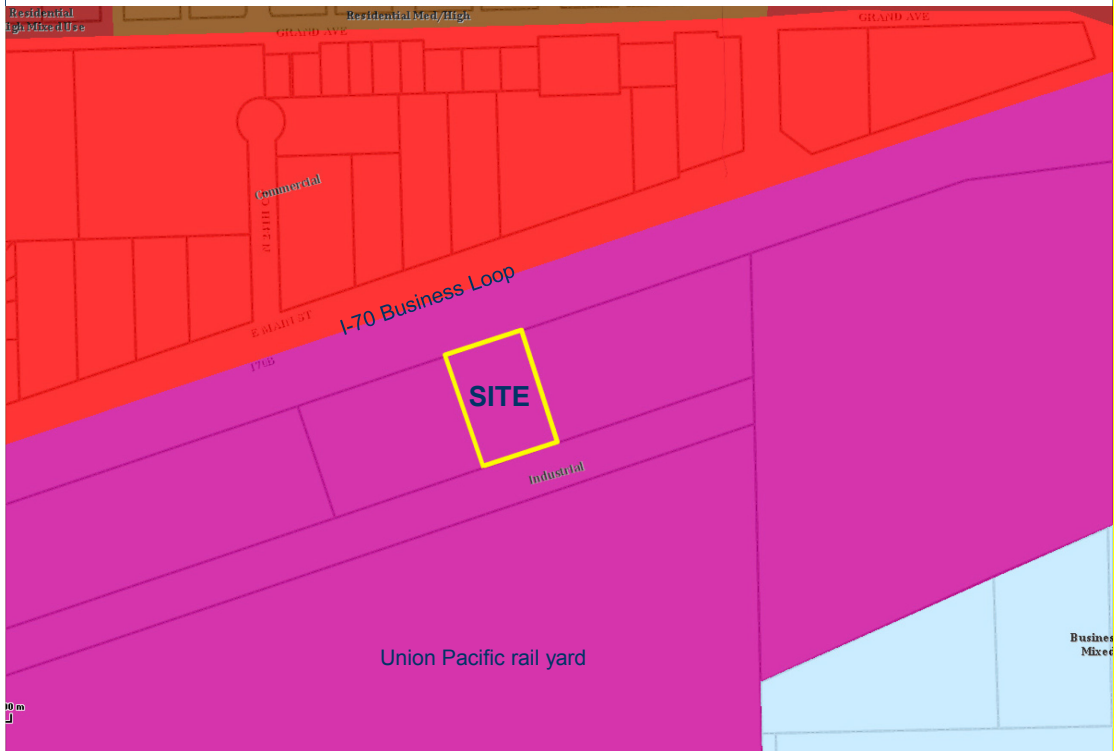
Site Location Map



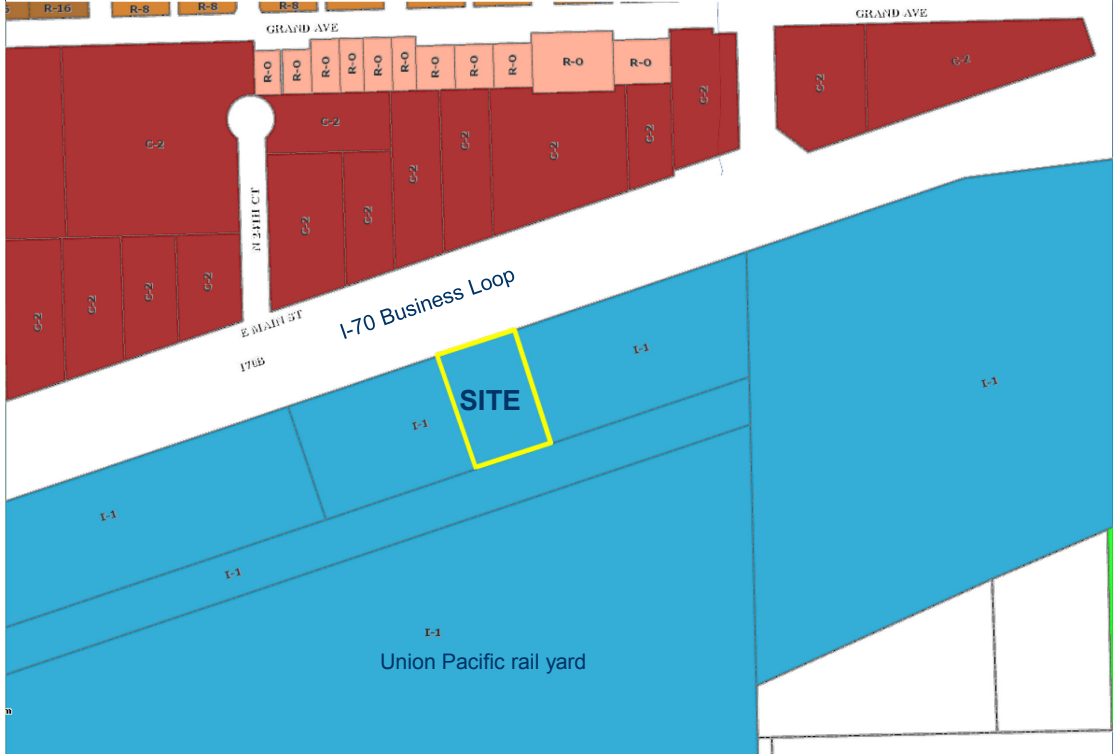
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



**GENERAL PROJECT REPORT
HUGHES NETWORK SYSTEMS CONDITIONAL USE PERMIT**

This project is a conditional use permit for a satellite dish "farm" to be constructed on a one-acre parcel currently constituting a portion of Mesa County Tax Schedule No. 2945-134-03-022. This application is filed to supplement a previously filed simple subdivision application for Crossing of Grand Junction Subdivision. The property that is the subject of this application is Lot 1 of Crossing of Grand Junction Subdivision (proposed). The property is located on the south side of the Frontage Road running adjacent to and southerly of I-70 B generally south of the area between 24th Court and North 28th Street. No street address has yet been assigned to this parcel pending approval and recording of the plat of Crossing of Grand Junction Subdivision.

The property is zoned I-1. The site plan meets the setback, bulk and height requirements of the underlying zone district. The facility constitutes a telecommunications facility as defined in Section 21.04.020(ee) of the Grand Junction Municipal Code (Code). A telecommunications facility requires approval of a conditional use permit (CUP) to be located in an I-1 zoned district.

The project meets all of the approval criteria for grant of a CUP under Code Section 21.02.110(c), except as otherwise specifically described in this report. In particular, fiber optic lines necessary for this type of facility are in place at the Qwest facility immediately to the east of the subject property. Also, the facility is compatible with adjacent uses, including the railroad yard to the south, Qwest facility to the east, a vacant lot and The Mart Office/Warehouse to the west, and I-70 B and various commercial uses to the north.

Although this project falls within the parameters of the use specific standards concerning telecommunications facilities/towers in Code Section 21.04.030(q), the bulk of those provisions are tailored to cell phone towers and are not directly applicable to this facility. No residential areas are within 200 feet of the site. The placement of the satellite dishes, (antenna) on the site facing and grouped toward the adjacent railroad yard to the south minimizes visual impacts on the neighborhood.

Applicant seeks a variance from the requirement of Code Section 21.04.030(q)(10)(iii) requiring an 85-foot setback from the property line. This requirement is apparently intended to insure that a collapsing cell phone tower would fall within the property lines of the site on which it is erected. The placement of the satellite dishes specified in the site plan for this project, and the construction of those satellite dishes on concrete foundations, is such that the collapse of any of those satellite dishes would result in the dish falling entirely on the subject property and within the regular setbacks applicable to the I-1 zoning district of the subject property. Therefore, Applicant requests that the normal setbacks (15-foot front, 5-foot side, and 10-foot back) applicable to the I-1 zoning district apply to this CUP and site plan.

Concerning Section 21.04.030(q)(10)(x), the proposed facility will provide backup for a series of satellite dish sites in various other locations around the country providing a nationwide system of satellite based broadband internet availability to rural and remote locations. No existing facility in the State of Colorado provides this same service.

The facility will meet applicable federal and state regulatory requirements, including without limitation all FCC requirements. Construction and design of the facility will meet all applicable building codes and safety regulations.

Certain other variances are requested as part of this application. First, the largest of the buildings proposed to be installed on site consists of 468 square feet of gross floor area. All proposed buildings slightly exceed the 400 square foot gross floor area limitation specified in Code Section 21.04.030(21)(i). Second, the fence proposed to surround the site exceeds 6 feet in height for which Applicant requests a variance from the requirements of Code Section 21.04.030(18)(ii) in accordance with the provisions of Code Section 21.04.040(i)(1)(iv)(V). Finally, Applicant requests waiver of any parking requirement because the facility will be unmanned.

In all other respects, Applicant believes that the proposed facility complies with the requirements of applicable Code provisions or that those Code provisions related to either a CUP or telecommunications facility are inapplicable due to the nature of the proposed facility.

The unmanned, low impact nature of the proposed use will have minimal effect on traffic and surrounding properties. Access from the site is directly onto the Frontage Road adjacent to the south side of I-70 B, and access from the Frontage Road to the Business Loop is several hundred feet west of this property.

All utilities, except for gas, are available at this site. Location of propane tanks on site is proposed as part of the site plan to provide gas to the site, which will be used for de-icing in the winter months. In addition, the adjacent Qwest facility immediately to the east will provide the site with fiber optic lines necessary for development of the use proposed for this site.

The site will be in operation at all times. The site will be unmanned, with occasional maintenance and service personnel visiting the site as needed. No signage is planned.

Certain documentation specified in the Submittal Checklist provided to the Applicant subsequent to the general meeting related to this project is not applicable and are therefore not being submitted with the application materials. Names and address labels have been paid for and requested in association with the simple subdivision application covering the subject property filed by the Applicant in the last several weeks. The requirement for easements is inapplicable as no easements are required or planned with respect to this application or the subject facility. Based on conversations between

Applicant's representative, Rich Krohn, and Brian Rusche of the City Planning Development Department: (1) no mapped analysis of coverage area is required because the coverage area of this facility consists of the entire lower 48 States, so submission of a map of the continental United States would be pointless; and (2) an inventory of Applicant's existing sites would be meaningless for the same reason and is inapplicable. Finally, storm water management plan/permit and post-construction storm water O&M agreement are inapplicable because the disturbed area is less than one acre.

Construction is planned to commence immediately upon approval of the CUP and Applicant obtaining the necessary building permit. Construction will be completed prior to the end of 2012.

E:\Wp New\13392\General Project Report REVISED.doc

NOTICE OF NEIGHBORHOOD MEETING

An application for a conditional use permit for development of a facility for multiple satellite dishes has been filed with the City of Grand Junction. The applicant is holding a neighborhood meeting on this application at the time and place stated below to which you and the general public are invited. The Applicant will present plans and describe details of the development and answer questions. A representative of the City Planning Division will also be present.

Application Name: Hughes Network Systems CUP
File No.: CUP-2012-344
Development Location: Just east of 2135 East Main Street

Neighborhood Meeting Time & Place: VFW Post 1247
1404 Ute Avenue, Grand Junction, CO
Monday, July 23, 2012 @ 5:30 P.M.

Applicant's Representative: Rich Krohn, ph: (970) 241-5500 email: krohn@dwmk.com
City Planner: Brian Rusche, ph: (970) 256-4058 email: brianr@gjcity.org

From: Rich Krohn <krohn@dwmk.com>
To: Brian Rusche' <brianr@ci.grandjct.co.us>
CC: 'Jim Muir' <Jim.Muir@hughes.com>, Rich Hoffman <rhoffman@archcentric.com>
Date: 7/24/2012 4:30 PM
Subject: Hughes Neighborhood Meeting - Your File No. CUP 2012-344
Attachments: SCN_20120724162600_001.pdf

Brian,

Thank you for attending our neighborhood meeting last evening at VFW Post 1247 at 1404 Ute Ave. A copy of the sign in sheet of the attendees is attached. The only neighbor attending was a representative of School District 51, which has its administrative offices at 2115 Grand Ave. He is an IT person for the District, and his interest was in the nature of the functions of the site and any possible impacts of our site and its use on the District's electronics at its building.

We described to him and discussed the services our site will provide, the highly directional nature of our signals, that our dish[es] will be directed away from his building [facing generally SSW while the District building is to the north], and that we are required to have FCC approval for the facilities on our site. In summary, no adverse impacts were noted at the meeting or are anticipated based on our discussions with this neighbor, and there is a remote possibility that the satellite internet services of which this facility will be a part may be of future use or benefit to the District.

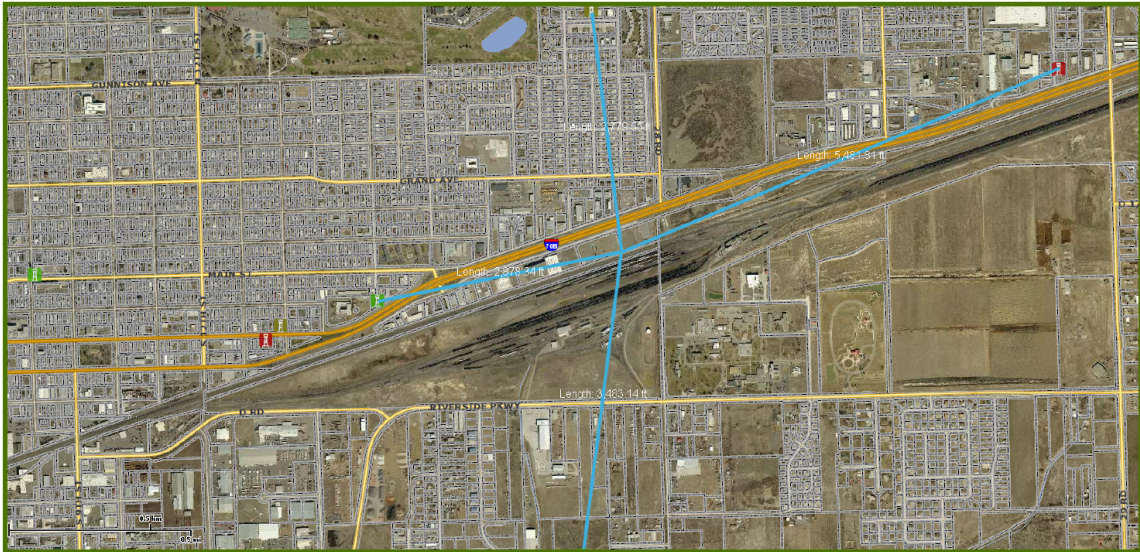
Rich

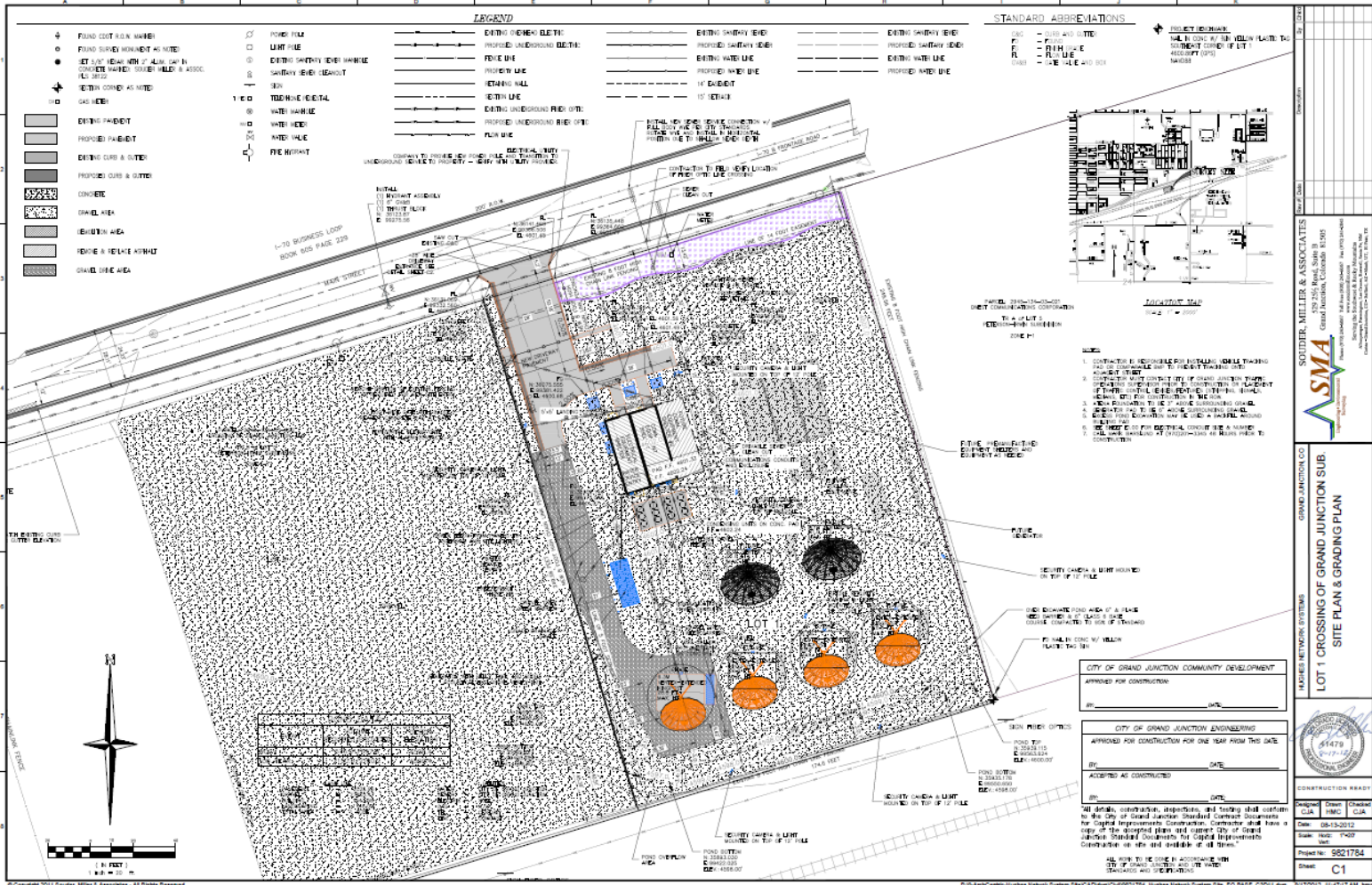
Richard H. Krohn
Dufford, Waldeck, Milburn & Krohn, L.L.P.
744 Horizon Court, Suite 300
Grand Junction, CO 81506
Telephone: 970-243-5850
Facsimile: 970-243-7738
[cid:image002.jpg@01CD69B9.8A701580]

CONFIDENTIALITY NOTICE:

This electronic mail transmission and any accompanying documents contain information belonging to the sender which may be confidential and legally privileged. This information is intended only for the use of the individual or entity to whom this electronic mail transmission was sent as indicated above. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please call collect at 970-241-5500 and delete this transmission. Thank you.

IRS CIRCULAR 230 NOTICE: This correspondence and any attached documents may contain provisions concerning a federal tax issue or issues. Under recently issued IRS regulations, we must inform you this correspondence and any attached documents are not intended or written to be used and cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on any taxpayer by the Internal Revenue Service.





+	○	○	○	+
+	+	+	+	+
+	+	+	+	+

○	○	○	○
○	○	○	○

---	---	---	---
---	---	---	---

---	---	---	---
---	---	---	---

---	---	---	---
-----	-----	-----	-----

STANDARD ABBREVIATIONS

CGO	CONCRETE AND GUTTER	+
F	FURNACE	+
PL	PLUMBING	+
CBM	CONCRETE BASEMENT	+



SOUDER, MILLER & ASSOCIATES
237-255 West, Suite B
Grand Junction, Colorado 81507

GRAND JUNCTION CO.
LOT 1 CROSSING OF GRAND JUNCTION SUB.
SITE PLAN & GRADING PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION
DATE: 04/11/2017

CITY OF GRAND JUNCTION ENGINEERING
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THE DATE
ACCEPTED AS CONSTRUCTED
DATE: 04/11/2017

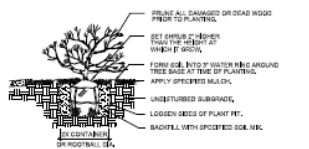
CONSTRUCTION READY
Design: [blank] Draw: [blank] Check: [blank]
Date: 04/11/2017
Scale: 1/8" = 1'-0"
Project No: 5821784
Sheet: C-1

SOIL PREPARATION AND PLANTING SPECIFICATIONS

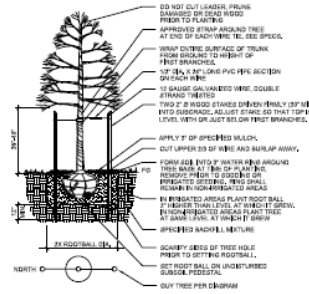
- PREPARATION - GENERAL**
 - Use soil test results to determine areas for soil amendments. Soil amendments and soil test areas and ensure best practices compliance before start of planting work. Make other adjustments as may be needed.
 - PREPARATION OF PLANTING SITES**
 - Before planting, clear landscape of rocks, debris, stumps, old hoses, and other materials that could impede root growth.
 - Use landscape fabric and mulch to reduce weed growth and retain soil moisture. Clearly define all planting holes for the planting of plants with a hole depth.
 - For all trees and shrubs, use a hole diameter that is 2" larger than root ball diameter and 10" deep.
 - For all shrubs, use a hole diameter that is 2" larger than root ball diameter and 10" deep.
 - For all trees, use a hole diameter that is 2" larger than root ball diameter and 10" deep.
 - PREPARATION OF PLANTING BEDS**
 - Remove all soil within 12" of the planting hole to remove compaction and soil amendments. Place approximately 10% of total amount of planting media, then lay top of former substrate to create a level surface. Also allow number of the hole to be filled.
 - Remove 12" from top of former soil and replace with amended soil to 12" depth. Do not mix with former soil below and use soil from former hole to be filled.
 - EXCAVATION FOR TREES AND SHRUBS**
 - Excavate 12" wide and 12" deep at the hole and 12" wide at the hole diameter and 12" deep in the hole depth. Leave hand level in bottom of excavation.
 - For trees and shrubs, use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - PLACING TREES AND SHRUBS**
 - Set holes and amend soil to 12" depth of amended planting hole. Place soil in center of all trees with top of soil at same elevation as adjacent finished landscape grade. Remove hole that is 12" deep in hole depth. Place soil in center of all trees with top of soil at same elevation as adjacent finished landscape grade.
 - When excavating to amend soil, use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
 - Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.

LANDSCAPE AND IRRIGATION NOTES

- Planting area will have 2" of mulch but landscape rock can be used. All plant material shall be installed within 30 days of the start of construction.
- For all trees and shrubs, use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
- Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.
- Use a hole diameter that is 2" larger than root ball diameter and 10" deep in the hole depth. Leave hand level in bottom of excavation.



2 Shrub Planting Detail
SCALE: 1/8" = 1'-0"



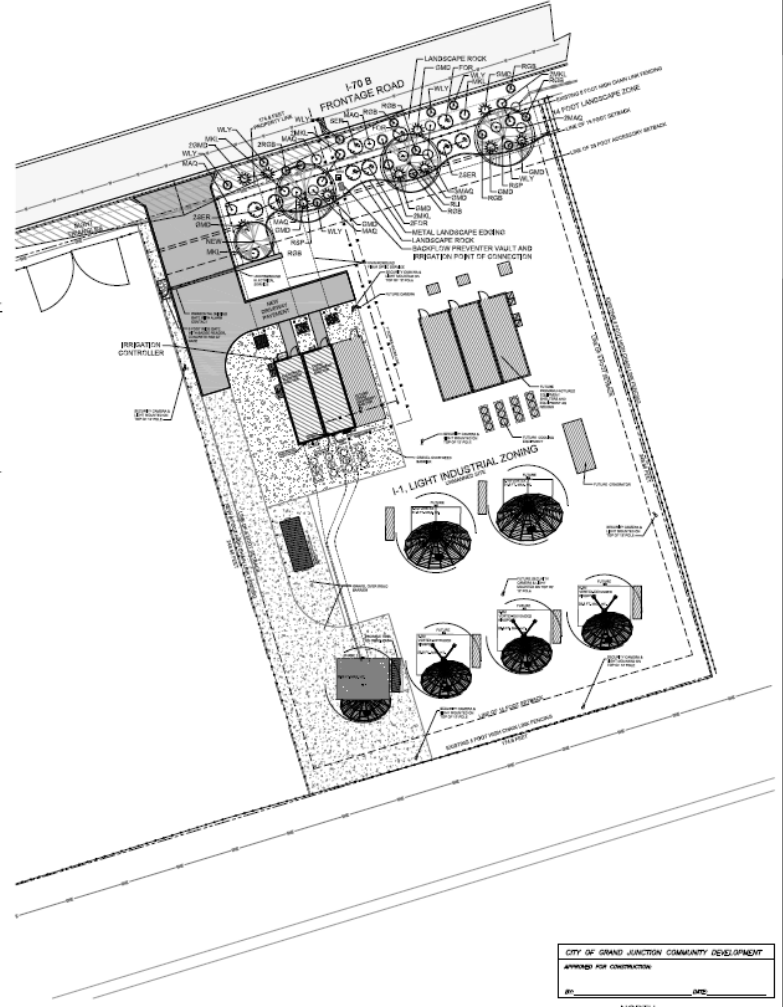
3 Tree Planting Detail
SCALE: 1/8" = 1'-0"

MRLA MICHELLE RIVERO LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING

386 34th Road
Durango, Colorado 81326 (970) 434-1155

LANDSCAPE LEGEND

- Deciduous Green Trees
- Deciduous Trees
- Large Deciduous Shrubs
- Small Deciduous Shrubs
- Evergreen Shrubs



PLANT LIST

No.	Qty	Common Name (Scientific Name)	Planting Size/Remarks	Material Size
1	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
2	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
3	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
4	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
5	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
6	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
7	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
8	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
9	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
10	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
11	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
12	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
13	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
14	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.
15	1	Redwood (Sequoia sempervirens)	2" x 4" x 6" B&B	42" H x 3.0" Dia.

LANDSCAPE REQUIREMENTS - I-1 LIGHT INDUSTRIAL

- Planting**
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
- Planting**
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
- Planting**
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.
 - Planting shall be done within 30 days of the start of construction.

1 Landscape Plan
SCALE: 1" = 20'-0"

Archcentric
Durango, CO 81326
386 34th Road
(970) 434-1155

ARCHITECT
ARCHITECTURE AND
LAND PLANNING

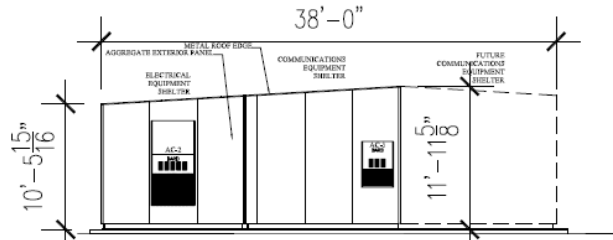
HUGHES NETWORK SYSTEMS

COMPOSITE PLAN FOR CONDITIONAL USE PERMIT SUBMITTAL FOR UNMANNED EQUIPMENT SHELTERS & ANTENNA INSTALLATIONS TRACTS, LOT 5, PETERSON IRWIN SUBDIVISION GRAND JUNCTION, COLORADO

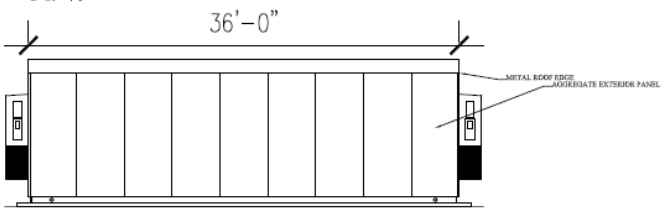
DATE: 10/15/2024
SCALE: 1" = 20'-0"

PROJECT NUMBER: 2024-010
PROJECT NAME: UNMANNED EQUIPMENT SHELTERS & ANTENNA INSTALLATIONS

L-1

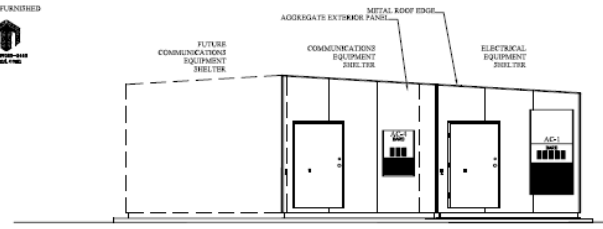


1 SHELTER-SOUTH ELEVATION
1/4" = 1'-0"

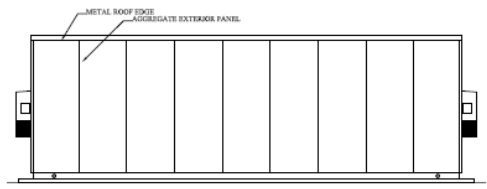


3 SHELTER-WEST ELEVATION
1/4" = 1'-0"

EQUIPMENT SHELTERS DESIGNED, FURNISHED AND INSTALLED BY
THERMOBOND
11111 South 21st Ave. Suite 100, Phoenix, AZ 85041
Tel: 602.998.1111 Fax: 602.998.1112



2 SHELTER-NORTH ELEVATION
1/4" = 1'-0"



4 SHELTER-EAST ELEVATION
1/4" = 1'-0"



5 PHOTOS OF PREVIOUS, SIMILAR INSTALLATIONS
1/4" = 1'-0"

6 PHOTOS OF SIMILAR PREFABRICATED SHELTER
1/4" = 1'-0"

Archcentric
Archcentric, P.C.
101 East McDowell Avenue, Suite 100
Phoenix, Arizona 85004
TEL: 602.998.1111 FAX: 602.998.1112

**COMPOSITE PLAN FOR
CONDITIONAL USE PERMIT SUBMITTAL
FOR UNMANNED EQUIPMENT SHELTERS
& ANTENNA INSTALLATIONS**
TRACT B, LOT 10, GRAND JUNCTION, COLORADO

HUGHES
NETWORK SYSTEMS

DATE PLOTTED: _____
SCALE: _____
PROJECT: _____

DESIGNED FOR CONSTRUCTION: _____
NOT RELEASED FOR CONSTRUCTION: _____

**PREFABRICATED
EQUIPMENT
SHELTERS**

DESIGNED BY: _____
CHECKED BY: _____
DATE: _____

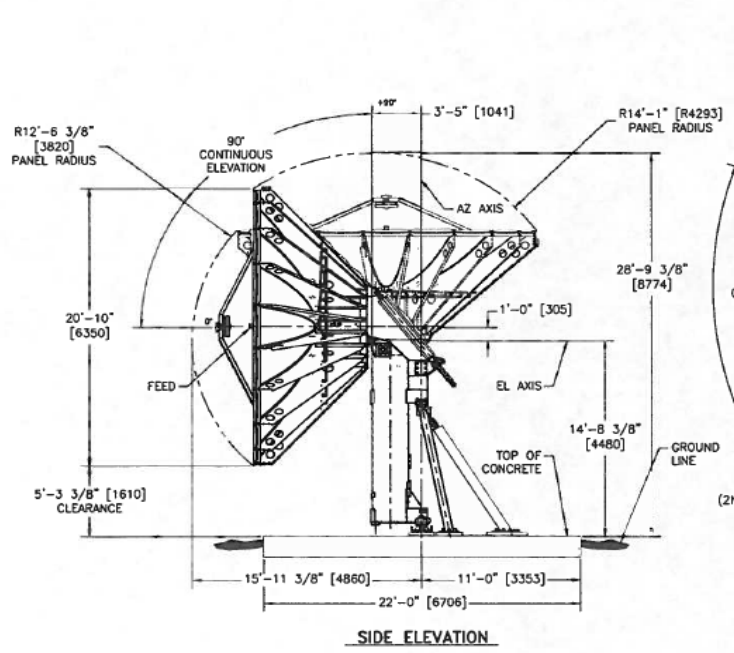
PROJECT NUMBER: _____
T-01

DATE: _____
JUNE 10, 2013 FOR 10/13

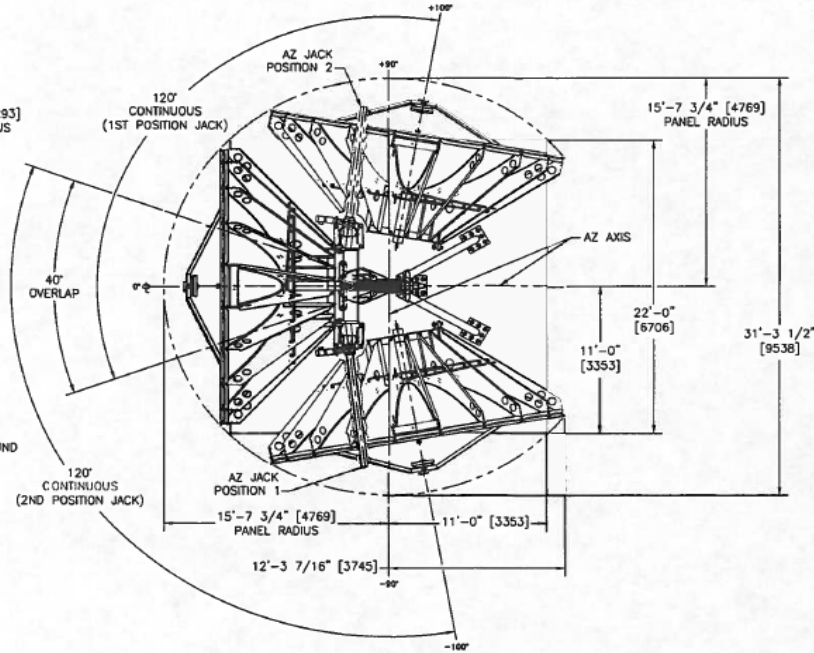
SHEET NUMBER: _____

A-2

REV	DESCRIPTION	DATE	APPROVAL
A	ORIGINAL RELEASE	03/27/97	RRV/GPR



SIDE ELEVATION



PLAN VIEW

040305-01

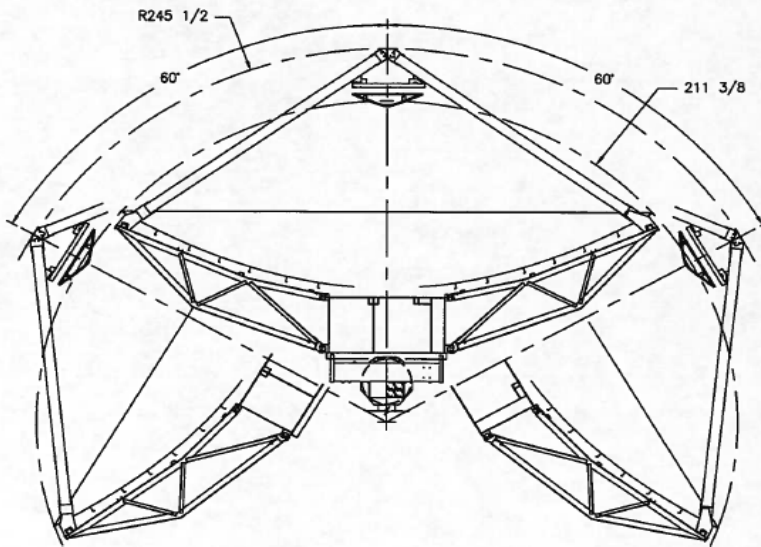
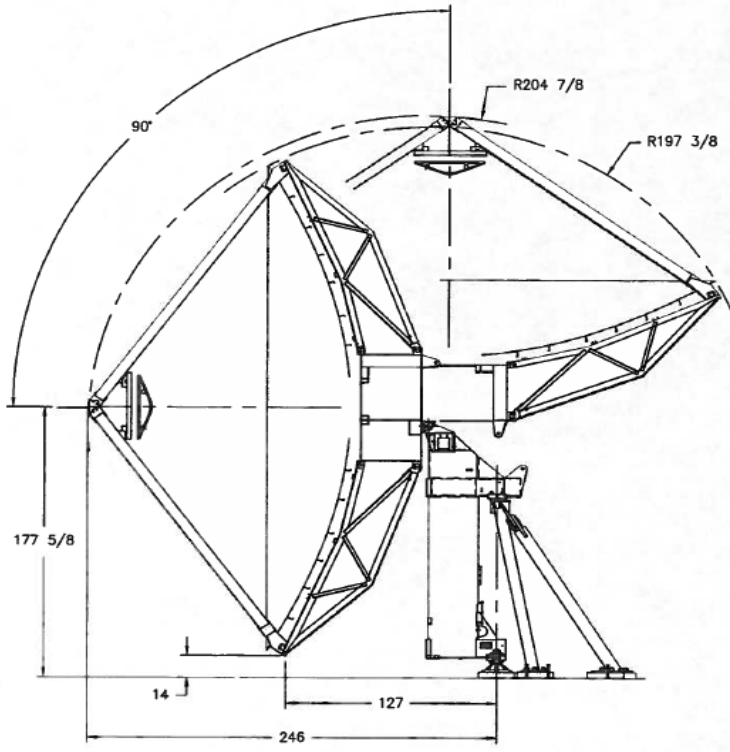
NOTES:

- 1. DRAWING USING:
 - 370563-01 (ANTENNA INSTALLATION 6/BXC 125MPH 200KZ)
 - 038267-01 (REFLECTOR INSTALLATION 6.3KA)
 - 571852-01 (FOUNDATION 6.1/9.DKX/XXX AZ200 2 POSN 125MPH)

N/A & EA
- LIST NUMBER -

<p>DO NOT SCALE DRAWING</p> <p>UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES, FRACTIONS AND DECIMALS. DIMENSIONS IN PARENTHESIS ARE IN MILLIMETERS. DIMENSIONS IN SQUARE BRACKETS ARE IN METERS. DIMENSIONS ARE GIVEN IN FEET AND INCHES.</p> <p>SIZE: 11x17 (297x432)</p> <p>SCALE: 1/4" = 1'-0" (1:48)</p> <p>TOLERANCES:</p> <p>0.125 INCHES ± 0.005</p> <p>0.250 INCHES ± 0.005</p> <p>0.375 INCHES ± 0.005</p> <p>0.500 INCHES ± 0.005</p> <p>0.750 INCHES ± 0.005</p> <p>1.000 INCHES ± 0.005</p> <p>1.250 INCHES ± 0.005</p> <p>1.500 INCHES ± 0.005</p> <p>1.750 INCHES ± 0.005</p> <p>2.000 INCHES ± 0.005</p>	<p>REFERENCE SEPARATE BOM FOR SPECIFIC INFO</p> <table border="1"> <thead> <tr> <th>APPROVALS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DESIGNED</td> <td>03/27/97</td> </tr> <tr> <td>CHECKED</td> <td>03/27/97</td> </tr> <tr> <td>APPROVED</td> <td>03/27/97</td> </tr> <tr> <td>REVISIONS</td> <td></td> </tr> <tr> <td>DATE</td> <td></td> </tr> </tbody> </table> <p><small>EXCEPT WHERE SHOWN OTHERWISE, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS TO THE SURFACE OF THE MEMBER SHALL BE SHOWN AS SURFACE DIMENSIONS. DIMENSIONS TO THE CENTERLINE OF THE MEMBER SHALL BE SHOWN AS CENTERLINE DIMENSIONS. DIMENSIONS TO THE END OF THE MEMBER SHALL BE SHOWN AS END DIMENSIONS. DIMENSIONS TO THE CENTER OF THE MEMBER SHALL BE SHOWN AS CENTER DIMENSIONS. DIMENSIONS TO THE SURFACE OF THE MEMBER SHALL BE SHOWN AS SURFACE DIMENSIONS. DIMENSIONS TO THE CENTERLINE OF THE MEMBER SHALL BE SHOWN AS CENTERLINE DIMENSIONS. DIMENSIONS TO THE END OF THE MEMBER SHALL BE SHOWN AS END DIMENSIONS. DIMENSIONS TO THE CENTER OF THE MEMBER SHALL BE SHOWN AS CENTER DIMENSIONS.</small></p>	APPROVALS	DATE	DESIGNED	03/27/97	CHECKED	03/27/97	APPROVED	03/27/97	REVISIONS		DATE		<p>SATCOM Technologies CONFIDENTIAL AND PROPRIETARY</p> <p>VerteX RSF</p> <p>2200 N. LONGVIEW ST. RICHMOND, TX USA 75462-4842</p> <p>PROJECT: GEOMETRY DRAWING</p> <p>6.3M Ka</p> <p>200° AZ (2 POS) 0°-90°</p> <p>DATE: 03/27/97</p> <p>SCALE: 1/4" = 1'-0"</p> <p>REV: D</p> <p>DWG NO: 040305</p> <p>APP: A</p> <p>DATE: 03/27/97</p> <p>SCALE: 1/4" = 1'-0"</p> <p>REV: D</p> <p>DWG NO: 040305</p> <p>APP: A</p>
APPROVALS	DATE													
DESIGNED	03/27/97													
CHECKED	03/27/97													
APPROVED	03/27/97													
REVISIONS														
DATE														

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	ORIGINAL RELEASE	01/03/11	JJL/GPR



NOTES
 1. PED 047891-01, REFL 014441-01.

— # CA
 - EST. WEIGHT -

DO NOT SCALE DRAWING				SATCOM Technologies CONFIDENTIAL AND PROPRIETARY	
DESIGN APPROVED	DATE	APPROVALS	DATE	 2800 N. LONCHLEY ST. IRVING, TX USA 75039-0842	
DESIGNED	DATE	DESIGNED	DATE		
CONSTRUCTION	DATE	CONSTRUCTION	DATE	8.1M KA AZ ±60° EL 90° GEO DWG	
CONSTRUCTION	DATE	CONSTRUCTION	DATE	DRAWING NO. 10222 SHEET NO. B TOTAL SHEETS 054107 SCALE 1/50 SHEET NO. 5410 SHEET 1 OF 1	



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for car lots, street lighting or parking areas.

CONSTRUCTION — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners, is related with two .188" diameter hinge pins and secured with one quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.

Finish: Standard finish is dark bronze (DOB), polyester powder finish with other architectural colors available.

OPTICS — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff). Less than .125" thick impact-resistant tempered glass with thermally applied silk-screened shield.

ELECTRICAL — Ballast: High pressure sodium: 70-150W is high-reactance, high power factor. Constant wattage autotransformer for 200-250W. Metal halide: 100-150W is high-reactance, high power factor and standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-250W. Super CWA (pulse-start ballast), 80% efficient and EISA legislation compliant, is required for 151-200W (SCWA option) for U.S. shipments only. CSA or INTL required for probe-start shipments outside the U.S. Pulse-start ballast (SCWA) required for 200W.

Ballasts are 100% factory-tested.

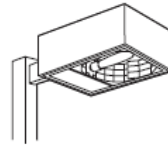
Socket is porcelain, horizontally mounted medium base socket for 70-150W and position-oriented mogul base socket for HPS and 175W-250W, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

INSTALLATION — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

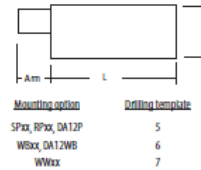


Area Lighting KSF1

METAL HALIDE: 100-250W
HIGH PRESSURE SODIUM: 70-200W
15' to 25' Mounting

Specifications

ERA: 1.5 ft² (.14 m²)
(Includes arm)
Length: 21-1/4" (54.0)
Width: 15-15/32" (39.3)
Depth: 7-1/4" (18.4)
Arm: 4" (10.2)
*Weight: 35 lbs (15.9 kg)
*Weight as configured in example below.
All dimensions are inches (centimeters) unless otherwise specified.



ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: KSF1 150S R3 TB SP04 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting	Arm length ¹⁰	Shipped separately
KSF1	Metal halide	R2 Type II roadway	120 347 200 ² 480 ²	(blank) Magnetic CWI Constant wattage Isolated Pulse Start SCWA Super CWA pulse-start ballast	Type SP Square pole RP Round pole WB Wall bracket WW Wood pole or wall bracket	04 4" arm 06 6" arm 09 9" arm 12 12" arm	DA12P Degree arm, pole DA12WB Degree arm, wall KMA Mast arm adapter KTMB Twin mounting bar
	150M	R3 Type III asymmetric	240 ² 18" ²				
	Ceramic metal halide ³	R4SC Type IV forward throw, sharp cutoff	277 23050Hz ²				
	100MHC ⁴ 150MHC ⁴ High pressure sodium ²						
	70S ⁵ 100S 200S ⁵ 150S ⁵						
Options					Finish ¹⁴		Lamp ¹⁵
Shipped installed in fixture		EC Emergency circuit ¹¹	Shipped separately ¹²		(blank) Dark bronze	CR Corrosion resistant finish	LPI Lamp included
PER NEMA twist-lock receptacle only (no photocontrol)	CSA CSA Certified	PE1 NEMA twist-lock PE (120, 208, 240V)	DWH White	CRX Non-stick protective coating ¹⁷	L/LP Less lamp		
SF Single fuse (120, 277, 347V) n/a TB	NOM NOM Certified ⁸	PE3 NEMA twist-lock PE (347V)	DBL Black				
DF Double fuse (208, 240, 480V) n/a TB	INTL Available for MH probe-start shipping outside the U.S.	PE4 NEMA twist-lock PE (480V)	DWB Medium bronze				
QRS Quartz restrrike system ¹⁸	KW1 KiloWatch ⁹ 120V control relay ¹³	PE7 NEMA twist-lock PE (277V)	DNA Natural aluminum				
QRST QRS time delay ¹¹	KWH KiloWatch ⁹ 277V control relay ¹³	SC Shorting cap for PER option					
	REGC1 California Title 20 effective 1/1/2010	HS House slide shield (R2, R3) ¹⁴					
		VG Vandal guard ¹⁴					

- Notes**
- Not available with SCWA.
 - These wattages do not comply with California Title 20 regulations.
 - Must be ordered with SCWA.
 - These wattages require the RESC option to be chosen for shipments into California for Title 20 compliance. SCWA/REGC1 not available in 347V or 480V.
 - Not available with L/LP.
 - Not available with 480V.
 - Must specify CWI for use in Canada.
 - Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V) in Canada.
 - Consult factory for available wattages.
 - Use 9" arm when two or more luminaires are oriented on a 90° drilling pattern.
 - Maximum allowable wattage lamp included.
 - KiloWatch⁹ controls are available only with 150S.
 - May be ordered as an accessory.
 - Profile with KSF1 when ordering as an accessory.
 - Available with R2 and R3 distributions only.
 - See www.lithonia.com for links to additional catalog pages.
 - Black finish only.
 - Must be specified.
 - Must use RP00 or RP12.

Accessories: Tenon Mounting Slitpitter							
Number of Datas.							
Tenon O.D.	One	Two@180°	Two@90° ¹⁹	Three@120°	Three@90° ¹⁹	Four@90° ¹⁹	
2-3/8" (6)	120-190	120-280	120-290	120-320	120-390	120-490	
2-7/8" (7.3)	125-190	125-280	125-290	125-320	125-390	125-490	
4" (10.2)	135-190	135-280	135-290	135-320	135-390	135-490	

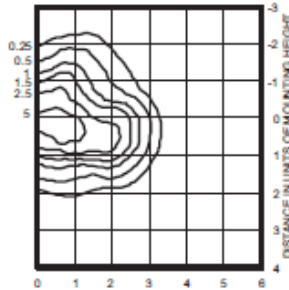
OUTDOOR

KSF1-M-S

KSF1 Arm-Mounted Rectilinear Cutoff Lighting

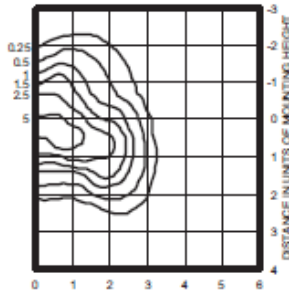
Coefficient of Utilization _____
Initial Footcandles _____

KSF1 250M R2 TEST NO: 1194090701P
ISOILLUMINANCE PLOT (Footcandle)



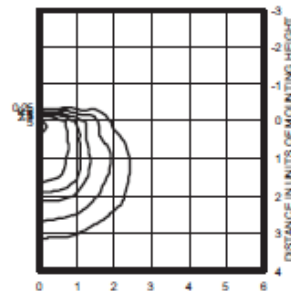
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSF1 250M R3 TEST NO: 1194080302P
ISOILLUMINANCE PLOT (Footcandle)



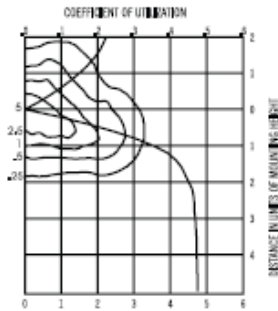
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSF1 250M R4SC TEST NO: 1194080901P
ISOILLUMINANCE PLOT (Footcandle)



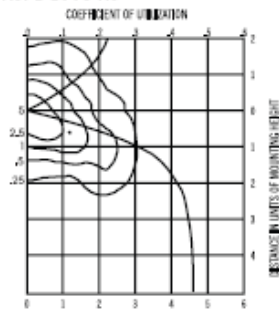
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Vary Short), Full Cutoff

KSF1 150S R2 Test No. TEST NO. 1194090802



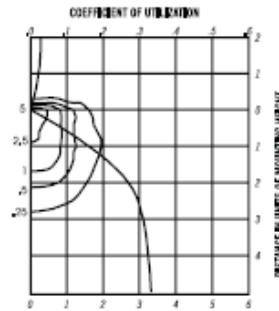
150W high pressure sodium lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, full cutoff.

KSF1 150S R3 Test No. TEST NO. 1194081603



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, full cutoff.

KSF1 150S R4SC Test No. TEST NO. 1194081502



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, full cutoff.

NOTES:

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)
- 2 For electrical characteristics, consult outdoor technical data specification sheets on www.Lithonia.com.
- 3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25' mounting height	20' mounting height
15 ft. = 5.4	15 ft. = 1.78
30 ft. = 1.36	30 ft. = 0.45
40 ft. = 0.77	40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$



KSF1-M-S

LUMINAIRE SCHEDULE		C:\2012\21203-00\Schedules\Lum Sched.XLS\Sheet1					
KEY	DESCRIPTION	MFR. & CAT.NO.	LAMP	VOLTS	MOUNTING INFORMATION	NOTE	MAX WATT
AA	RECTANGULAR, BLACK, FULL CUTOFF, METAL HALIDE AREA LIGHT, POLE MOUNTED, FORWARD THROW-SHARP CUTOFF DISTRIBUTION, INTEGRAL PHOTOCELL, 12'-4.5" ROUND STEEL POLE, FULL BASE COVER	LITHONIA LIGHTING #KSF1-100M-R4SC-277-RP09-PE7-DBL-PLI POLE: RSS-12 4-5B-DM19-FBC-DBL	(1) 100W MH E-17 CLEAR	277	POLE		122
BB	RECTANGULAR, BLACK, FULL CUTOFF, METAL HALIDE AREA LIGHT, POLE MOUNTED, TYPE III ASYMMETRIC DISTRIBUTION, INTEGRAL PHOTOCELL, 12'-4.5" ROUND STEEL POLE, FULL BASE COVER	LITHONIA LIGHTING #KSF1-100M-R3-277-RP09-PE7-DBL-PLI POLE: RSS-12 4-5B-DM19-FBC-DBL	(1) 1000W MH E-17 CLEAR HIGH CRI	277	POLE		122
MOUNTING ABBREVIATIONS							
AFF - ABOVE FINISHED FLOOR		AFG - ABOVE FINISHED GRADE		RFD - RECESSED FIXTURE DEPTH			
NOTES:							
1.							

**Attach 3
Corner Square Medical Building**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: August 28, 2012
STAFF PRESENTATION: Greg Moberg

AGENDA TOPIC: Corner Square Medical Office Building – PLD-2012-302

ACTION REQUESTED: Approval of a Preliminary Development Plan.

BACKGROUND INFORMATION				
Location:		201 W. Park Drive		
Applicants:		Owner/Developer: F & P Land, LLC Representative: Ciavonne, Roberts & Associates		
Existing Land Use:		Vacant		
Proposed Land Use:		Medical/General Office Building		
Surrounding Land Use:	North	Commercial		
	South	Single Family Residential		
	East	Single Family Residential		
	West	Vacant		
Existing Zoning:		PD (Planned Development)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	PD (Planned Development)		
	East	PD (Planned Development) and R-5 (Residential 5 du/ac)		
	West	PD (Planned Development)		
Comprehensive Plan Designation:		Neighborhood Center		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request approval of the Preliminary Development Plan for the Corner Square Medical Office Building - on 2.203 acres within an approved PD (Planned Development) zone district.

RECOMMENDATION: Recommendation of approval.

ANALYSIS

1. Background

On November 1, 2006 the City Council approved Ordinance 3981 rezoning 20.7 acres, located at the southwest corner of 1st Street and Patterson Road, to PD (Planned Development) and approved the ODP (Outline Development Plan) for a mixed use development. The Developer has until December 2014 to complete the development.

Because the original ODP was approved under the 2000 Zoning and Development Code, this proposal is being reviewed under the 2000 Zoning Code criteria and standards. The Planning Commission is responsible for approval of Preliminary Development Plans under the 2000 Zoning Code.

The ODP was approved with the following default zones for each Pod:

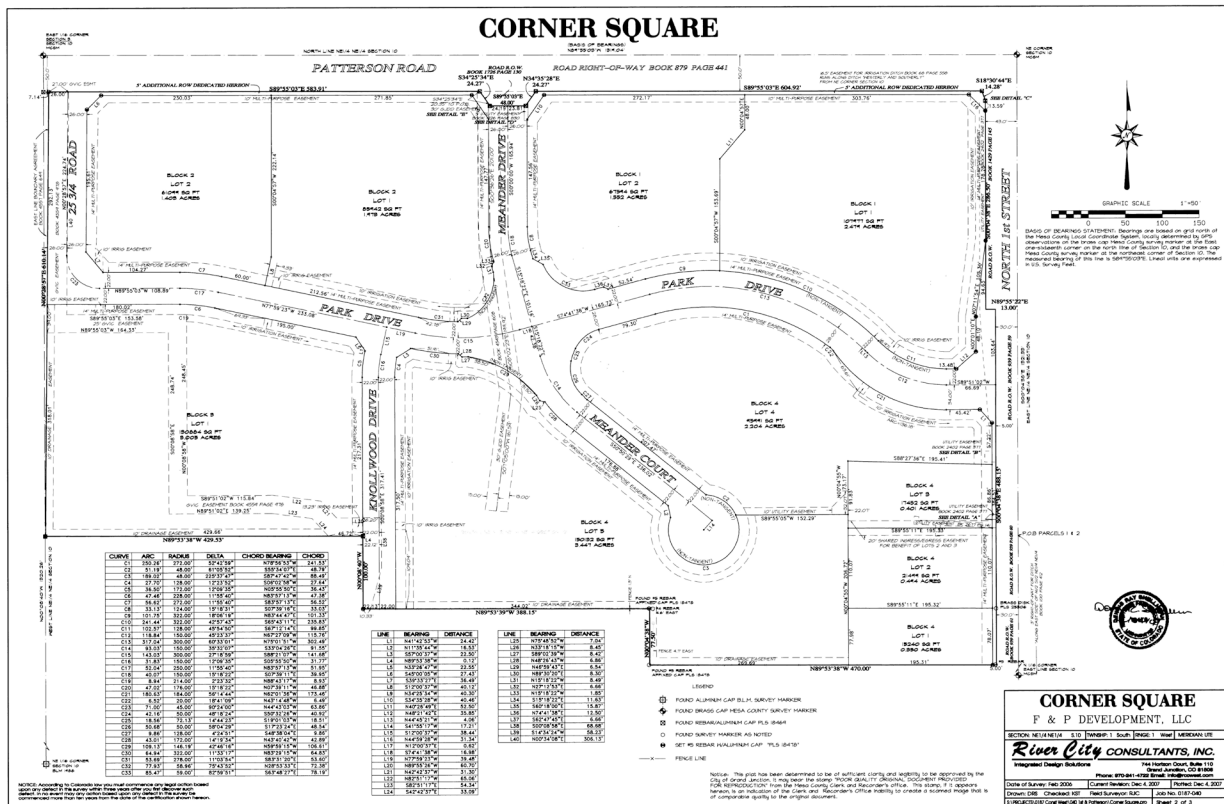
- Pod A – B-1 (approved as part of Phase I)
- Pod B – B-1 (approved as part of Phase I)
- Pod C – B-1 (approved as part of Phase I)
- Pod D – B-1 (approved as part of Phase I)
- Pod E – B-1 (currently under review)
- Pod F – R-4 (approved as part of Phase I)
- Pod G – R-12 (future phase)
- Pod H – R-12 (approval as Phase II)



On June 26, 2007, the Planning Commission approved the Preliminary Development Plan (PDP) for Phase I which included the four commercial Pods along Patterson Road. With the exception of Pod B, all of these Pods have been built out and are currently occupied by retail and office uses. On March 10, 2009, the Planning Commission approved the PDP for the apartments located on Pod H. The apartments were constructed and are currently being rented. The remaining Pods, G and E, have not received preliminary development plan approval and are currently vacant.

On December 17, 2007 the Corner Square Final Plat was recorded. The Final Plat included all of the lots, tracts and right-of-way for the entire development. The Pods and default zoning depicted by the ODP relate to the following platted lots:

- Pod A – Lot 2, Block 2 – B-1
- Pod B – Lot 1, Block 2 – B-1
- Pod C – Lot 2, Block 1 – B-1
- Pod D – Lot 1, Block 1 – B-1
- Pod E – Lot 4, Block 4 – B-1
- Pod F – Lots 1, 2 and 3, Block 4 – R-4
- Pod G – Lot 5, Block 4 – R-12
- Pod H – Lot 1, Block 3 – R-12



The proposed Preliminary Development Plan for the Corner Square Medical Office Building is located on Pod E which is Lot 4, Block 4. Pod G (Lot 5, Block 4) will be reviewed by Planning Commission, on or before December 2014, as the final phase of the Corner Square development.

Lot Layout

The proposal is to construct one building containing 18,200 square feet. The building will be located on the northwest portion of the lot. Parking will be located to the north and east of the proposed building and accessed from both West Park Drive and Meander Court.

Use

The proposed use of the building is medical and general offices which are both allowed under the B-1 (Neighborhood Business) default zone.

Ordinance 3981 specifically prohibits the following uses for Pod E:

- Drive up/through fast food uses
- Drive up/through liquor stores
- All other drive up/through uses
- Outdoor kennels and/or boarding
- Outdoor storage
- Community Correction Facilities
- Mental health uses
- Drug and alcohol rehabilitation uses
- Halfway houses
- Law Enforcement Rehabilitation Centers

In addition to allowed B-1 uses, the following uses are allowed:

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Bulk Standards

The default zoning for Pod E is B-1. The dimensional standards with approved deviations are as follows:

APPROVED DIMENSIONAL STANDARDS

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front (ft.)	Side (ft.)	Rear (ft.)			
B-1	N/A	N/A	N/A	15	5	0	N/A	0.7	35

The submitted site plan has been reviewed and meets or exceeds all of the minimum dimensional standards with the exception of building height. All setbacks exceed the required standards and the proposed FAR (Floor Area Ratio [total building floor area/total lot area]) is approximately .18 which is well below the .7 allowed.

Ordinance 3981 states:

“Maximum height shall be 35’ for structures located in Pod E and 40’ for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.”

The Developer has made the following statement in the General Project Report:

“The Proposed building height is 40 feet 9 inches from finish Floor Elevation and 41 feet 3 inches above the flowline of the parking lot close to the front door. While the PD ordinance for this site allowed a 35 foot building height, this ordinance also allowed the owner to request up to a 25% increase in height. A 25% increase to 35 feet equals 43 feet 9 inches. We are requesting this building height increase for the following reasons:

- In purposefully making this building architecturally compatible with all previous buildings built at Corner Square, a hip roofed architectural element was incorporated. Please note that this hip roofed element is limited in size and only the top 6 feet 3 inches of its pyramidal shape is above the 35 foot height.
- The existing City Code (21.03.030-f), attached below, allows the requested additional height as: the area in question is far less than 20% of the total roof area; the architectural feature in question can meet the definition of belfries, cupolas, domes, monuments; and there is an elevator component within it.

(f) Height.

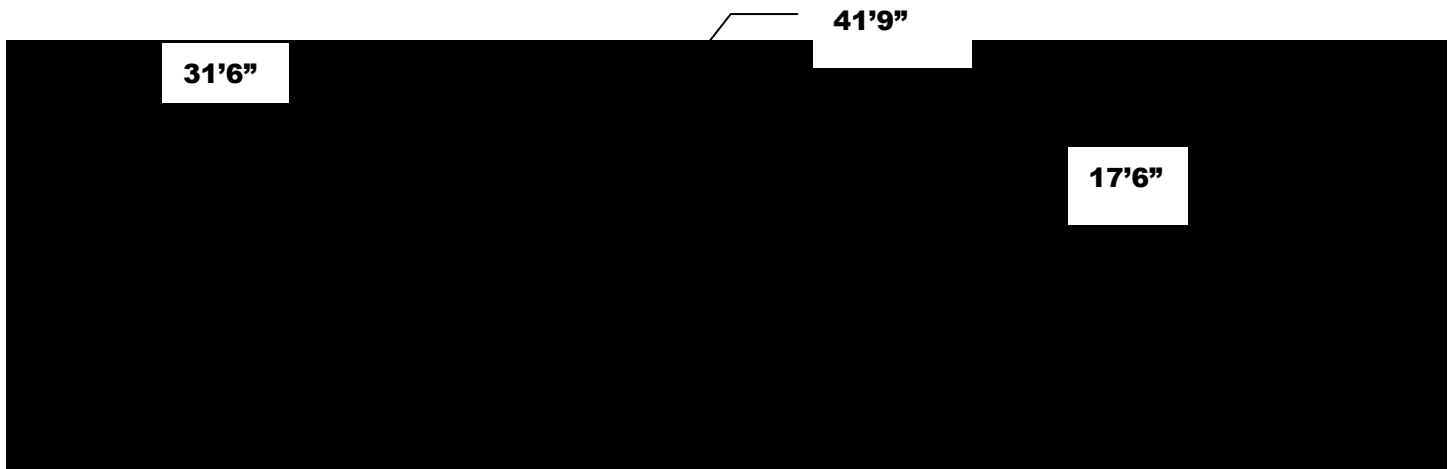
(1) “Building height” means the vertical distance between the mean finished grade between the lowest and highest grades along the foundation and the highest point of the roof or facade (see graphic).

(2) Exceptions. Zoning district height limits do not apply to belfries, cupolas, spires, domes, monuments, airway beacons, radio/communication towers,

windmills, flagpoles, chimneys, radio/television receiving antennas and chimney flues (see subsection (d)(2) of this section). Height limits do not apply to any bulkhead, elevator, water tank, or to any similar structure or mechanical appurtenance or similar structure if total area of such structure is less than 20 percent of the total area of the roof.

We request your approval of the additional building height for this project.”

The maximum height allowed for structures within Pod E is 35 feet. The proposed structure is 41 feet 3 inches in height, measured from the finished grade of the parking lot next to the main entrance. Ordinance 3981 allows for up to a 25% increase in height for buildings, however, contains no criteria for approval. With the exception of one roofline projection, the vast majority of the building is less than the allowed 35 feet in height (31 feet 6 inches and 17 feet 6 inches). By allowing the proposed height increase, the building is more in character with the surrounding development and the “pyramid” roof feature adds interest to the building and breaks up what would essentially be a flat roof. Therefore, the request by the Developer to allow an increase in height should be approved.



Access

The proposed development has two ingress/egress points, one access point is provided from West Park Drive and the other access point is provided from Knollwood Drive.

Parking

The proposed parking design shows 77 parking spaces, three handicap spaces and seven bicycle spaces. If the first floor (11,150 square feet) of the building was used for medical offices and the second floor (7,050 square feet) was used for general offices, the parking requirement would be 63 spaces and 3 handicapped spaces. If the entire building was used for medical offices, the parking requirement would be 73 spaces and 3 handicapped spaces. Therefore the proposed parking meets the requirements of the Zoning and Development Code for the uses proposed.

Landscaping

The proposed Landscape Plan has been reviewed and approved as part of the submitted site plan.

2. Section 2.12.C.2 of the Zoning and Development Code

Requests for a Planned Development Preliminary Development Plan must demonstrate conformance with all of the following:

- a) The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code.

The proposed Preliminary Development Plan has been reviewed and is in conformance with and meets the requirements of the approved Outline Development Plan.

- b) The applicable preliminary plat criteria in Section 2.8.B of the Zoning and Development Code.

- 1) The Growth Plan, major street plan, Urban Trails Plan, and other adopted plans

As of 2009, the Growth Plan no longer exists as it was replaced by the Comprehensive Plan. However, the Comprehensive Plan Future Land Use Map designates this parcel as Neighborhood Center. A Neighborhood Center allows for limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses. The applicable zones that are allowed in the Neighborhood Center include the B-1 zone. Therefore the proposal is consistent with the Future Land Use Map designation.

- 2) The Subdivision standards (Chapter 6).

All of the subdivision standards contained within Section 6.7 of Chapter 6 have been met.

- 3) The Zoning standards (Chapter 3).

The proposed development has been reviewed using the dimensional and site specific standards contained in Chapter 3 for the B-1 zone district and the proposal has been found to meet the required standards.

- 4) Other standards and requirements of the Zoning and Development Code and other City policies and regulations.

Standards of the 2000 Zoning and Development Code have been met as well as the requirements for the Transportation Engineering Design Standards (TEDS).

- 5) Adequate public facilities and services will be available concurrent with the subdivision.

Adequate public facilities and services have been made available through approval of the subdivision.

- 6) The project will have little or no adverse or negative impacts upon the natural or social environment.

The project will have little or no unusual adverse or negative impacts upon the natural or social environment.

- 7) Compatibility with existing and proposed development on adjacent properties.

The proposed medical and general office uses that are proposed for this site are compatible with the adjacent commercial properties located along Patterson Road and the surrounding multifamily and single family residences.

- 8) Adjacent agricultural property and land uses will not be harmed.

The agriculturally used property to the south will not be harmed by the proposed development as the development will have to adhere to the requirements of the Stormwater Management Manual.

- 9) Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed development is a part of the overall Corner Square development and is therefore neither piecemeal development nor premature development of agricultural land or other unique areas.

- 10) There is adequate land to dedicate for provision of public services

All required dedication of land occurred as part of the Final Plat.

- c) The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.

- 1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan

As of 2009, the Growth Plan no longer exists as it was replaced by the Comprehensive Plan. However, the Comprehensive Plan Future Land Use Map designates this parcel as Neighborhood Center. A Neighborhood Center allows for limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses. The applicable zones that are allowed in the Neighborhood Center include the B-1 zone. Therefore the proposal is consistent with the Future Land Use Map designation.

2) Conditions of any prior approvals.

The proposed PDP has been designed in accordance with the approved ODP and meets the requirements and restrictions of the ODP.

3) Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

The proposed landscape and parking plans have been reviewed and have been found to exceed the required spaces for this type of use. The proposed structures meet the default zone district requirements (B-1) and use specific standards as defined in the ODP, with the exception of the maximum height allowed.

The maximum height allowed for structures within Pod E, of the ODP, is 35 feet. The proposed structure is 41 feet 3 inches in height, measured from the finished grade of the parking lot next to the main entrance. Ordinance 3981 allows for up to a 25% increase in height for buildings, however, contains no criteria for approval. With the exception of one roofline projection, the vast majority of the building is less than the allowed 35 feet in height (31 feet 6 inches and 17 feet 6 inches). Therefore, the request by the Developer to allow an increase in height should be approved.

d) The approved ODP, if applicable

The proposed PDP has been designed in accordance with the ODP that was approved through Ordinance 3981 in November 2006.

e) The approved PD rezoning ordinance, if adopted with an ODP

The overall development was approved as part of the ODP that was approved through Ordinance 3981 in November 2006.

f) An appropriate, specific density for all areas included in the preliminary plan approval.

Because this proposal is for commercial uses only, this criterion is not applicable. However, the approved ODP allows a total residential density of 111 dwelling units. Currently there exist 3 dwelling units within Pod F (all of the dwelling units were existing single family dwellings on existing lots) and 48 dwelling units on Pod H (Phase II). A maximum of 60 additional dwelling units remains for Pod G.

- g) The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP.

The proposed PDP is part of an overall development that contains 20.7 acres.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Corner Square Phase II application, PLD-2012-302 for approval of a Preliminary Development Plan, I make the following findings of fact and conclusions:

1. The requested Preliminary Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have all been met.
3. The review criteria in Section 2.8.B of the 2000 Zoning and Development Code have all been met.
4. The review criteria in Section 2.2.D.4 of the 2000 Zoning and Development Code have all been met.
5. It is recommended that the proposed building height of 41 feet 3 inches be allowed based on the findings contained within this Staff Report.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Corner Square Medical Office Building, Preliminary Development Plan, PLD-2012-302 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

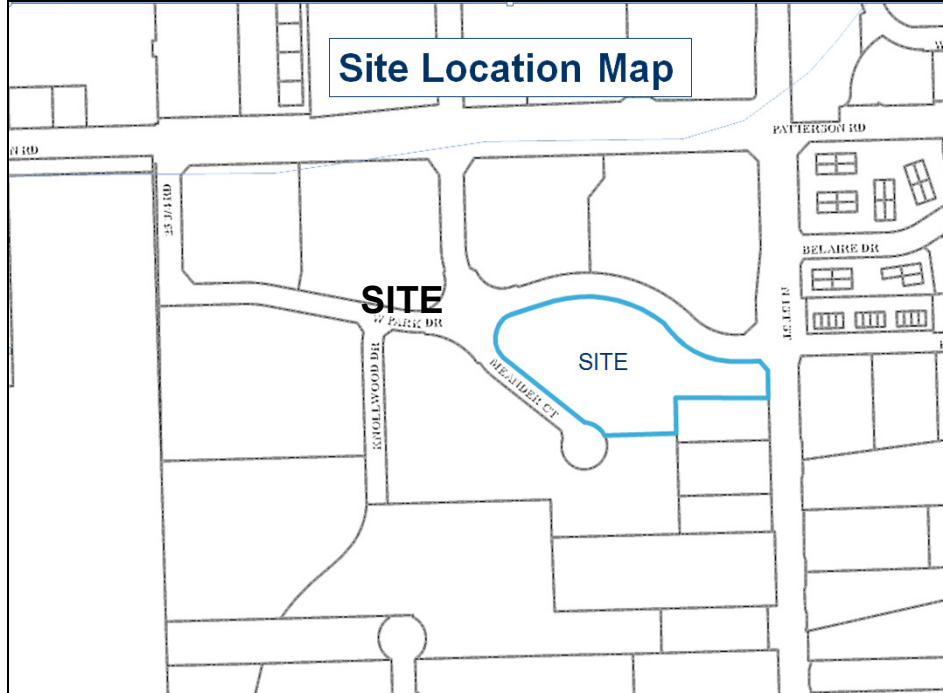
Mr. Chairman, I move that we approve the Preliminary Development Plan for the Corner Square Medical Office Building, PLD-2012-302, with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map/Aerial Photo Map
Future Land Use Map/Existing City Zoning Map
Planned Development Rezone Ordinance
Final Plat
Preliminary Development Plan
Building Elevations
Landscape Plan

Site Location Map

Figure 1



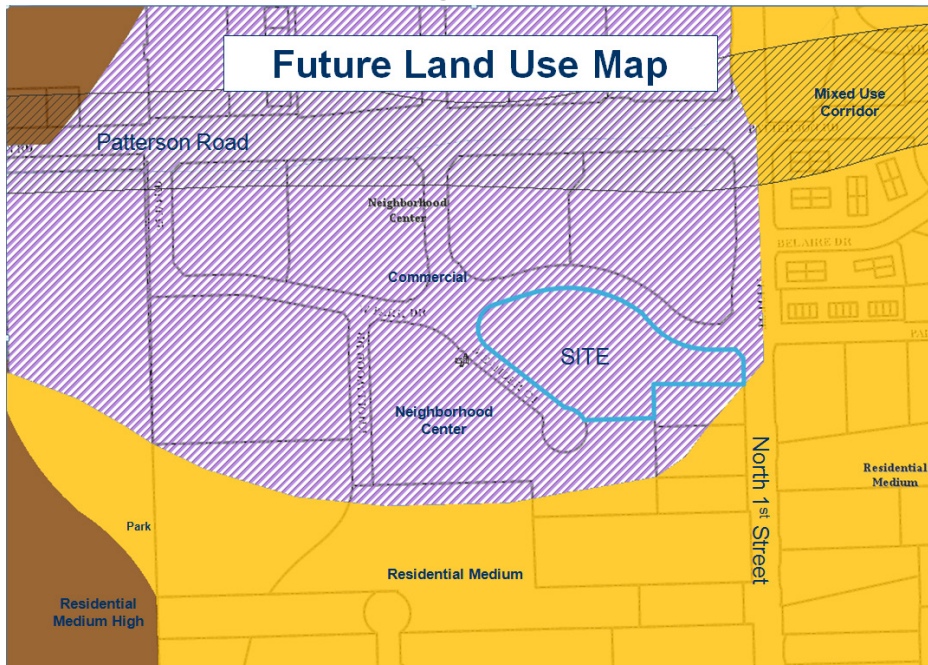
Aerial Photo Map

Figure 2



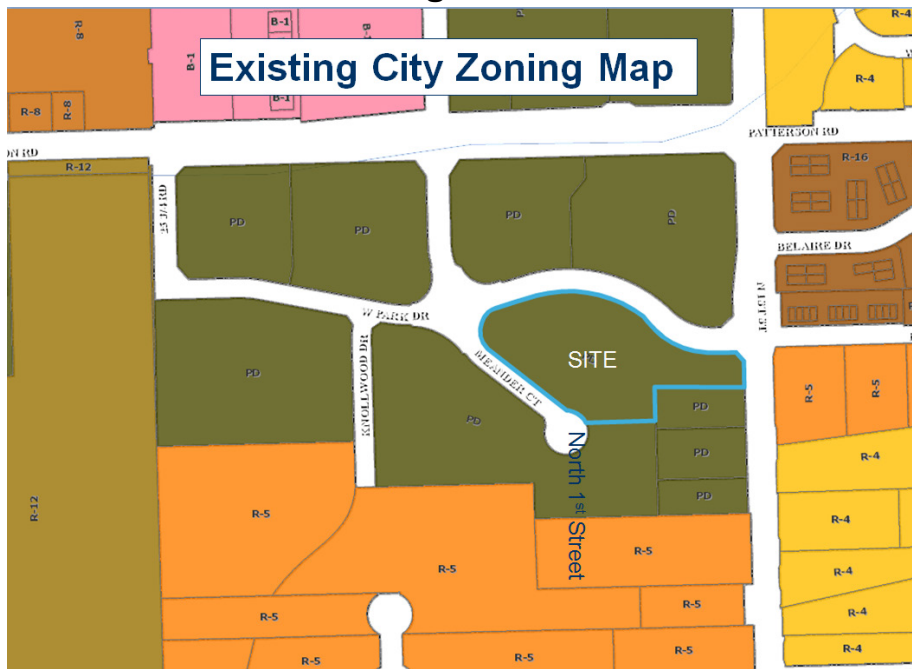
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3981

AN ORDINANCE REZONING APPROXIMATELY 20.7 ACRES FROM RMF-12
TO PD (PLANNED DEVELOPMENT)

THE 1ST AND PATTERSON PLANNED DEVELOPMENT
LOCATED AT THE SOUTHWEST CORNER OF 1ST STREET AND
PATTERSON ROAD

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 20.7 acres, located at the southwest corner of 1st Street and Patterson Road, be rezoned from RMF-12 (Residential Multifamily, 12 units per acre) to PD (Planned Development).

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards. Specific design standards for site design, building design and signage will be established with the Preliminary Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 2.12.B.2 of the Zoning and Development Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM RMF-12 TO PD WITH THE FOLLOWING DEFAULT ZONES AND DEVIATIONS FROM THE DEFAULT ZONING:.

Property to be Rezoned:

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24"E 1319.98 feet; Thence S 00°11'19"E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning; Thence S 89°57'24" E 591.25 feet; Thence S 34°27'55" E 24.27 feet; Thence 89°27'24" E 46.50 feet; Thence S 00°02'36" W 20.00 feet; Thence S 89°57'24" E 5.00 feet; Thence N 00°02'36" E 25.09 feet; Thence N

34°33'07" E 19.09 feet; Thence S 89°57'24" E 604.65 feet; Thence S 18°31'47"E on the west right-of-way line of North First Street 14.23 feet; Thence S 00°05'42" E 286.50 feet; Thence S 89°54'28" E 13.00 feet; Thence S 00°05'42" E 487.65 feet; Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete; Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete; Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract; Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10; Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10; Thence N 00°11'19" W 610.30 feet to the beginning. Containing 20.74 acres, more or less.

PD Zoning Standards:

See Attached Exhibit A, Outline Development Plan

A. Default Zones by Pod

- Pod A—B-1
- Pod B—B-1
- Pod C—B-1
- Pod D—B-1
- Pod E—B-1
- Pod F—RSF-4
- Pod G—RMF-12
- Pod H—RMF-12

B. Deviation of Uses by Pod

Pods A, B, C, D and E are restricted to the uses allowed in the B-1 zone district with the following modifications:

The following uses are specifically not allowed:

- Drive up/through fast food uses
- Drive up/through liquor stores
- All other drive up/through uses
- Outdoor kennels and/or boarding
- Outdoor storage
- Community Correction Facilities
- Mental health uses
- Drug and alcohol rehabilitation uses
- Halfway houses
- Law Enforcement Rehabilitation Centers

The following uses are specifically allowed (in addition to the other B-1 uses and excluding those listed above):

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Pod F is restricted to the uses allowed in the RSF-4 zone, excluding duplex units.

Pods G and H are restricted to the uses allowed in the RMF-12 zone.

C. Deviations from Bulk Standards by Pods

Pods A, B, C, D, and E shall meet the bulk standards of the B-1 zone district with the following modifications:

- Non-residential uses require no minimum lot width.
- Non-residential uses require no minimum lot size.
- Maximum FAR shall be 0.7, excluding underground and/or under building parking garages.
- Maximum FAR shall be based on the individual Pod sizes.
- Minimum frontyard setbacks shall be 30' from the right-of-way for Patterson Road and 1st Street and 15' from all internal streets.
- Minimum rearyard setbacks shall be 0'.
- Maximum height shall be 35' for structures located in Pod E and 40' for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.
- Maximum building size shall be 40,000 s.f. for office buildings, 20,000 s.f. for retail buildings and 45,000 s.f. for mixed use buildings.

Pods G and H shall meet the bulk standards of the RMF-12 zone district.

Pod F shall meet the bulk standards of the RSF-4 zone district with the following modifications:

- The lots cannot be further subdivided.

INTRODUCED on first reading on the 18th day of October, 2006 and ordered published.

ADOPTED on second reading this 1st day of November, 2006.

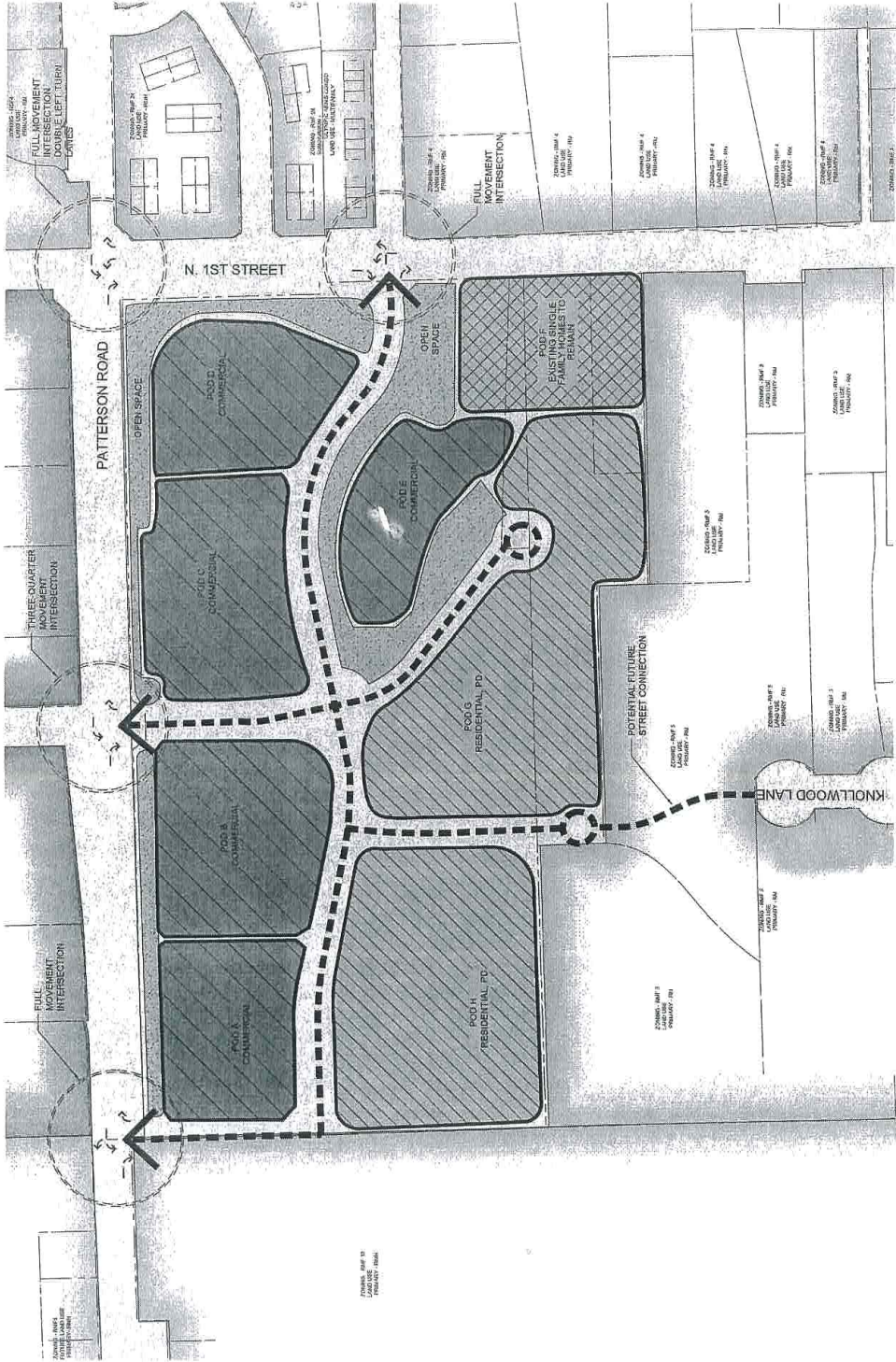
ATTEST:



President of Council

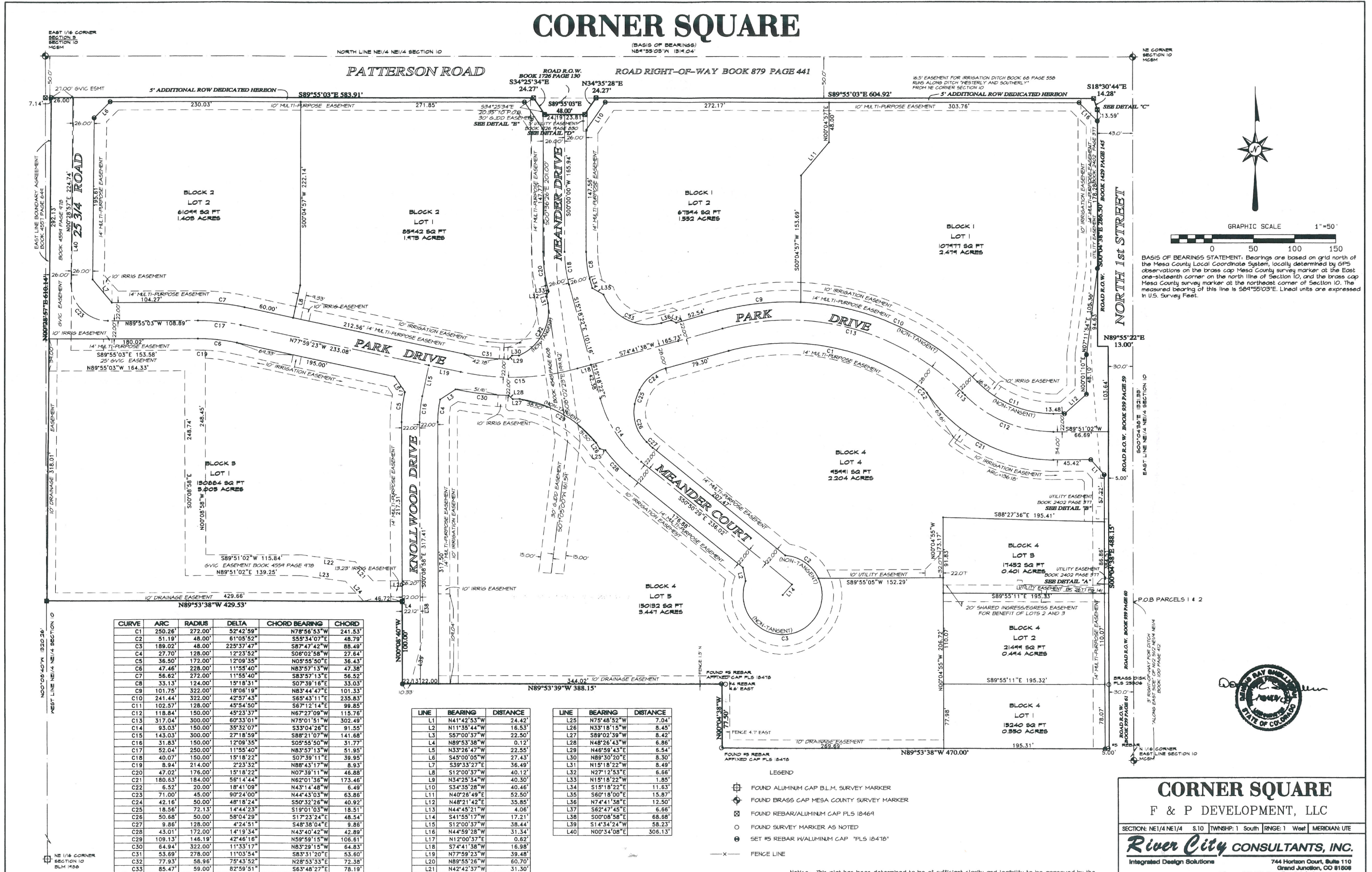


City Clerk



Final Plat

CORNER SQUARE



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	250.26'	272.00'	52°42'59"	N78°58'53"E	241.53'
C2	51.19'	48.00'	61°05'52"	S53°34'07"E	48.79'
C3	189.02'	48.00'	225°37'47"	S87°47'42"W	86.49'
C4	27.70'	128.00'	12°23'52"	S06°02'58"W	27.64'
C5	36.50'	172.00'	12°09'35"	N05°55'50"E	36.43'
C6	47.46'	228.00'	11°58'40"	N83°57'13"W	47.38'
C7	56.62'	272.00'	11°55'40"	S83°57'13"E	56.52'
C8	33.13'	124.00'	15°18'31"	S07°39'16"E	33.03'
C9	101.75'	322.00'	18°06'19"	N83°44'47"E	101.33'
C10	241.44'	322.00'	42°57'43"	S65°43'11"E	235.83'
C11	102.57'	128.00'	45°54'50"	S67°12'14"E	98.85'
C12	118.84'	150.00'	45°23'37"	N67°27'09"W	118.76'
C13	317.04'	300.00'	60°33'01"	N75°01'51"W	302.49'
C14	93.03'	150.00'	35°32'07"	S33°04'26"E	91.55'
C15	143.03'	300.00'	27°18'59"	S88°21'07"W	141.68'
C16	31.83'	150.00'	12°09'35"	S05°56'50"W	31.77'
C17	52.04'	250.00'	11°55'40"	N83°57'13"W	51.95'
C18	40.07'	150.00'	15°18'22"	S07°39'11"E	39.95'
C19	8.94'	214.00'	2°23'32"	N88°43'17"W	8.93'
C20	47.02'	176.00'	15°18'22"	N07°39'11"W	46.88'
C21	180.63'	184.00'	56°14'44"	N62°01'36"W	173.46'
C22	6.52'	20.00'	18°41'09"	N43°14'48"W	6.49'
C23	71.00'	45.00'	90°24'00"	N44°43'03"W	63.86'
C24	42.16'	50.00'	48°18'24"	S50°32'26"W	40.92'
C25	18.56'	72.13'	14°44'23"	S19°01'03"W	18.51'
C26	50.68'	50.00'	58°04'29"	S17°23'24"E	48.54'
C27	9.86'	128.00'	4°24'51"	S48°38'04"E	9.86'
C28	43.01'	172.00'	14°19'34"	N43°40'42"W	42.89'
C29	109.13'	146.19'	42°46'16"	N59°59'15"W	106.61'
C30	64.94'	322.00'	11°33'17"	N83°28'15"W	64.83'
C31	53.69'	278.00'	11°03'54"	S83°31'20"E	53.60'
C32	77.93'	58.96'	75°43'52"	N28°53'33"E	72.38'
C33	85.47'	59.00'	82°59'51"	S63°48'27"E	78.19'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N41°42'53"W	24.42'	L25	N75°48'52"W	7.04'
L2	N11°35'44"W	16.53'	L26	N33°18'15"W	8.45'
L3	S57°00'37"W	22.50'	L27	S89°02'39"W	8.42'
L4	N89°53'38"W	0.17'	L28	N48°26'43"W	6.86'
L5	N33°26'47"W	22.55'	L29	N46°59'43"E	6.54'
L6	S45°00'05"W	27.43'	L30	N89°30'20"E	8.30'
L7	S39°33'27"E	36.49'	L31	N15°18'22"W	8.49'
L8	S12°00'37"W	40.12'	L32	N27°12'53"E	6.66'
L9	N34°25'34"W	40.30'	L33	N15°18'22"W	1.85'
L10	S34°35'28"W	40.46'	L34	S15°18'22"E	11.63'
L11	N40°26'49"E	52.50'	L35	S60°18'00"E	15.87'
L12	N48°21'42"E	35.85'	L36	N74°41'38"E	12.50'
L13	N44°45'21"W	4.06'	L37	S82°47'45"E	6.86'
L14	S41°55'17"W	17.21'	L38	S00°08'58"E	68.68'
L15	S12°00'37"W	38.44'	L39	S14°34'24"W	58.23'
L16	N44°59'28"W	31.34'	L40	N00°34'08"E	306.13'
L17	N12°00'37"E	0.62'			
L18	S74°41'38"W	16.98'			
L19	N77°59'23"W	39.48'			
L20	N89°55'26"W	60.70'			
L21	N42°42'37"W	31.30'			
L22	N82°51'17"W	65.06'			
L23	S82°51'17"E	54.34'			
L24	S42°42'37"E	33.09'			

- LEGEND**
- ⊕ FOUND ALUMINUM CAP B.L.M. SURVEY MARKER
 - ⊙ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
 - ⊠ FOUND REBAR/ALUMINUM CAP PLS 18476
 - FOUND SURVEY MARKER AS NOTED
 - ⊙ SET #5 REBAR/WALUMINUM CAP "PLS 18476"
 - X- FENCE LINE

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

CORNER SQUARE
F & P DEVELOPMENT, LLC

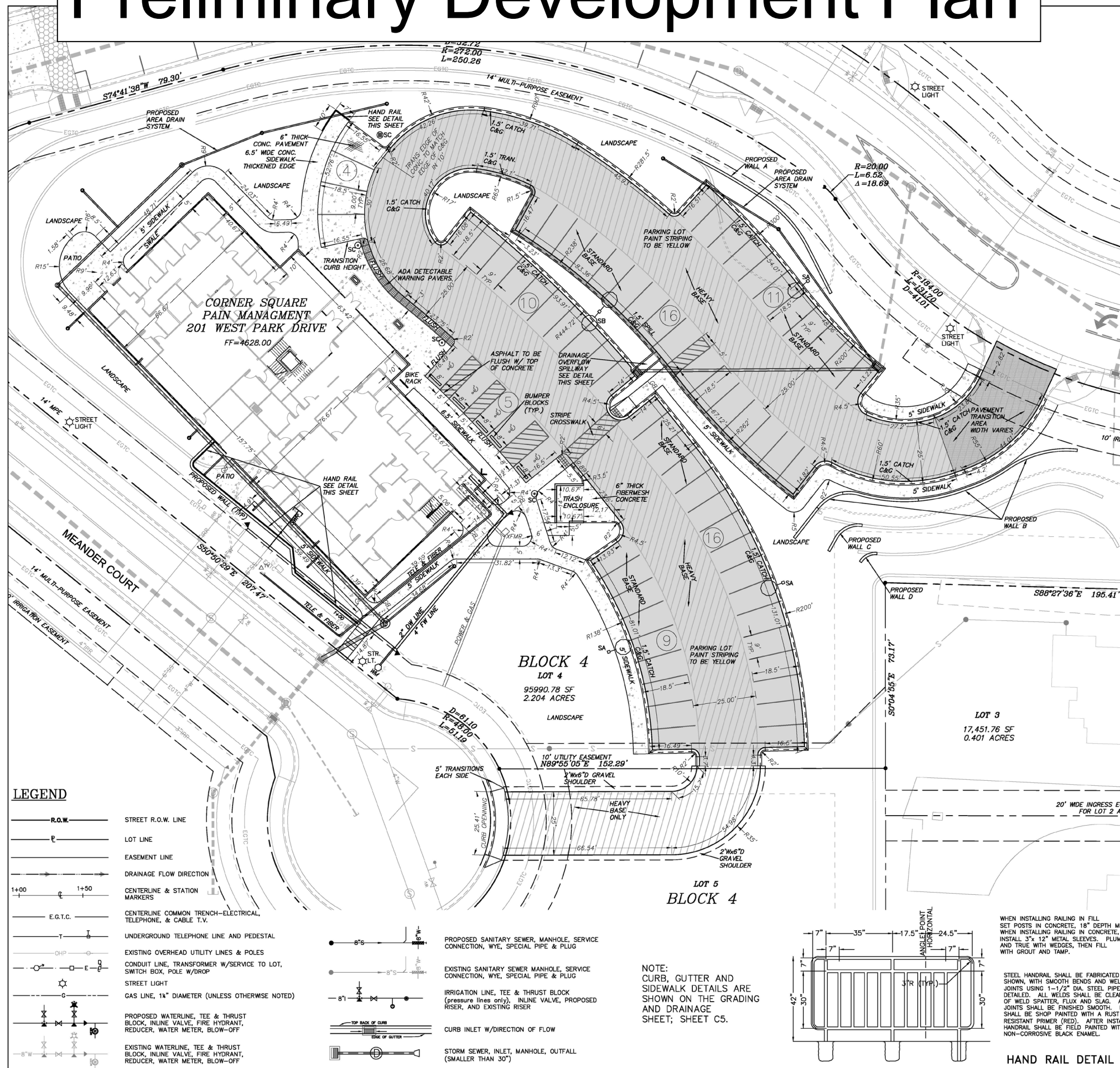
SECTION: NE1/4 NE1/4 S10 T12N R1E W1E MERIDIAN: UTE

River City CONSULTANTS, INC.
 Integrated Design Solutions
 744 Horton Court, Suite 110
 Grand Junction, CO 81608
 Phone: 870-841-4782 Email: info@rciconsult.com

Date of Survey: Feb 2006 Current Revision: Dec 4, 2007 Plotted: Dec 4, 2007
 Drawn: DRB Checked: KST Field Surveyor: RJC Job No. 0187-040
 S:\PROJECTS\0187 Corner West\040 1st & Patterson\Corner Square.plt Sheet 2 of 3

NOTICE: 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 any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Preliminary Development Plan



LEGAL DESCRIPTION

LOT 3, BLOCK 4, CORNER SQUARE SUBDIVISION, LOCATED IN THE NE 1/4, NE 1/4, SECTION 10, T.15S., R.1W., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LAND USE BREAKDOWN

PARKING AREA 0.687 AC
 LANDSCAPE AREA 1.221 AC
 BUILDING AREA 0.306 AC
 TOTAL AREA 2.204 AC

PARKING CALCULATION

FIRST FLOOR: 11,151SF @ 1/250 = 45 SPACES
 SECOND FLOOR: 7,046SF @ 1/300 = 24 SPACES
 TOTAL PARKING REQUIRED = 69 SPACES
 TOTAL HANDICAP REQUIRED = 3 SPACES

TOTAL PARKING PROVIDED = 71 SPACES
 TOTAL HANDICAP PROVIDED = 5 SPACES

BICYCLE SPACES PROVIDED 7 SPACES

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC: XCEL ENERGY
 WATER: CITY OF GRAND JUNCTION
 CABLE TELEVISION: OPTIMUM COMMUNICATIONS
 SANITARY SEWER: CITY OF GRAND JUNCTION
 TELEPHONE: QWEST
 DRAINAGE: GRAND VALLEY DRAINAGE DISTRICT
 IRRIGATION: GRAND VALLEY IRRIGATION COMPANY

IMPORTANT CONSIDERATIONS

COLORS (PAINTING/COATING)—PAINTING OR COATING THE RACK WILL RESULT IN A MAINTENANCE PROBLEM, AS NO COATING WILL WITHSTAND THE ABUSE OF THE BICYCLES. UNPAINTED FINISH WILL CHIP, POWDER, COATING WILL FLAKE. A A RIBBON® RACK CO. HAS THE BEST SOLUTION WHERE COLOR IS ESSENTIAL. PLEASE CONTACT US TO FIND OUT HOW TO ACHIEVE AN APPROPRIATE COLOR WITH A MINIMUM OF MAINTENANCE.

MATERIALS—STEEL TUBING OR ALUMINUM ARE NOT SUITABLE MATERIALS FOR A BICYCLE RACK. PRE-GALVANIZED MATERIAL WILL FLAKE AND CRACK DURING MANUFACTURE. A A RIBBON® RACK CO. USES HEAVY-DUTY STEEL PIPE, HOT-DIPPED GALVANIZED AFTER FABRICATION TO PROVIDE SECURITY AND DURABILITY.

MANUFACTURE—HYDRAULIC BENDING WITH A MANDREL, AS USED BY A A RIBBON® RACK CO., INSURES SMOOTH AND AESTHETIC CURVES ON THE RIBBON® RACK. PRESS BENDING LEAVES AN INDENTATION; OTHER METHODS FLATTEN OUTER CURVES OR CRIMP INNER CURVES.

GENERAL—RIBBON® AND THE BRANDER INTERNATIONAL, INC. LOGO ARE TRADEMARKS OF BRANDER INTERNATIONAL, INC. USED EXCLUSIVELY BY A A RIBBON® RACK CO.

DELIVERY TIME—SIX WEEKS OR SOONER FROM RECEIPT OF ORDER. FOR PRICES AND INFORMATION CONTACT:

A A RIBBON® RACK CO., INC.
 DIVISION OF:
 BRANDER INTERNATIONAL, INC.
 200 PARK AVENUE, SUITE 303E
 NEW YORK, NY 10008 USA
 (212) 505-8500 FAX: (212) 505-6813

SPECIFICATIONS—ALL STANDARD UNITS MADE FROM: ASTM A53 SCHEDULE 40 STEEL PIPE, HYDRAULICALLY BENT WITH A MANDREL, HOT-DIPPED GALVANIZED AFTER FABRICATION.

INSTALLATION METHODS:
 INGROUND ANCHOR MOUNT (STANDARD) OR SURFACE FLANGE MOUNT (OPTIONAL AND EXTRA)

THE RIBBON® RACK IS AVAILABLE IN ASTM A512 SCHEDULE 40 TP304 STAINLESS STEEL, SA106 #1 FINISH (OPTIONAL AND EXTRA)

'RIBBON' RACK CLEARANCES

IF MOUNTING RACK 'PARALLEL' TO A WALL, PLEASE LEAVE 2' (FEET) FROM THE WALL AND 4' (FEET) ON THE OTHER SIDE OF THE RACK FOR BICYCLES.

IF MOUNTING RACK 'PERPENDICULAR' TO A WALL, PLEASE LEAVE A MINIMUM OF 1' (FEET) FROM THE WALL AS THE END COUNTS AS A SPACE.

'RIBBON' RACK PLACEMENT CONSIDERATIONS

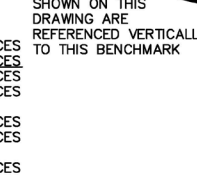
IF RACKS ARE TO BE PLACED IN 'PARALLEL', PLEASE ALLOW 12' (FEET) ON CENTER OF SPACING BETWEEN THE RACKS. THIS PERMITS 4' (FEET) CLEARANCE FOR BICYCLES ON EACH RACK WITH A 3' (FEET) COMMON AREA IN BETWEEN FOR WHEELS AND FEET.

IF RACKS ARE TO BE PLACED IN 'SERIES', PLEASE ALLOW A MINIMUM OF 2' (FEET) ON CENTER TO ACHIEVE MAXIMUM RACK CAPACITY. PLEASE NOTE: THE RACKS CAN BE PLACED 1' (FOOT) ON CENTER TO ACHIEVE A 'CONTINUOUS' LOOK BUT WILL RESULT IN A LOSS OF ONE SPACE AS THE END POSITION COUNTS AS A SPACE.

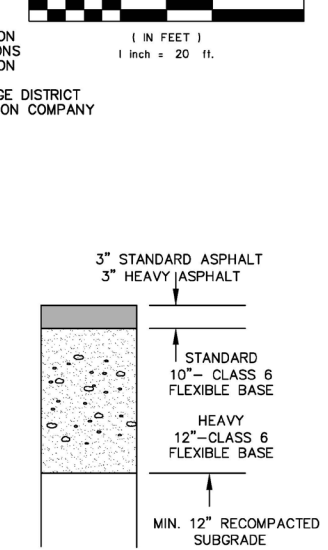
BENCHMARK
 MCSM BRASS CAP
 NE COR. SECTION 10
 T. 1 S., R. 1 W., UTE
 ELEV. 4610.87

NOTE:
 TEMPORARY
 BENCHMARKS (TBM)
 SHOWN ON THIS
 DRAWING ARE
 REFERENCED VERTICALLY
 TO THIS BENCHMARK

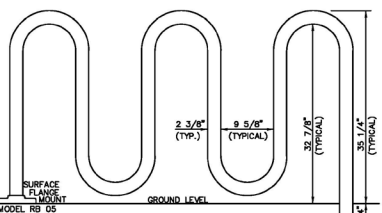
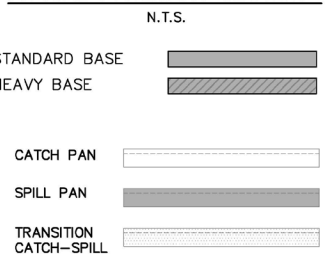
0 10 20 40
 (IN FEET)
 1 inch = 20 ft.



TYPICAL PAVEMENT SECTION



TYPICAL PAVEMENT SECTION



BIKE RACK DETAIL

MODEL NUMBER	# OF BICYCLES	RACK LENGTH
RB 05	5	85.375"
RB 07	7	99.375"
RB 09	9	113.375"
RB 11	11	127.375"

PLEASE USE THE FOLLOWING NOTATION:
 RIBBON®
 QUANTITY



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative Date

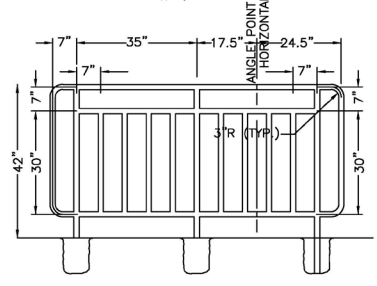
ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative Date

LEGEND

- R.O.W. — STREET R.O.W. LINE
- P — LOT LINE
- E — EASEMENT LINE
- DRAINAGE FLOW DIRECTION
- CENTERLINE & STATION MARKERS
- E.G.T.C. — CENTERLINE COMMON TRENCH—ELECTRICAL, TELEPHONE, & CABLE T.V.
- T — UNDERGROUND TELEPHONE LINE AND PEDESTAL
- OHP — EXISTING OVERHEAD UTILITY LINES & POLES
- CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- GAS LINE, 1 1/2" DIAMETER (UNLESS OTHERWISE NOTED)
- PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- EXISTING SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE VALVE, PROPOSED RISER, AND EXISTING RISER
- CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")

NOTE:
 CURB, GUTTER AND
 SIDEWALK DETAILS ARE
 SHOWN ON THE GRADING
 AND DRAINAGE
 SHEET; SHEET C5.



WHEN INSTALLING RAILING IN FILL, SET POSTS IN CONCRETE, 18" DEPTH MIN. WHEN INSTALLING RAILING IN CONCRETE, INSTALL 3" 12" METAL SLEEVES. PLUMB AND TRUE WITH WEDGES, THEN FILL WITH GROUT AND TAMP.

STEEL HANDRAIL SHALL BE FABRICATED AS SHOWN, WITH SMOOTH BENDS AND WELDED JOINTS USING 1-1/2" DIA. STEEL PIPE AS DETAIL. ALL WELDS SHALL BE CLEANED OF WELD SPATTER, FLUX AND SLAG. ALL JOINTS SHALL BE FINISHED SMOOTH. HANDRAIL SHALL BE SHOP PAINTED WITH A RUST RESISTANT PRIMER (RED). AFTER INSTALLATION HANDRAIL SHALL BE FIELD PAINTED WITH A NON-CORROSIVE BLACK ENAMEL.

HAND RAIL DETAIL

By: CIVIL
 Description: GRAND JUNCTION, COLORADO
 Date: 05/14/12
 Scale: 1"=20'
 Project No: 9818765
 SHEET C3

F&P DEVELOPMENT, LLC
 CORNER SQUARE PAIN MANAGEMENT
 201 WEST PARK DRIVE
 SITE PALN

Clavonne, Roberts & Associates, Inc.
 LAND PLANNING AND LANDSCAPE ARCHITECTURE
 Grand Junction, CO 81501
 222 North 7th Street
 PH: 970-241-0745
 FX: 970-241-0745
 www.clavonne.com

Designed By: LMS
 Drawn By: LMS
 Checked By: JEL

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.
 Date: 05/14/12
 Scale: 1"=20'
 Project No: 9818765
 SHEET C3

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Building Elevations

ARCHITECTURE PLANNING
INTERIOR DESIGN
1543 Champa St. #200
Denver, CO 80202
phone: 303.292.9107
fax: 303.292.4297

GREY WOLF ARCHITECTURE



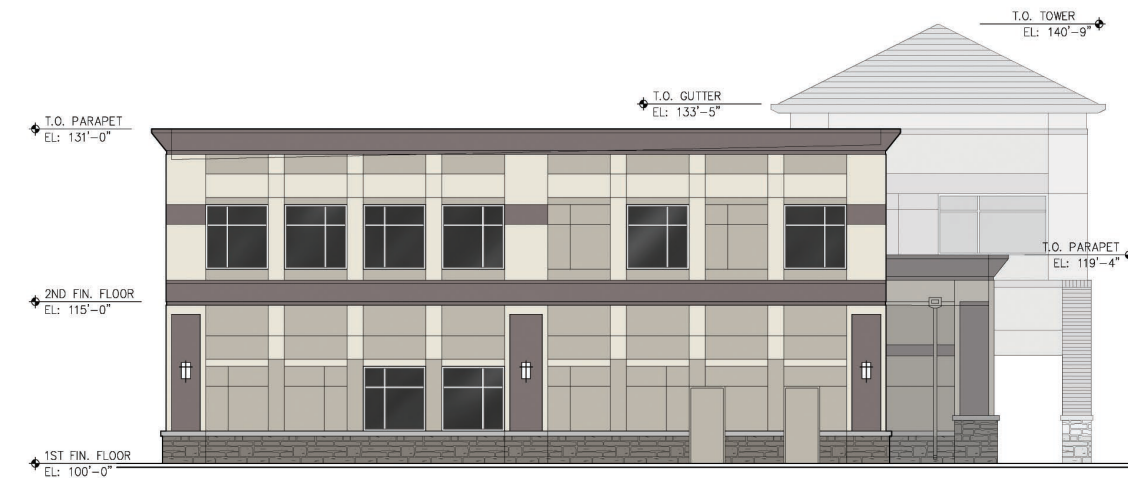
3 SOUTH-WEST ELEVATION
A3.1 1/8" = 1'-0"



2 NORTH-EAST ELEVATION
A3.1 1/8" = 1'-0"



4 NORTH-WEST ELEVATION
A3.1 1/8" = 1'-0"



1 SOUTH-EAST ELEVATION
A3.1 1/8" = 1'-0"

DECA
CORNER SQUARE - BUILDING 2
GRAND JUNCTION, CO

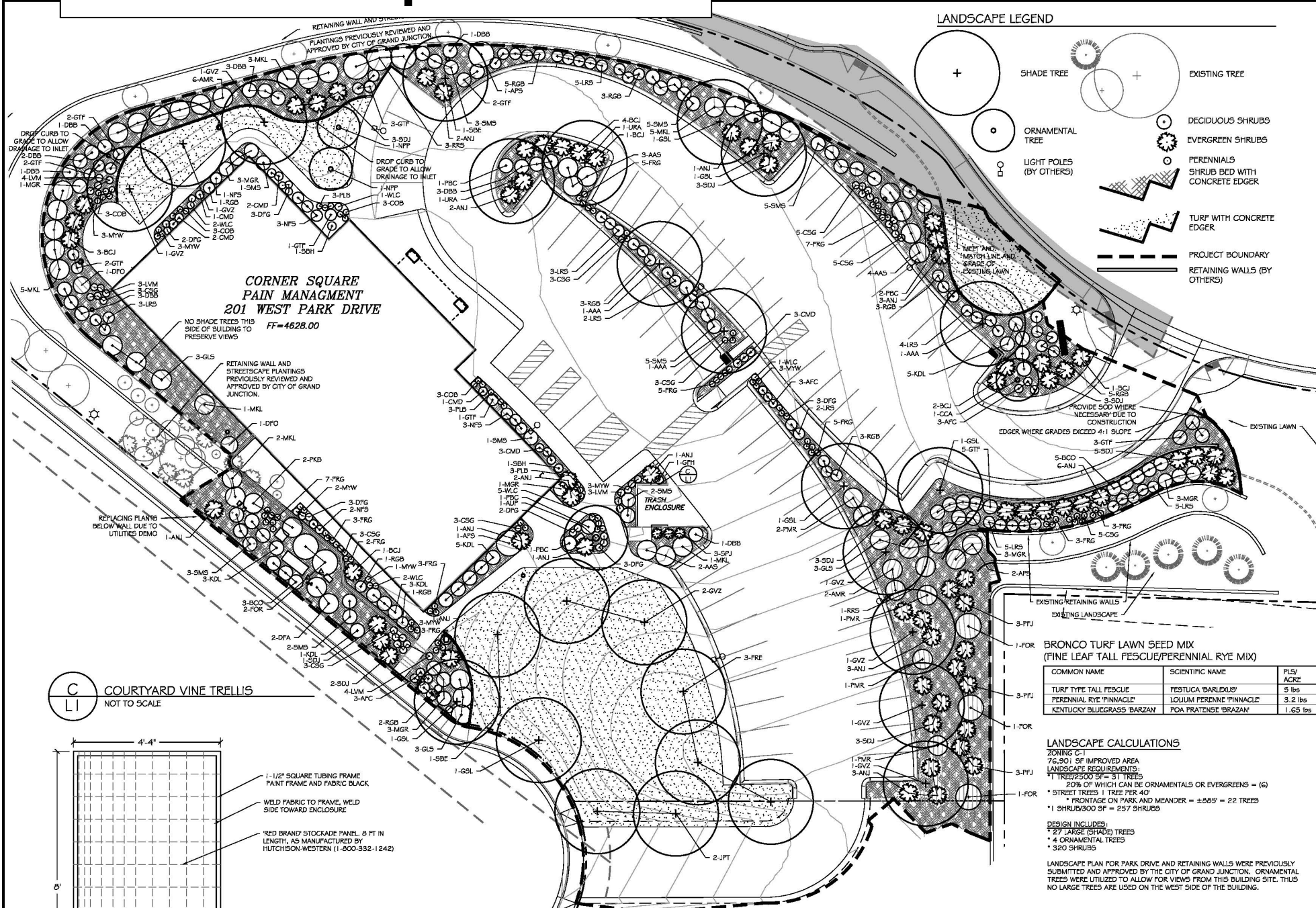
ALL DRAWING AND WRITTEN REVISIONS
APPEARING HEREIN IS COPYRIGHTED
INFORMATION AND SHALL NOT BE REPLICATED,
DISCLOSED, OR OTHERWISE DUPLICATED
WITHOUT THE WRITTEN CONSENT OF GREY
WOLF ARCHITECTURE

PROJECT NUMBER 10-239.2
DRAWN JH
CHECKED KWH
ISSUE DATE 04.09.11 PRELIMINARY

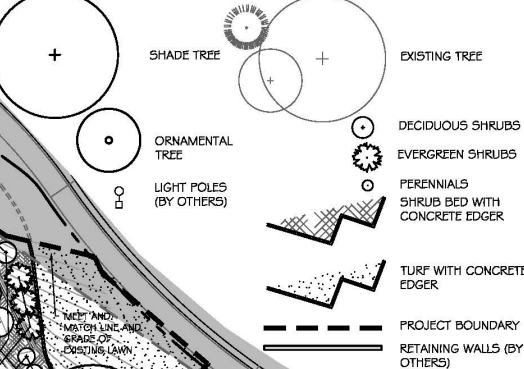
EXTERIOR
ELEVATIONS

A3.1

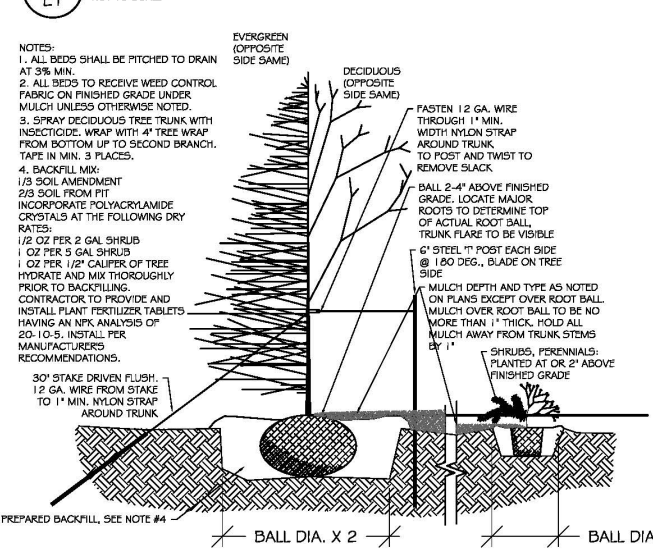
Landscape Plan



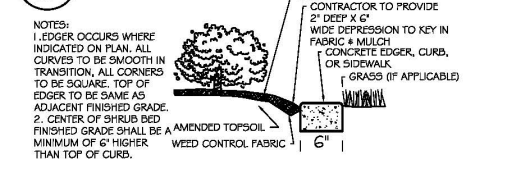
LANDSCAPE LEGEND



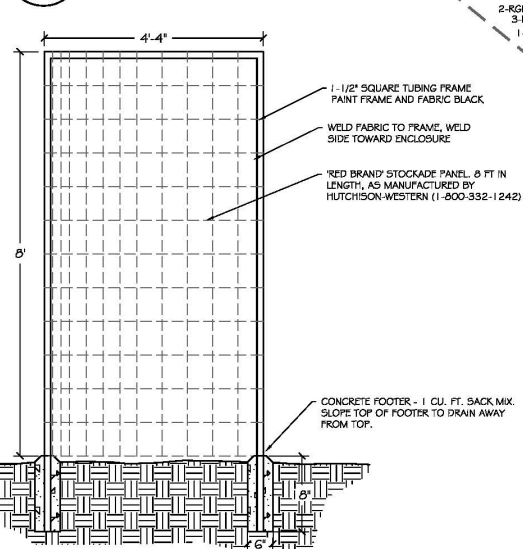
PLANTING DETAIL



SHRUB BED DETAIL



COURTYARD VINE TRELLIS



BRONCO TURF LAWN SEED MIX (FINE LEAF TALL FESCUE/PERENNIAL RYE MIX)

COMMON NAME	SCIENTIFIC NAME	PLS/ACRE	% OF MIX BY QTY
TURF TYPE TALL FESCUE	FESTUCA BARBILUS?	5 lbs	60%
PERENNIAL RYE PINNACLE	LOLIUM PERENNE PINNACLE	3.2 lbs	10%
KENTUCKY BLUEGRASS BARZAN	POA PRATENSE BRAZAN	1.65 lbs	10%

LANDSCAPE CALCULATIONS

ZONING C-1
 76,501 SF IMPROVED AREA
 LANDSCAPE REQUIREMENTS:
 * 1 TREE/2500 SF = 31 TREES
 * 20% OF WHICH CAN BE ORNAMENTALS OR EVERGREENS = (6)
 * STREET TREES 1 TREE PER 40'
 * FRONTAGE ON PARK AND MEANDER = ±805' = 22 TREES
 * 1 SHRUB/300 SF = 257 SHRUBS

DESIGN INCLUDES:
 * 27 LARGE SHADY TREES
 * 4 ORNAMENTAL TREES
 * 350 SHRUBS

LANDSCAPE PLAN FOR PARK DRIVE AND RETAINING WALLS WERE PREVIOUSLY SUBMITTED AND APPROVED BY THE CITY OF GRAND JUNCTION. ORNAMENTAL TREES WERE UTILIZED TO ALLOW FOR VIEWS FROM THIS BUILDING SITE. THIS NO LARGE TREES ARE USED ON THE WEST SIDE OF THE BUILDING.

- ### PLANTING NOTES
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
 - EQUAL PART MIXTURE OF ROUNDUP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
 - ALL SHRUB BEDS AND LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE WEED FABRIC AND 3 INCH DEPTH OF MULCH.
 - EXCAVATE AREAS TO BE PLANTED (AS PER DRAWINGS) TO A SUFFICIENT DEPTH TO RECEIVE AMENDED SOIL, AND TO REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. SCARIFY ALL AREAS TO RECEIVE AMENDED SOIL TO A DEPTH OF 6".
 - SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.
 - SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
 - WEED FABRIC IS TO BE 3.5 OZ. SPINBOND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6" INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH 50D STAPLE 5' ON CENTER AND IN ALL CORNERS.
 - SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN.
 - MULCH FOR SHRUB BEDS SHALL BE 3/8" TAN GRANITE. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
 - DIAMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
 - LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES (DVA). ALL LANDSCAPE MATERIAL, SUBSTITUTIONS AND/OR RELOCATIONS, BY THE CONTRACTOR OR OWNER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FURTHER MORE, THE CITY OF GRAND JUNCTION REQUIRES A FINAL INSPECTION LETTER BY A LANDSCAPE ARCHITECT MUST ALSO BE SUBMITTED AT TIME OF CERTIFICATE OF OCCUPANCY THAT THE LANDSCAPING HAS BEEN INSTALLED PER APPROVED PLAN.

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
3	AAA	Autumn Applause Ash	<i>Fraxinus americana 'Autumn Applause'</i>	2"	45-55'
1	AUP	Autumn Blaze Pear	<i>Pyrus calleryana 'Autumn Blaze'</i>	1-1/2"	25-35'
1	CCA	Centurion Crabapple	<i>Malus 'Centurion'</i>	1-1/2"	18-20'
3	FRF	Frontier Elm	<i>Ulmus x Frontier</i>	2"	30-40'
6	GSL	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2"	40-50'
9	GVZ	Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>	2"	60-70'
2	JPT	Japanese Pagoda Tree	<i>Sophora japonica</i>	2"	50-75'
2	NPP	Newport Plum	<i>Prunus cerasifera 'Newport'</i>	1-1/2"	15-20'
2	SBH	Sensation Box Elder	<i>Acer negundo 'Sensation'</i>	2"	25-40'
2	URA	Urbane Ash	<i>Fraxinus pennsylvanica 'Urbane'</i>	2"	40-50'

Qty	Key	Common Name	Scientific Name	Size	Mature Height
9	AAS	Autumn Amber Sumac	<i>Rhus trilobata 'Autumn Amber'</i>	5 gal	1-2'
9	AFC	Appletissom Flower Carpet Rose	<i>Rosa x Flower Carpet 'Noame'</i>	2 gal	2-3'
9	AMR	Alba Meidland Rose	<i>Rosa alba 'Meidland'</i>	5 gal	5-6.5'
4	APS	Apricot Rose of Sharon	<i>Hibiscus syriacus 'Apricot'</i>	5 gal	6-12'
8	BCO	Bearberry Cotoneaster	<i>Cotoneaster dammeri</i>	5 gal	1-1.5'
2	CMD	Carol Mackie Daphne	<i>Daphne x burkwoodii 'Carol Mackie'</i>	5 gal	2-3'
15	DBB	Dwarf Burning Bush	<i>Euonymus alata 'Compacta'</i>	5 gal	3-5'
2	DFA	Dwarf Flowering Pink Almond	<i>Prunus glandulosa 'Sinnens'</i>	5 gal	4-7'
5	FOR	Flora Glow Forsythia	<i>Forsythia intermedia 'Flora Glow'</i>	5 gal	4-7'
9	GLS	Gre Low Sumac	<i>Rhus aromatica 'Gre Low'</i>	5 gal	1.5-3'
21	GTT	Gold Tule Forsythia	<i>Forsythia 'Courtano'</i>	5 gal	8-12'
17	KDL	Korean Dwarf Lilac	<i>Syringa meyeri 'Pablin'</i>	5 gal	4-6'
29	LRS	Little Spruce Russian Sage	<i>Perovskia 'Little Spruce'</i>	5 gal	1-3'
17	MKL	Miss Kim Lilac	<i>Syringa velutina 'Miss Kim'</i>	5 gal	4-6'
9	NFS	Neon Flash Spirea	<i>Spiraea japonica 'Neon Flash'</i>	5 gal	2-3'
5	PKC	Panacea Bitters Sand Cherry	<i>Prunus besseyana 'Panacea Bitters'</i>	5 gal	1-2'
2	PKB	Pink Butterbush	<i>Buddleia davidii 'Pink Delight'</i>	5 gal	4-7'

Deciduous Shrubs, Continued

5	PMR	Pink Meidland Rose	<i>Rosa 'Pink Meidland'</i>	5 gal	4-5'
27	RGB	Rose Glow Barbary	<i>Berberis thunbergii 'Rose Glow'</i>	5 gal	2-4'
4	RFS	Red Heart Rose of Sharon	<i>Hibiscus syriacus 'Red Heart'</i>	5 gal	6-9'
2	SBH	All Summer Beauty Hydrangea	<i>Hydrangea macrophylla 'All Summer Beauty'</i>	5 gal	3-5'
27	SMS	Snowmound Spiraea	<i>Spiraea nipponica tosaensis 'Snowmound'</i>	5 gal	3-5'

Evergreen Shrubs

27	ANJ	Andorra Juniper	<i>Juniperus horizontalis 'Andorra'</i>	5 gal	1-1.5'
12	BCJ	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	5 gal	5-11'
9	PFJ	Pathfinder Juniper	<i>Juniperus scopulorum 'Pathfinder'</i>	5 gal	1.5-20'
23	SDJ	Scandia Juniper	<i>Juniperus sibirica 'Scandia'</i>	5 gal	1-2'
3	SPJ	Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>	5 gal	13-17'

Perennials/Ground Covers

12	COB	Coral Bells	<i>Heuchera sanguinea</i>	1 gal	1-1.5'
33	CSG	Cheyenne Sky Prairie Switch Grass	<i>Panicum virgatum 'Cheyenne Sky'</i>	1 gal	2-3'
16	DFG	Dwarf Fountain Grass	<i>Fernipetium alopecuroides 'Hamel'</i>	1 gal	1.5-3'
2	DFO	Desert 4 O'Clock	<i>Mirabilis multiflora</i>	1 gal	1-2.5'
46	FRG	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal	2-4'
14	LVM	Monstead Lavender	<i>Lavandula 'Monstead'</i>	1 gal	1-2.5'
14	MGR	Maiden Grass	<i>Miscanthus sinensis 'Vandal'</i>	1 gal	4-7'
10	MYW	Moonshine Yarrow	<i>Achillea millefolium 'Moonshine'</i>	1 gal	1-2'
9	PLB	Plumbago	<i>Ceratostigma plumbaroides</i>	1 gal	0.5-1.5'
1	WLC	Walker's Low Catmint	<i>Nepeta x Walker's Low</i>	1 gal	1.5-2'

Vines

1	GHF	Gold Flame Honeysuckle	<i>Lonicera heckrothii</i>	1 gal	3-8'
---	-----	------------------------	----------------------------	-------	------

NOTES:
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

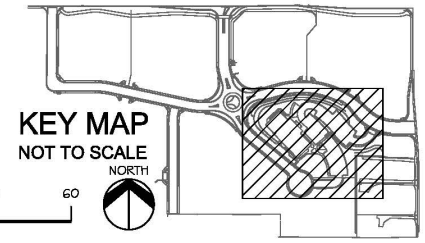
DRAWN BY: MH
 CHECKED: TC, CR
 JOB NO.: 1212
 DATE: 05-17-2012
 REVISIONS:

CORNER SQUARE PAIN MANAGEMENT

CHIAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970-241-0765 P
 970-241-0765 F
 www.chiavonne.com



CITY OF GRAND JUNCTION NOTES:
 CITY OF GRAND JUNCTION CODE REQUIRES THAT ALL CHANGES TO CITY SUBMITTED DRAWINGS MUST BE APPROVED BY THE LICENSED LANDSCAPE ARCHITECT, IN WRITING, PRIOR TO RELEASE OF THE DEVELOPMENT IMPROVEMENT AGREEMENT (DIA). ALL LANDSCAPE MATERIAL, SUBSTITUTIONS AND/OR RELOCATIONS, BY THE CONTRACTOR OR OWNER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FURTHER MORE, THE CITY OF GRAND JUNCTION REQUIRES A FINAL INSPECTION LETTER BY A LANDSCAPE ARCHITECT MUST ALSO BE SUBMITTED AT TIME OF CERTIFICATE OF OCCUPANCY THAT THE LANDSCAPING HAS BEEN INSTALLED PER APPROVED PLAN.



CITY OF GRAND JUNCTION COMMUNITY PLANNING

APPROVED BY: _____ TITLE: _____ DATE: _____

CORNER SQUARE PAIN MANAGEMENT
 LANDSCAPE PLAN
 FINAL
 SHEET NO. L1

THIS PAGE LEFT INTENTIONALLY BLANK