



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, NOVEMBER 13, 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

1. Presentation to Patrick Carlow and Lynn Pavelka
2. Election of Vice-Chair

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

None available at this time.

[Attach 1](#)

2. **River Canyon School CUP – Conditional Use Permit** [Attach 2](#)
Request approval of a Conditional Use Permit to operate a general daycare facility exceeding 12 children on 3.876 acres in an R-4 (Residential 4 du/ac) zone district.
FILE #: CUP-2012-492
APPLICANT: Gisela Ferguson – River Canyon School
LOCATION: 730 25 Road
STAFF: Brian Rusche
3. **Still Pour Tavern CUP – Conditional Use Permit** [Attach 3](#)
Request approval of a Conditional Use Permit allow a tavern where the sale of alcoholic beverages will comprise more than 25% of the gross receipts in a C-1 (Light Commercial) zone district.
FILE #: CUP-2012-497
APPLICANT: Mandy Kelly
LOCATION: 1224 North 25th Street
STAFF: Lori Bowers
4. **Kirby Subdivision Vacation of Plat and ROW – Vacation** [Attach 4](#)
Request a recommendation of approval to City Council to Vacate a Subdivision Plat (Kirby Subdivision), public Right-of-Way (Claire Drive) and portions of Utility, Drainage and Irrigation Easements, which are no longer needed.
FILE #: VAC-2012-453
APPLICANT: City of Grand Junction
LOCATION: 2856 B 3/4 Road
STAFF: Scott Peterson
5. **Weigh Station ROW Vacation – Vacation** [Attach 5](#)
Request a recommendation of approval to City Council to vacate a portion of right-of-way granted by Road Petitions to Mesa County crossing the property located at 2195 Highway 6 and 50.
FILE #: VAC-2012-484
APPLICANT: City of Grand Junction
LOCATION: 2195 Highway 6 and 50
STAFF: Senta Costello

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

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

Public Hearing Items

On the following item(s) 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.

6. Grand Junction Regional Airport Master Plan – Institutional & Civic Facilities Master Plan [Attach 6](#)

Request a recommendation of approval to City Council of an Institutional and Civic Facility Master Plan for the Grand Junction Regional Airport.

FILE #: FMP-2012-255

APPLICANT: Rex Tippetts – Grand Junction Regional Airport Authority

LOCATION: 2810 H Road

STAFF: Lori Bowers

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

**Attach 2
River Canyon School**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: November 13, 2012
PRESENTER: Brian Rusche

AGENDA TOPIC: River Canyon School – CUP-2012-492

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

BACKGROUND INFORMATION					
Location:		730 25 Road (Koinonia Church)			
Applicants:		River Canyon School – Gisela Ferguson, Director			
Existing Land Use:		Church			
Proposed Land Use:		General Daycare (12+ children)			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Single-family residential			
	West	Single and multi-family residential (Fountain Greens)			
Existing Zoning:		R-4 (Residential – 4 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	County RSF-R (Residential Single-family Rural)			
	South	R-4 (Residential – 4 du/ac)			
	East	County RSF-R (Residential Single-family Rural)			
	West	PD (Planned Development) County RSF-R (Residential Single-family Rural)			
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for a Conditional Use Permit for a general daycare facility for more than 12 children in an R-4 (Residential – 4 du/ac) zone district.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

The River Canyon School (the School) is located at 730 25 Road, inside the Koinonia Church. The School is requesting approval of a Conditional Use Permit to operate a general daycare facility for more than 12 children. A Conditional Use Permit is required to operate a general daycare within the R-4 (Residential – 4 du/ac) zone district.

The School is presently operating a mixed age (3-6 years old) Kindergarten with 15 children. The School uses Waldorf Methods and is a private, independent school, established at this location in 2008. The School utilizes the lower level of the Koinonia Church, approximately 2786 square feet, and an adjacent playground and community garden space on the south and east side of the church. The current parking lot for the church is gravel and accessed from G 3/8 Road.

The School has three employees and is projected to grow up to five employees with a total projected enrollment of 20 to 25 children. The hours of operation are Monday through Thursday from 8:30 am to 12:30 pm, with an extended hours program offered until 2:30 pm.

The church has an existing sign along 25 Road. The School has no signage visible from the road and only one sign by the entrance to the school from the parking area.

A Neighborhood Meeting was held on August 30, 2012. Only representatives of the School and the City were present; no neighbors attended.

2. Consistency with the Comprehensive Plan

The property was annexed in 1995 as part of the Pomona Park Annexation (Ordinance 2825). It was designated as Public/Institutional in the 1996 Growth Plan and was redesignated as Residential Medium in order to support the vision and goals of the Comprehensive Plan, adopted in 2010.

The proposed use 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 single-family residences and rural acreages, with access to 25 Road, an important transportation route. The applicant has selected this site, in part, for the opportunity to learn through nature-based education and parenting.

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

The School utilizes the lower level of the Koinonia Church, which was built in 1965, with the current sanctuary constructed in 1985 on the north side of the original building. The School will utilize the building during the week, while the church use is primarily on Sunday. The director has indicated that, while the two uses are independent, they share a similar philosophy, in addition to sharing facilities.

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 School utilizes the lower level of the Koinonia Church, approximately 2786 square feet, and an adjacent playground and community garden space on the south and east side of the church. No building expansion is proposed.

The School has three employees and is projected to grow up to five employees with a total projected enrollment of 20 to 25 children. The hours of operation are Monday through Thursday from 8:30 am to 12:30 pm, with an extended hours program offered until 2:30 pm. Since the School will utilize the building during the week, while the church will use the building primarily on Sunday, the existing parking lot will be shared and provides the minimum 1.5 spaces per employee required by Section 21.06.050(c) – Off-Street Required Parking. The parking lot is gravel and accessed from G 3/8 Road. The Development Engineer has reviewed the access and found that it meets TEDS. The parking lot may remain gravel, since no additional spaces are required, pursuant to Section 21.08.040 – Nonconforming sites.

While the property is within the City limits, it is not connected to the sanitary sewer, but utilizes an Individual Sewage Disposal System (ISDS). An engineering analysis of the adequacy of the system was conducted based on the existing and proposed use(s). The system appears to be adequate for the existing church use and it would be feasible to increase the use to 20 children and four employees; however it may not be able to handle a significant increase in flows beyond that. The applicant and the church are aware of the possible impacts on the existing system and the requirements if the system fails. If the septic system fails, for any reason, the property will be required to connect to the sanitary sewer located south of the property in 25 Road.

Upon approval of a CUP, the School will complete the necessary inspections and licensing for the facility.

(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 R-4 zone district standards of Section 21.03.040(e) of the Grand Junction Municipal Code have been met.

(3) *Specific Standards.*

The use-specific standards established in Chapter 21.04 GJMC.

Section 21.04.030 of the Grand Junction Municipal Code does not have use-specific standards for daycare facilities. This section does include standards for Churches in Residential Districts; however, the existing church is not proposing to expand and, therefore, this criteria is not applicable.

(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 proposed use is complementary to, and supportive of, the surrounding neighborhood which contains a mixture of single-family residential and rural acreages. The use is accessible, via 25 Road, to Canyon View Park and other community services.

(5) *Compatibility with Adjoining Properties.*

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

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

The site is directly adjacent to only one residential property on the east. The parking lot extends the length of this shared property line. The playground is fenced and extends downhill to the southwest of the parking lot. To the south the property is separated by the Grand Valley Canal. Residences on the north and west are across public streets from the existing church. Therefore the proposed daycare use will not impact the privacy of the surrounding properties.

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

The entire church property contains 3.876 acres of land, consisting mostly of undeveloped hillside and parking lot. The proposed daycare facility is to be located entirely within the existing church building. Outside playground and community garden areas are located to the south and east of the church, in the center of the property, away from adjacent residential properties.

(III) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated Development. Elements to consider include; Buildings, outdoor storage areas and equipment, utility structures, 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.

No alterations or additions will be made to the existing structures or site. The existing structure is integrated into the hillside of the property, creating a separation between the lower level used for the school and the newer sanctuary. The use is compatible since the property and adjacent parcels are larger acreages and the educational center is complementary to, and supportive of, the surrounding single-family and large lot acreages in the neighborhood. Finally, the use of nature based educational and parenting methods is compatible with the rural surroundings found north of the canal on both sides of 25 Road.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the River Canyon School application, CUP-2012-492 for a Conditional Use Permit, I make the following findings of fact and conclusions:

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.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2012-492 with the findings and conclusions listed above.

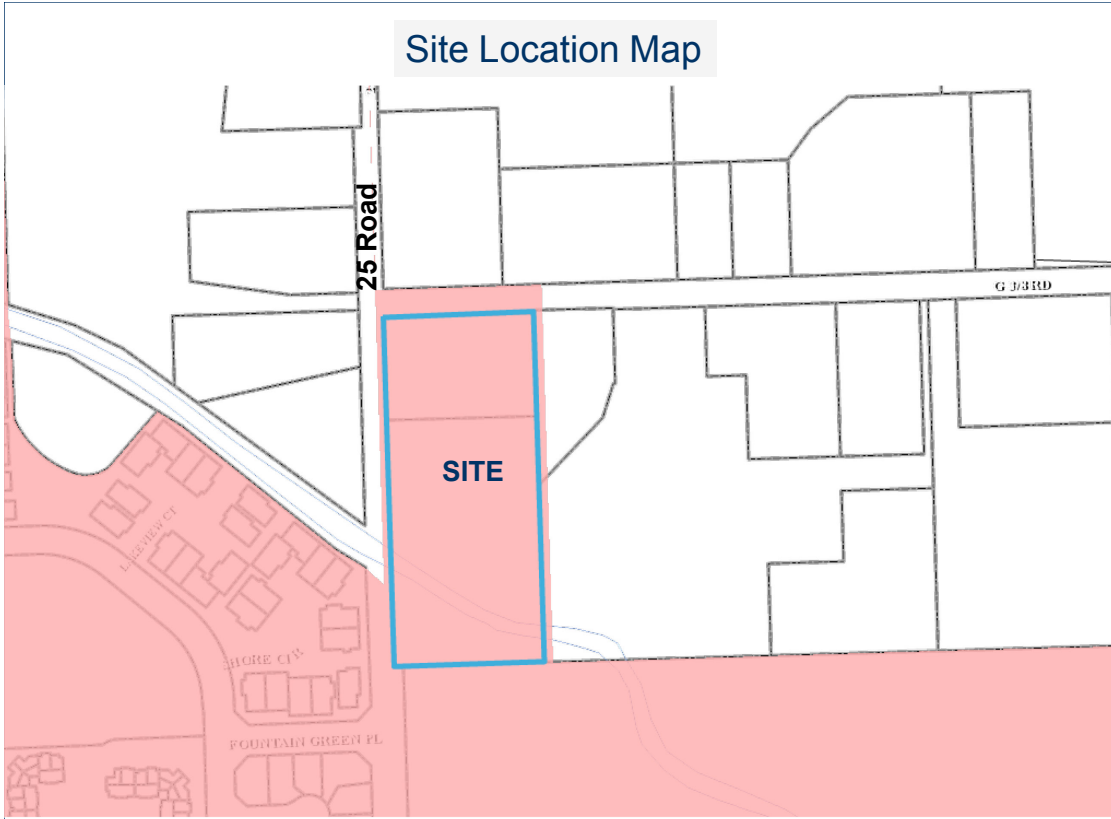
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the request for a Conditional Use Permit for the River Canyon School, project number CUP-2012-492, located at 730 25 Road, I move that the Planning Commission approve the Conditional Use Permit with the facts and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map/ Existing Zoning Map
General Project Report

Site Location Map



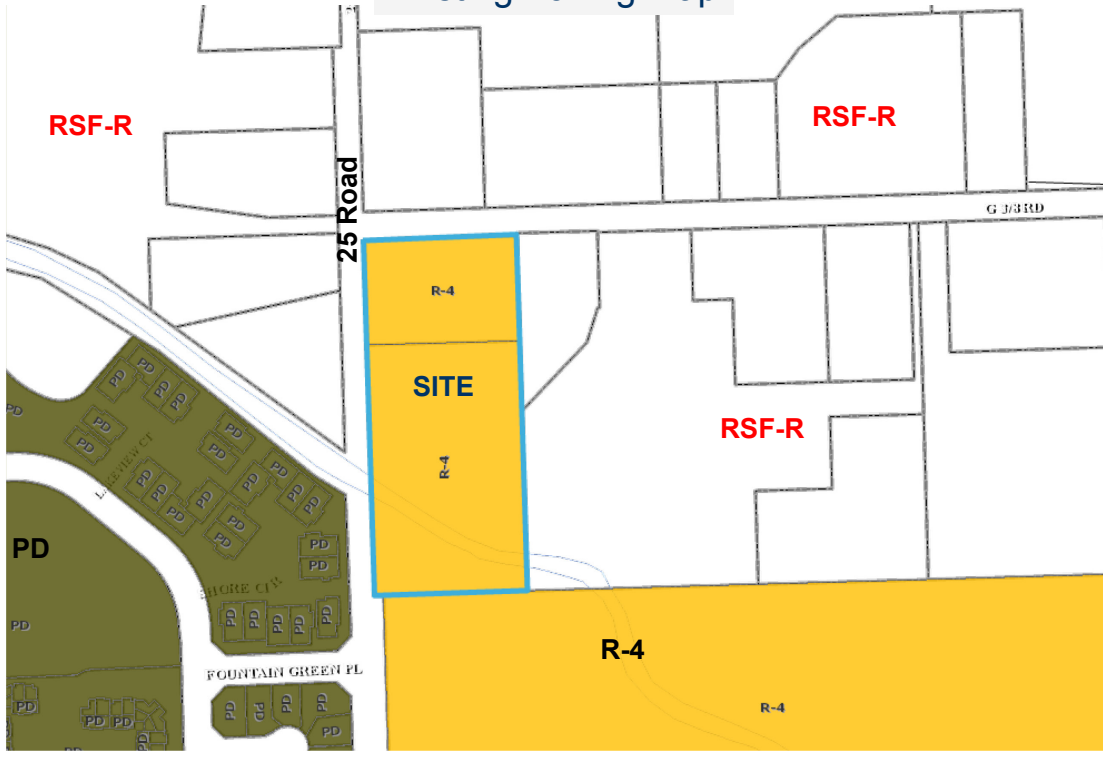
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



General Project Report

A. Project Description:

1. Location: River Canyon School is located at 730 25 Rd, Grand Junction, CO 81505. Our classroom is located in the basement of Koinonia church.
2. Acreage: The church property is about 2.7 acres
3. Proposed Use: River Canyon School operates a child care business ages 3–6.

B. Public Benefit: River Canyon School provides unique and quality education for children ages 3–6. Our Kindergarten class is the only Early Childhood Program that uses Waldorf Methods in Grand Junction, and is one of the very few or the only private independent school in the Grand Valley.

C. Neighborhood Meeting: It was held on August 30, 2012 at 5pm at River Canyon School. See attached sign in sheet. There were no comments or concerns from neighbors.

D. Project Compliance, Compatibility, and Impact

1. River Canyon School is classified as a General Daycare (GJMC Section 21.04.020.f) which requires a conditional use permit in the R-4 Zone. River Canyon School does not have such a permit and cannot expand until a CUP is approved.

We are set to operate with 20–24 children per day (currently at 20 kids), Monday through Thursday 8:30–12:30. River Canyon School provides extended hours from 12:30–2:30pm for a maximum of 10–12 children. There are 2 adult teachers and a director working with the children between 8:30–2:30 pm.

2. Land Use in the Surrounding area: The school occupies a portion of Koinonia Church and outdoor playground zoned R-4. Our school is located in a quiet residential area adjacent to properties zoned R-4 and RSF-R .
3. Site access and traffic patterns: The existing access meets standards and no street improvements are required.
4. Availabilities of utilities, including proximity of fire hydrants: Ute water provides a 3" line in G 3/8 Rd. Grand Junction Fire Department evaluated the site, and per their recommendation, River Canyon School is not required to install a fire hydrant with our current target number of students of 20–24 children.

5. Special or unusual demands on utilities: In regards to the septic system, see Professional Engineer Report and Mesa Health Department Comments. See attached document from Engineer and approval from Mesa Health Department.
 6. Effects on public facilities: River Canyon School has no plans for building expansion at Koinonia Church, so as already discussed with the Fire Department, no upgrades to the building are required. Also, see septic system report for more details.
 7. Site soils and geology: River Canyon School uses the outdoor natural space with sloped area adjacent to community gardens. The playground area is flat and it is just outside of the classroom. The existing open space has natural vegetation, community garden space and beehive area.
 8. Impact of project on site geology and geological hazard, if any: Any new development, outside of existing building, must comply with the standards for Hillside development (GHMC Sec. 21.07.020.f). River Canyon School has no plans for building expansion or additions.
 9. Hours of Operation: 8:30 am to 2:30 pm
 10. Number of employees: currently 3, projected in 2013, 4 to 5 employees.
 11. Signage Plans: One sign by entrance to the school in parking area and/or a sign visible from 25 Rd.
 12. River Canyon School is an asset to our neighborhood and the entire community. Our school has an outdoor garden available to the community to experience agricultural techniques such as biodynamic gardening and companion gardening. We also have several festivals open to the public where children and adults can enjoy harvest, celebrate the change of seasons, and learn about our play and nature based education and parenting. We are in proximity to Canyon View Fields, Nurseries, Library, Bookstores, Western Colorado Community College and several elementary schools that may complement our educational philosophy.
- E. Development schedule: River Canyon School would like to expand to full capacity in 2012–2013. Our target number of students would range between 20–25 students and we would have a total of 5 employees.

**Attach 3
Still Pour Tavern**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: November 13, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Still Pour Tavern – CUP-2012-497

ACTION REQUESTED: Request approval of a Conditional Use Permit (CUP)

BACKGROUND INFORMATION				
Location:		1224 N 25 th Street		
Applicants:		Mandy Kelley, applicant. Red Cliff Pointe, LLC, owner.		
Existing Land Use:		Vacant building		
Proposed Land Use:		Tavern- includes restaurant, bar and game area		
Surrounding Land Use:	North	Multi-family		
	South	Shopping center/offices		
	East	Shopping center		
	West	Residential		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)		
	West	R-8 (Residential – 8 du/ac)		
Future Land Use Designation:		Village Center		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit to allow a tavern where the sale of alcoholic beverages will comprise more than 25% of the gross receipts in a C-1 (Light Commercial) zone district.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

The subject parcel is 1.04 acres and includes an existing 5,218 square foot building, built in 1971. Previously this site housed Fast Eddy's Bar, which obtained a Conditional Use Permit in 2009. Prior to the bar the subject property housed a theatre known as the Metro Theatre Playhouse and in the past the building also served as a movie theater.

The property has a circle drive in front and street access from N 25th Street. Parking is provided on the north and east sides of the building. The previous tenants did a major renovation of the building and upgraded the site with landscaping and parking islands that meet the current Zoning and Development Code requirements. The only change proposed for the site is to move the smokers' area from the north side of the building to the east side. A separate fence permit will be required for that area.

A conditional use permit runs with the land and remains valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months. It has been over 12 months since Fast Eddy's vacated the premises, so the previous CUP has lapsed. The new proprietor plans to operate more of a tavern than a bar, creating a family friendly environment with a full menu, serving lunch and dinner. The back room will continue to have billiards and a game area is planned.

A Neighborhood Meeting was held on October 18th. The applicant conducted the meeting and asked the neighbors about the past occupancy and any problems they had encountered with the former business. She assured the neighbors that previous problems that occurred on the property would not happen with her business. She asked the neighbors for any suggestions they may have about operating her new business and encouraged them to come to her if they experienced any problems or had issues with the business' operation or customers.

The Zoning and Development Code requires that a sign package be prepared as part of the site development plan and approved as part of a conditional use permit. The applicant has provided a site plan that is attached to this staff report and includes proposed signage. A separate sign permit will need to be obtained prior to the installation of the proposed signs.

2. Consistency with the Comprehensive Plan

The site is currently zoned C-1 (Light Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Village Center.

The proposed land use furthers Goal 6 of the Comprehensive Plan: "Land use decisions will encourage preservation and appropriate reuse". The reuse of this building as a restaurant and tavern is appropriate as these are uses commonly found in a Village Center.

3. Section 21.02.110 of the Grand Junction Municipal Code

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

1. All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Municipal Code (GJMC) and conformance with the SSID, TEDS and SWMM Manuals.

The site currently meets all the requirements of the Code. The existing structure and site were brought into conformance with the development requirements of the Zoning and Development Code in 2009. The site has been maintained over the last several years by the owners. The applicant's proposed site plan demonstrates that the proposed site, including fence, screening/buffering, landscaping, signage, setbacks and other bulk standards, parking, site circulation and access meet the requirements of the Code.

2. District Standards. The underlying zoning district standards established in Chapter 21.03 GJMC.

The site is currently zoned C-1 (Light Commercial). As the site plan shows, there will be no outdoor storage or display with the proposed use. The site meets the standards of the C-1 zone.

3. Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

The use falls under the retail sales and service portion of the Code. There are no use-specific standards for a restaurant/bar or tavern. A conditional use permit is required for a restaurant, bar or tavern where alcohol sales may exceed 25% of the gross receipts.

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 property is adjacent to N 25th Street. Properties located to the south and east of the property are of commercial nature. The property to the north is zoned C-1 and provides multi-family residential. Single-family and multi-family uses are located to the west along with more commercial uses. Adequate transit, hospital, fire protection and postal facilities are available in this area. A taxi company is located directly south of the subject parcel, which the applicant feels will be a benefit to her establishment.

5. Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be

arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

A 6' privacy fence was built on the north property line to protect the privacy of the residents of the adjacent apartment building. A landscaping strip is adjacent to the fence for additional visual and auditory privacy. These items were provided by the previous tenants and remain on site and in good condition.

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

The building is currently unoccupied. Fast Eddy's bar brought the property into compliance with the Zoning and Development Code by providing additional landscaping in the parking lot with landscape islands, lighting and perimeter landscaping. Parking lot connections to Red Cliff Pointe shopping center are provided for interconnectivity. The applicant is proposing to install security cameras to help patrol the parking lot for safety concerns.

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

A fenced smoking area will be provided on the eastern end of the building, adjacent to the rear of the building, as shown on the site plan, to lessen the noise impact to the apartments located directly north of the parking lot.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Still Pour Tavern application, CUP-2012-497 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The proposed use is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.110 of the Grand Junction Municipal are met by the proposal.
3. As part of the Conditional Use Permit application, staff also recommends that the Planning Commission approve the submitted Sign Plan as presented which meets the sign requirements as specified in Section 21.02.110(d) of the Grand Junction Municipal Code.

4. Applicant must obtain a separate fence permit and the appropriate sign permits prior to installation.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2012-497 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 Still Pour Tavern application, number CUP-2012-497 to be located at 1224 N 25th Street, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Site Sketch with Sign Plan

Site Location Map

1224 N 25th Street



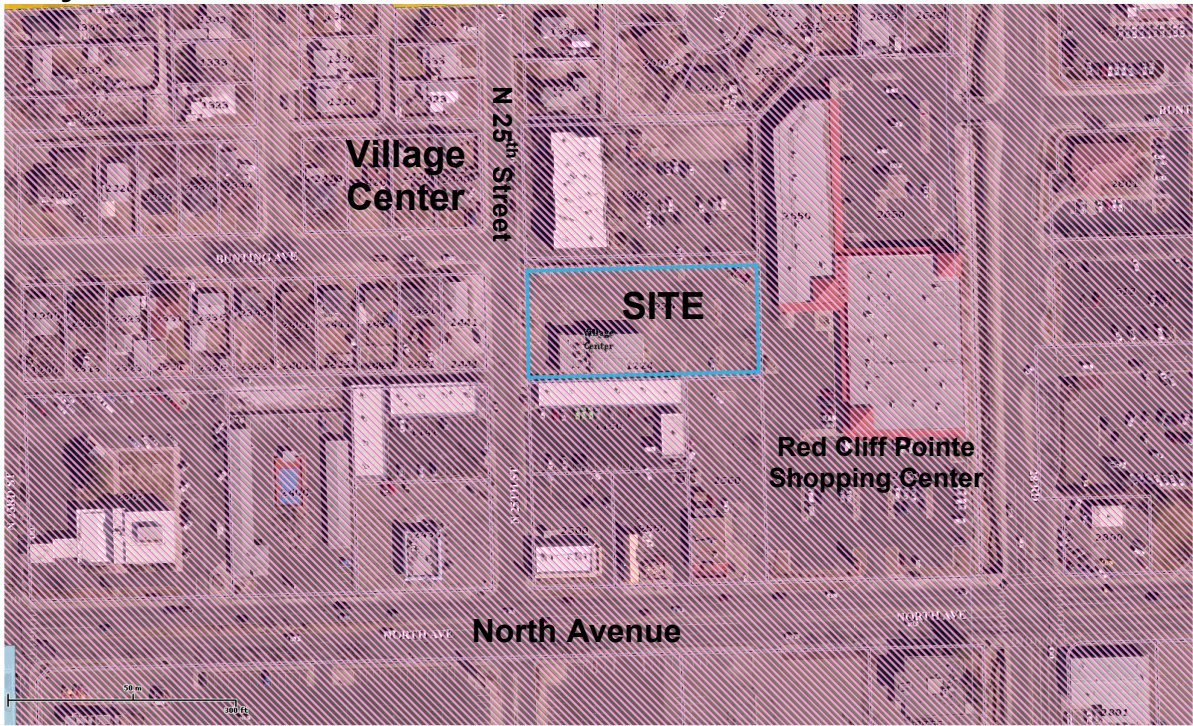
Aerial Photo Map

1224 N 25th Street



Comprehensive Plan Map

City Limits 1224 N 25th Street



Existing City Zoning Map

City Limits 1224 N 25th Street



SITE SKETCH

STILL POUR TAVERN, LLC * 1224 NTH 25TH ST. GRAND JUNCTION, CO 81501



RED: Proposed Fencing Permit for Smoking Area
approx. 750sq. ft.

GREEN SIGN(S): Sign 1- 40" x 20' Vertical
Sign 2 & 3- 3' x 15' Horizontal

YELLOW Traffic flow into/from parking lot onto/from
Nth 25th Street

ACREAGE: 1.014

BUILDING: 5218 Sq. Ft.

PATIO: 750 Sq. Ft.

**Attach 4
Kirby Subdivision**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: November 13, 2012
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Kirby Subdivision – Vacation of Plat and portions of Right-of-Way/Easements – VAC-2012-453.

ACTION REQUESTED: Recommendation to City Council on the Kirby Subdivision Vacation of Plat and portions of Right-of-Way/Easement Vacations.

BACKGROUND INFORMATION			
Location:		2856 B ¾ Road	
Applicants:		Chance Catlin, Owner City of Grand Junction, Applicant/Representative	
Existing Land Use:		Single-Family Detached Home	
Proposed Land Use:		N/A	
Surrounding Land Use:	North	Single-Family Detached (Mahan Manor Subdivision)	
	South	Single-Family Detached	
	East	Single-Family Detached (UnawEEP Heights Subdivision)	
	West	Single-Family Detached	
Existing Zoning:		R-4 (Residential – 4 du/ac)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	R-4 (Residential – 4 du/ac) (City)	
	South	RSF-4 (Residential Single Family – 4 du/ac) (County)	
	East	R-4 (Residential – 4 du/ac) (City)	
	West	RSF-4 (Residential Single Family – 4 du/ac) (County)	
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)	
Zoning within density range?		N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROJECT DESCRIPTION: The applicant requests vacation of the Kirby Subdivision plat and right-of-way and easements dedicated thereon with the exception of the southern 5' of right-of-way adjacent to B ¾ Road and the outer subdivision boundary Utility, Irrigation and Drainage Easements adjacent to the north, west and east property lines.

RECOMMENDATION: Recommendation of approval.

ANALYSIS

1. Background:

The landowner, Chance Catlin, and the City of Grand Junction as applicant/representative, wish to vacate the Kirby Subdivision plat and portions of the easements and right-of-way known as Claire Drive dedicated on the plat. Staff proposes that the City retain 5' of B $\frac{3}{4}$ Road in order to maintain 50' of right-of-way contiguity for that local residential street. If this excess right-of-way is not needed in the future, the City would look at entertaining vacation of this excess right-of-way along the southside of B $\frac{3}{4}$ Road, but at this time, it is the opinion of the City Development Engineering staff to keep the right-of-way as previously dedicated. The property includes a single-family detached house and has been used in recent years as pasture for grazing animals.

The Kirby Subdivision was platted in 1971 in Mesa County and contains seven lots and a cul-de-sac (Claire Drive), however the subdivision was never developed nor utility infrastructure installed to support the seven lots. The property was annexed into the City limits in 2007 and was proposed to be resubdivided/developed as the Mesa Heights Subdivision (City file #'s: ANX-2007-270 & PP-2007-271) which received Preliminary Plan approval for 14 single-family detached lots by the Planning Commission in July, 2008. However, the proposed subdivision of Mesa Heights never materialized and the application expired.

The property also contains 10' wide perimeter drainage, utility and irrigation easements. There are some existing historical irrigation structures within the existing easements, however the outer subdivision boundary utility, irrigation and drainage easements are proposed to be retained to cover any existing properties that these easements may serve, mainly irrigation facilities. The cul-de-sac was never improved, has no utilities located within its boundaries and does not serve any properties outside of the existing Kirby Subdivision. Staff recommends that the City retain perimeter easements in order to serve the interests of various "downstream" irrigation water users.

Staff recommends the vacation of this "paper" subdivision plat to prevent the future sale of lots that have no supporting infrastructure. Once the plat is vacated, the land will revert to an unplatted single parcel of land totaling 3.89 +/- acres.

2. Consistency with the Comprehensive Plan:

The proposed subdivision plat and easement/right-of-way vacation implements the future land use designation and meet the following goal from the Comprehensive Plan:

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

Vacating the subdivision plat will create an opportunity for future subdivision that is more in line with current City standards and facilitate future residential development. It will also allow the agricultural land uses to continue.

3. Sections 21.02.090 and 100 of the Grand Junction Zoning and Development Code:

The vacation of the subdivision plat shall conform to the following:

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

The proposed vacation does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

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

No parcel will be landlocked as a result of proposed vacation. The property will revert to one property with an existing single-family detached home with access to B $\frac{3}{4}$ Road once the vacations are approved.

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

Access will not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property. Once the vacations are approved, the property will revert to one property with an existing single-family detached home with access to B $\frac{3}{4}$ Road.

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

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation requests. The City is retaining the outer subdivision boundary utility, irrigation and drainage easements which may benefit adjacent property owners and future subdivision development.

- e. The provision of adequate public facilities and services to any property as required in Section 21.06 of the Grand Junction Zoning and Development Code shall not be inhibited by the proposed vacation.

The provision of adequate public facilities and services will not be inhibited by the proposed vacations. The property will revert to one property with an existing single-family detached home with access to B $\frac{3}{4}$ Road, services to which will not be affected by the vacation. No adverse comments were received from the utility review agencies during the staff review process concerning the proposed vacations. Irrigation easements are preserved by the proposed vacation, in case "downstream" irrigation water users need those to continue their services.

The vacation of the right-of-way and easements shall conform to the following:

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

See above.

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

See above.

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

See above.

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

See above.

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

See above.

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

The public benefits of the proposed vacation include: prevention of the sale of paper lots that do not have adequate public infrastructure; making way for a future subdivision that will provide a better street configuration and connectivity and will meet modern subdivision standards. Maintenance requirements for the City will not change as a result of the proposed plat

and portions of easement/right-of-way vacations. No public utilities have been installed with the exception of some historical irrigation structures that serve adjacent properties. The property will revert to a single lot with an existing single-family detached home and this will not affect City maintenance requirements or traffic circulation.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Kirby Subdivision application, VAC-2012-453 for the vacation of a plat and portions of public right-of-way/easements, I make the following findings of fact and conclusions:

1. The requested vacations of the Kirby Subdivision plat and portions of right-of-way/easements dedicated thereon are consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.090 and 100 of the Grand Junction Zoning and Development Code have been met.

STAFF RECOMMENDATION:

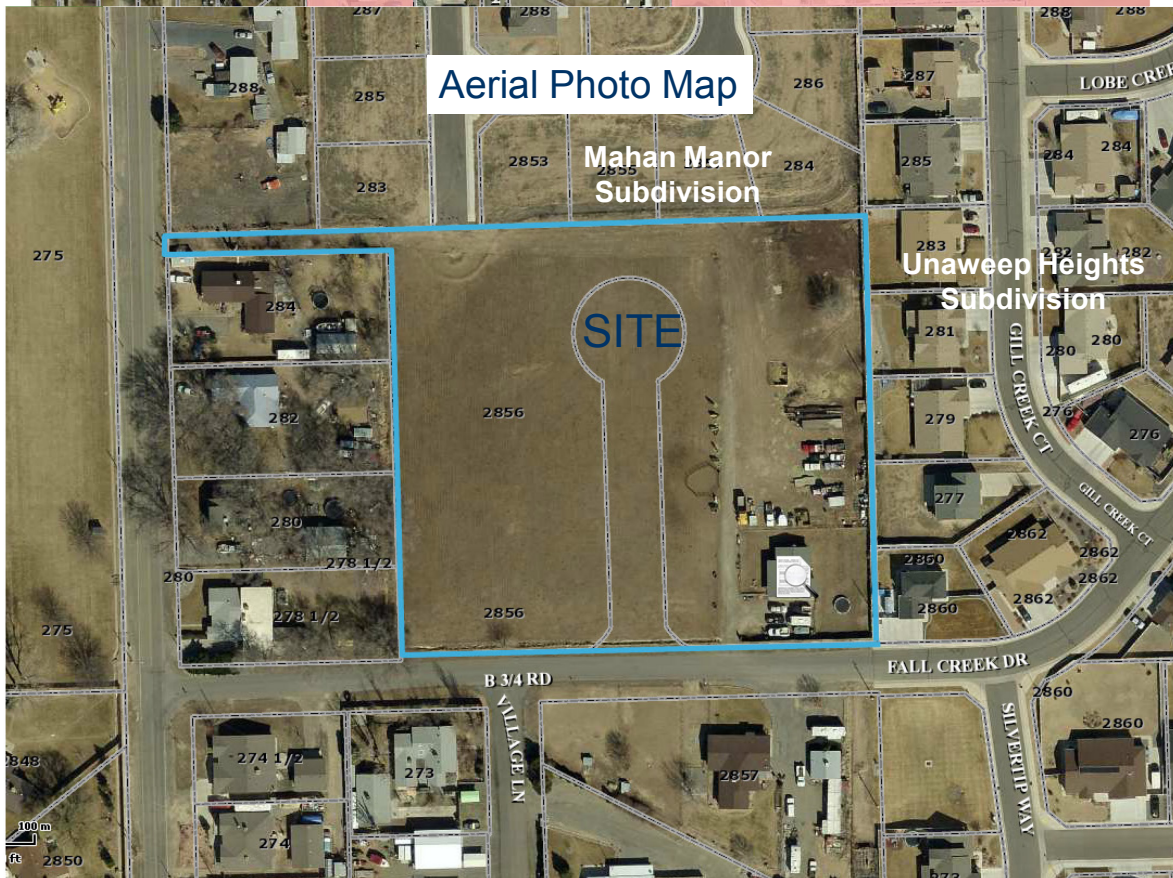
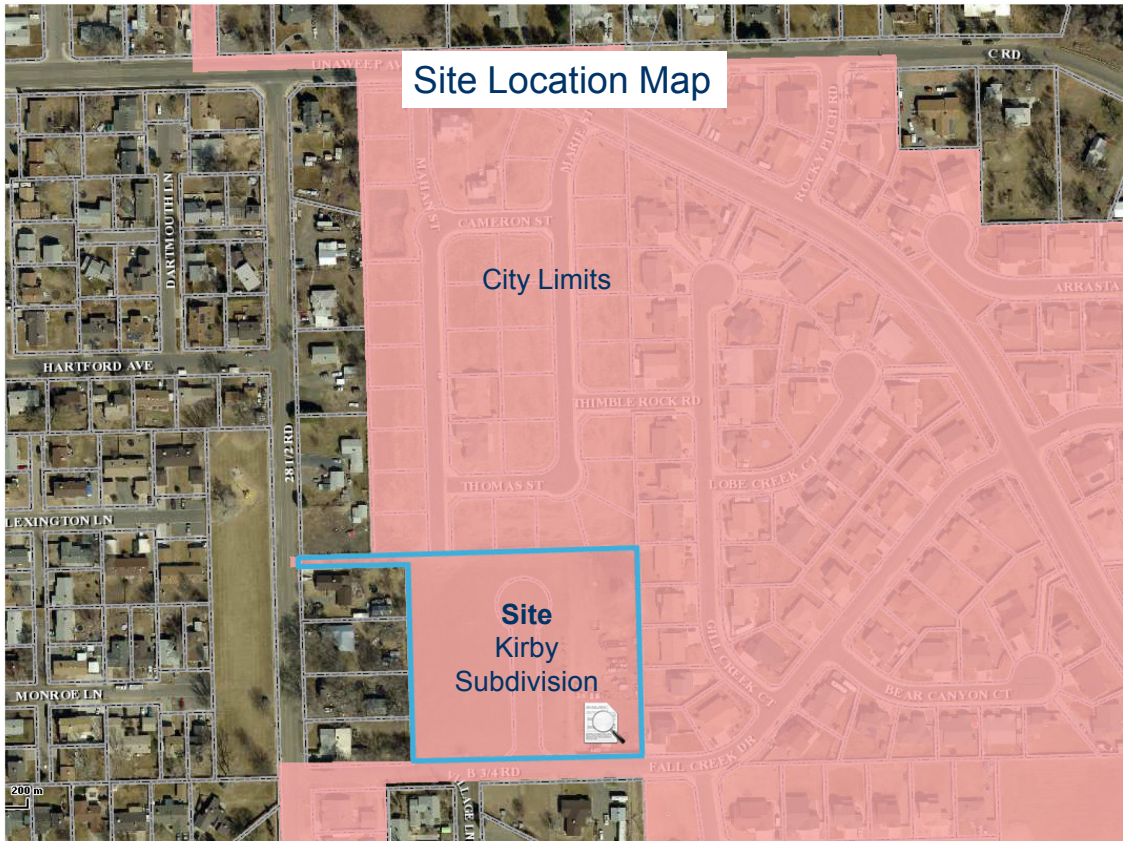
I recommend that the Planning Commission forward a recommendation of approval of the requested plat and portions of right-of-way/easement vacations, VAC-2012-453 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

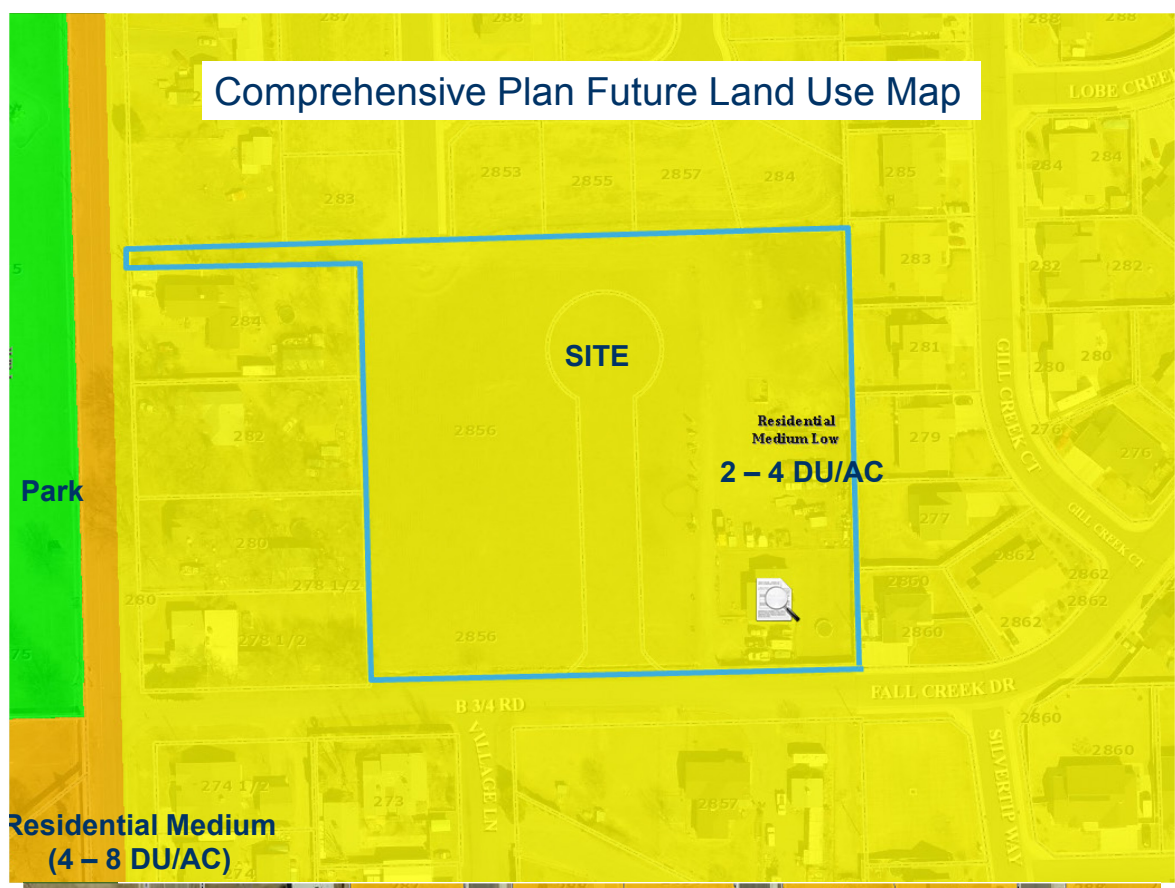
Mr. Chairman, on item VAC-2012-453, I move we forward a recommendation of approval to the City Council on the request to vacate the Kirby Subdivision plat and the public easements and right-of-way dedicated thereon with the exception of 5' of B $\frac{3}{4}$ Road adjacent to the property and the 10' wide perimeter utility, irrigation and drainage easements along the north, west and east property lines, with the findings of fact and conclusions in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing City Zoning Map
Kirby Subdivision Plat
Ordinance

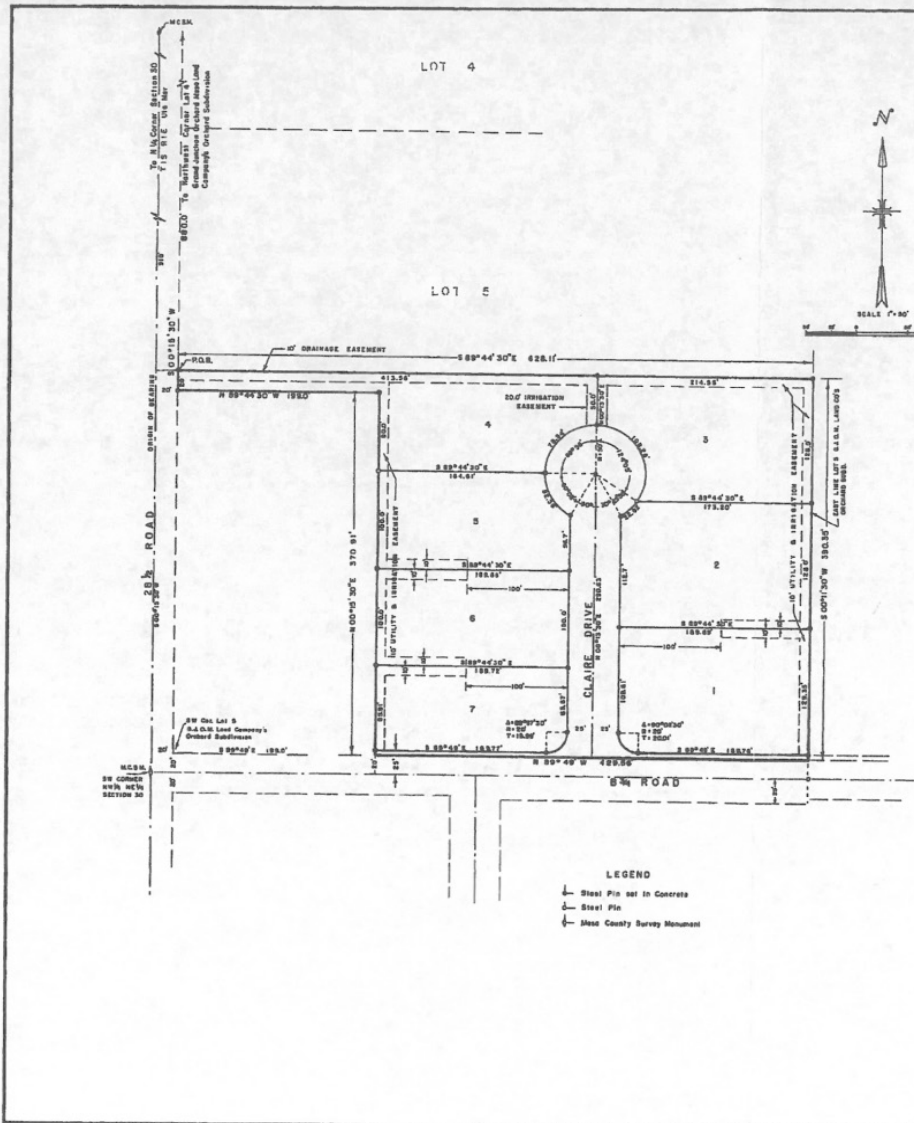


Comprehensive Plan Future Land Use Map



Existing Zoning Map





KIRBY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Joseph K Kirby and Clara L Kirby are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the NW 1/4 of Section 30, Township 1 South, Range 1 East of the 1st Meridian as shown by the accompanying plat hereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the West line of Lot 5, Grand Junction Orchard Mesa Land Company's Orchard Subdivision which bears S 00°15'30" W 282.0 feet from the northwest corner of Lot 4 of said subdivision, thence S 89°44'30" E 428.11 feet to the East line of said subdivision, thence S 00°15'30" W 380.35 feet to the South line of said Lot 5, thence N 89°49'00" W along the South line of said Lot 5 428.58 feet to a point which bears S 89°48' E 190.0 feet from the Southwest corner of said Lot 5, thence N 00°15'30" E 370.91 feet, thence N 89°44'30" W 190.0 feet, thence N 00°15'30" E 282.0 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed on Kirby Subdivision, a subdivision of a part of the County of Mesa.

The said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements shall be financed by the seller or purchaser... and the County of Mesa.

IN WITNESS WHEREOF, said owners Joseph K Kirby and Clara L Kirby have caused their names to be hereunto subscribed this 25th day of January, A. D. 1971.

Joseph K Kirby
Clara L Kirby

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 25th day of January, A. D. 1971, by Joseph K Kirby and Clara L Kirby,
My Commission expires December 12, 1974.

John C. Shepherd
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:24 o'clock P.M., Feb. 12, A. D. 1971, and is duly recorded in Plat Book No. 11, page 22.

Charles D. Tompkins
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of February, A. D. 1971.
County Planning Commission of the County of Mesa, Colorado.

James E. Searcy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of February, A. D. 1971
Board of County Commissioners of the County of Mesa, Colorado.

Jack Wadlow

SURVEYOR'S CERTIFICATE

I, William K. Olson do hereby certify that the accompanying plat of Kirby Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

William K. Olson
Professional Land Surveyor

Approved for cost and form only and not for the accuracy of surveys, calculations and drafting.
Pursuant to C.R.S. 1963, 196-2-2, as amended.

Robert C. Ward
Notary Public

WESTERN ENGINEERS, INC.
PLAT OF
KIRBY SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED J.A.R. DRAWN J.A.A. PLOTTED J.S.F.
WESTERN ENGINEERS, INC. 200 S. 10th St. - DENVER, CO. 80202

CITY OF GRAND JUNCTION

Ordinance No.

**AN ORDINANCE VACATING THE KIRBY SUBDIVISION PLAT, RIGHT-OF-WAY
FOR CLAIRE DRIVE AND PORTIONS OF UTILITY, IRRIGATION AND DRAINAGE
EASEMENTS**

LOCATED 2856 B 3/4 ROAD

RECITALS:

The property owner and the City of Grand Junction have requested vacation of the Kirby Subdivision plat and portions of the rights-of-way and Utility, Irrigation and Drainage easements dedicated thereon.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Sections 21.02.090 and 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommends that the vacations be approved.

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

The following described subdivision plat and rights-of-way dedicated thereon are hereby vacated subject to the following:

1. Excepting 5' of the right-of-way for B $\frac{3}{4}$ Road adjacent to the property and excepting the 10' wide perimeter utility, irrigation and drainage easements along the north, west and east property lines, which the City shall retain on behalf of the public.

The Kirby Subdivision Plat is shown on "Exhibit A".

Legal description:

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado lying North of a line 25.00 feet North of and parallel with the South line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 30;

With the exception of the above-described right-of-way and easements to be retained by the City on behalf of the public.

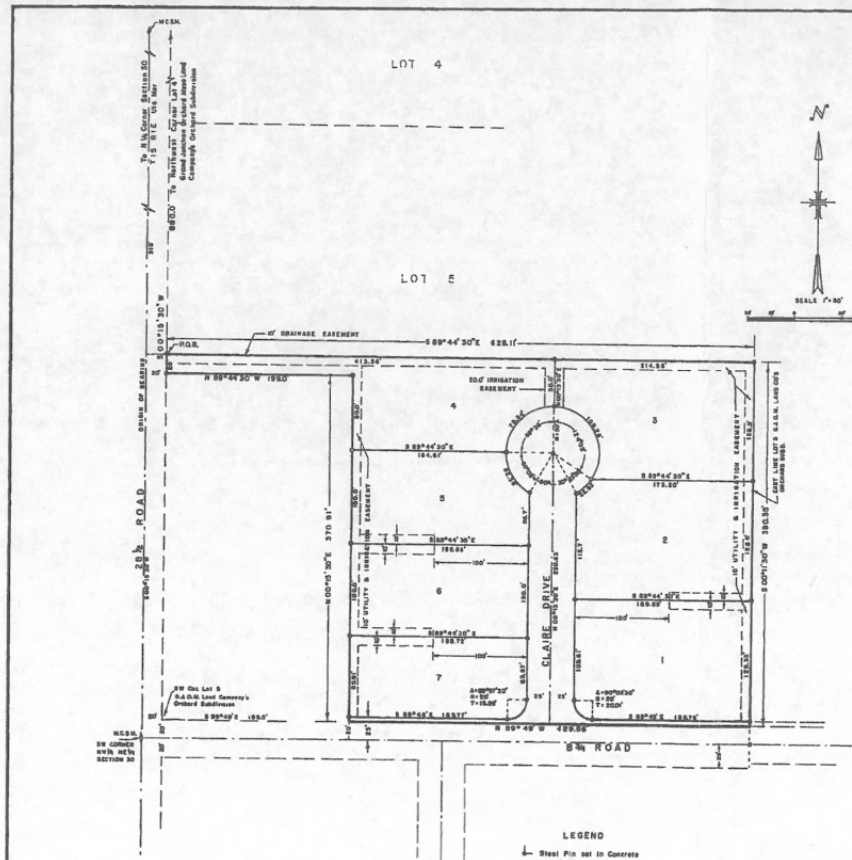
INTRODUCED for first reading on this _____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



KIRBY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Joseph K Kirby and Clara L Kirby are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the NW 1/4, NE 1/4 of Section 30, Township 1 South, Range 1 East of the 10th Meridian as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the West line of Lot 5, Grand Junction Orchard Map Land Company's Orchard Subdivision which bears S 00° 52' 30" W 380.0 feet from the Northwest corner of Lot 4 of said subdivision, thence S 88° 44' 30" E 628.11 feet to the East line of said subdivision, thence S 00° 52' 30" W 380.0 feet to the South line of said Lot 5, thence N 88° 44' 30" W along the South line of said Lot 5 428.58 feet to a point which bears S 89° 44' E 193.0 feet from the Southwest corner of said Lot 5, thence N 00° 15' 30" E 370.91 feet, thence N 89° 44' 30" W 193.0 feet, thence N 00° 15' 30" E 350.0 feet to the point of beginning.

That the said owners have crossed the said real property to be laid out and surveyed as Kirby Subdivision, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled on utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled on irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all easements for installation of utilities or ditches referred to above, for grading or landscaping, and for street grading or improvements shall be furnished by the seller or purchaser--not the County of Mesa.

IN WITNESS WHEREOF, said owners Joseph K Kirby and Clara L Kirby have caused their names to be hereunto subscribed this 26th day of January, A. D. 1971.

Joseph K Kirby
Clara L Kirby

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 26th day of January, A.D. 1971,

by Joseph K Kirby and Clara L Kirby,
 My Commission expires November 18, 1973
 Witness my hand and official seal

John C. Shepherd
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2111 South A. V. Labell
 A. D. 1971, and is duly recorded in Plat Book No. 11, Page 26

Charles W. Robertson
 Clerk and Recorder

Fee \$12.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of February, A.D. 1971.

James E. Sargent
 County Planning Commission of the County of Mesa, Colorado

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16th day of February, A.D. 1971

Jack W. Haddock
 Board of County Commissioners of the County of Mesa, Colorado

SURVEYOR'S CERTIFICATE

I, William F. Oleson do hereby certify that the accompanying plat of Kirby Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

William F. Oleson
 Surveyor

Approved for cost and form only and not to the accuracy of surveys, calculations and drafting.
 Pursuant to C.R.S. 1963, 136-2-2 as amended

Robert C. Hadd
 State Surveyor

- LEGEND
- Steel Pin set in Concrete
 - Steel Pin
 - Mesa County Survey Monument

WESTERN ENGINEERS, INC.
 PLAT OF
KIRBY SUBDIVISION
 MESA COUNTY, COLORADO

APPROVED BY: *W.F.O.* DATE: 1/27/71
 DRAWN BY: *W.F.O.* DATE: 1/27/71
 CHECKED BY: *W.F.O.* DATE: 1/27/71

**Attach 5
Weigh Station**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: November 13, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Weigh Station Right-of-Way Vacation – VAC-2012-484.

ACTION REQUESTED: Recommendation to City Council on the Requested Right-of-Way Vacation.

BACKGROUND INFORMATION					
Location:		2195 Hwy 6 & 50			
Applicants:		City of Grand Junction			
Existing Land Use:		Vacant			
Proposed Land Use:		Truck Stop			
Surrounding Land Use:	North	Commercial/Industrial & Residential			
	South	Railroad/Industrial Park			
	East	Industrial Park			
	West	Persigo WWTF			
Existing Zoning:		C-2 (General Commercial)			
Proposed Zoning:		C-2 (General Commercial)			
Surrounding Zoning:	North	I-1 (Light Industrial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Commercial/Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request to vacate a portion of right-of-way that traverses the property owned by Weigh Station, LLC at 2195 Hwy 6 & 50.

RECOMMENDATION: Recommend approval to City Council

ANALYSIS

1. Background

In or about the year 1880, the four road petitions as noted in Road Book 1, Page 2, Road Book 1, Page 5, Road Book 1, Page 69 and Road Book 1, Page 71, were made to Mesa County. It appears these petitions establish road right-of-way across the property owned by Weigh Station, LLC at 2195 Highway 6 & 50.

After a review by staff, it has been determined that the City does not intend to construct a roadway in this right-of-way. Subsequent road development and/or realignment make the right-of-way surplus.

The owner of the property has submitted a development project to the City and the right-of-way affects how the property may develop. Vacating the right-of-way will allow the property to have more opportunities for its development.

2. Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the right-of-way shall conform to the following:

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

The area proposed to be vacated does not show up on the Grand Valley Circulation Plan and is not needed to complete any right-of-way connections.

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

No parcels will be landlocked as a result of the vacation.

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

Parcels in the area including the property that this right-of-way appears to encumber have other access that is reasonable. It does not appear that any property has relied on this particular right-of-way for access.

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

The right-of-way does not provide access for any properties and is not needed for public facilities or services. There are other rights-of-way that provide the necessary facilities.

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

The right-of-way does not provide access for any properties and is not needed for public facilities or services. There are other rights-of-way that provide the necessary facilities.

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

The proposal will provide benefits to the City by clearing up unnecessary and cumbersome documentation, providing clarity to both property owners and staff.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Weigh Station Right-Of-Way Vacation application, VAC-2012-484 for the vacation of a public right-of-way, I make the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested right-of-way vacation, VAC-2012-484 to the City Council with the findings and conclusions listed above.

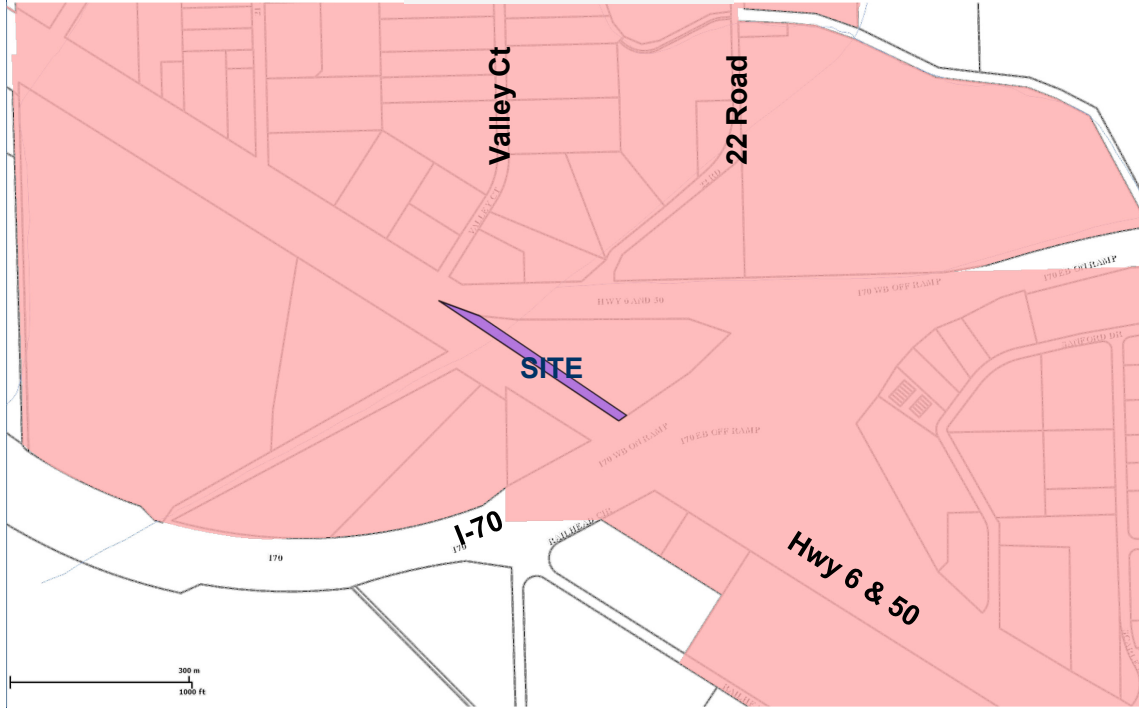
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item VAC-2012-484, I move we forward a recommendation of approval to the City Council on the request to vacate a portion of right-of-way granted by Road Petitions to Mesa County crossing the property located at 2195 Hwy 6& 50 with the findings of fact and conclusions in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing Zoning Map
Ordinance

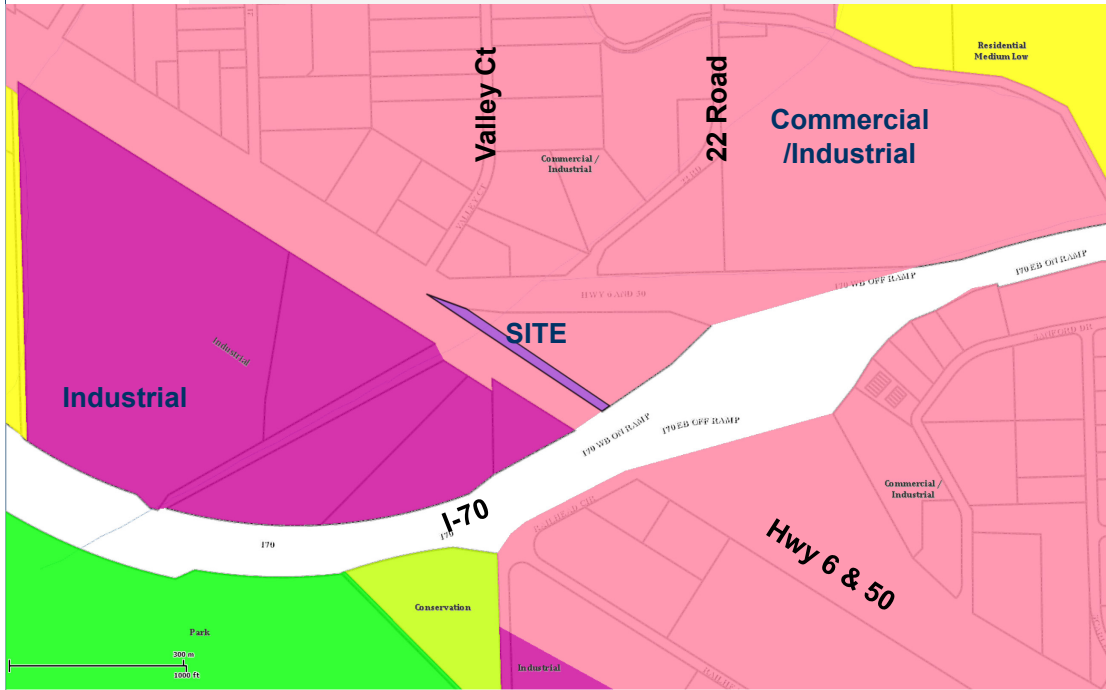
Site Location Map



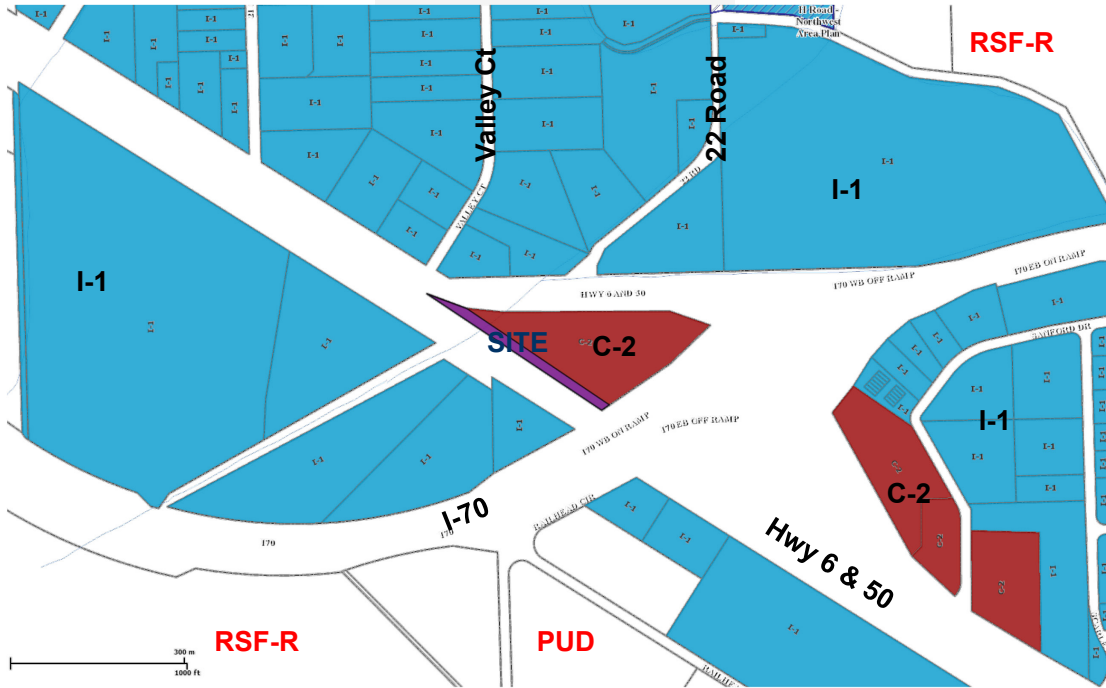
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION

Ordinance No.

AN ORDINANCE VACATING RIGHT-OF-WAY RECEIVED THROUGH MESA COUNTY ROAD PETITIONS ON PROPERTY LOCATED AT 2195 HIGHWAY 6 & 50

RECITALS:

A vacation of the right-of-way received by Mesa County through Road Petitions in 1880 has been requested by the City of Grand Junction with the consent of the property owner Weigh Station, LLC.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

Right-of-way granted through Road Petitions to Mesa County to be vacated:

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

ALL of that portion of:

Road Book 1, Page 2, File Number 2, as recorded January 18, 2007 in Book 4336, Page 738, Reception No. 2359407, and

Road Book 1, Page 5, File Number 5, as recorded January 18, 2007 in Book 4336, Page 741, Reception No. 2359410, and

Road Book 1, Page 69, File Number 69, as recorded January 18, 2007 in Book 4336, Page 801, Reception No. 2359470, and

Road Book 1, Page 71, File Number 71, as recorded January 18, 2007 in Book 4336, Page 803, Reception No. 2359472,

Lying wholly within that certain parcel of land described in Book 3692, Page 546 and that certain 100' wide parcel of land described in Book 220, Page 326, as same is recorded in the Public Records of Mesa County, Colorado.

The right-of-way is shown on "Exhibit A" which is incorporated as part of this description of right-of-way to be vacated.

Introduced for first reading on this _____ day of _____, 2012.

PASSED and ADOPTED this _____ day of _____, 2012.

ATTEST:

President of City Council

City Clerk

**Attach 6
Airport Master Plan**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: November 13, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Grand Junction Regional Airport Civic Facility Master Plan Update – FMP-2012-255

ACTION REQUESTED: Forward a recommendation of approval of the 2012 Grand Junction Regional Airport Civic Facility Master Plan and amendment of Ordinance No. 3679

BACKGROUND INFORMATION					
Location:		2828 Walker Field Drive			
Applicants:		Grand Junction Regional Airport Authority c/o Rex Tippetts, Director of Aviation; Amy Jordan, representative; and TG Malloy Consulting, LLC, Tim Malloy, representative			
Existing Land Use:		Regional airport			
Proposed Land Use:		Regional airport			
Surrounding Land Use:	North	BLM properties			
	South	Commercial and residential			
	East	Large vacant land tracts and race track			
	West	Office Warehouse and residential			
Existing Zoning:		PAD (Planned Airport Development)			
Proposed Zoning:		PAD (Planned Airport Development)			
Surrounding Zoning:	North	County AFT (Agricultural, Forestry, Transitional)			
	South	I-O (Industrial Office); C-1(Light Commercial); R-4 (Residential – 4du/ac); R-5 (Residential 5 du/ac); PD (planned Development)			
	East	County AFT(Agricultural, Forestry, Transitional) ; PD (Planned Development)			
	West	County AFT (Agricultural, Forestry, Transitional)			
Future Land Use Designation:		Airport			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to update the Airport Civic Facility Master Plan and amend PD Ordinance No. 3679.

RECOMMENDATION: Approval of the updated master plan and amendment to Ordinance No. 3679.

Procedural History

Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965. The airport was renamed from Walker Field Airport to Grand Junction Regional Airport (GJRA) in May 2007. The City first approved a civic facility master plan for the airport in 2004. Prior to that the airport property had been zoned PD (Planned Development) Zoning but without a plan establishing zoning standards. The airport's civic facility master plan was amended in 2007 when the Authority reconfigured the site's traffic circulation, terminal parking lot and storm drainage system. This is the third update to the airport's civic facility master plan.

The Zoning and Development Code allows a civic facility master plan to be valid for a minimum of 5 years or such other time as the City Council deems appropriate. In the 2007 update of the plan, no specific term was included, so the default term was 5 years. An update is now required. The zoning and development code also requires institutional and civic facility master plans to be amended when significant changes to the site are proposed, and the Authority now has plans to construct a new administration building and remodel and add on to the terminal building.

The changes proposed in this plan update include a new administration building, reconstruction of the terminal building in phases as funds are appropriated by the Airport Authority, and reconfiguration of 27 ¼ Road. The Grand Valley Circulation requires a future connection of the airport property to 29 Road. This connection is shown in the airport plan update on Figure A6, Appendix B (Terminal Area Plan); and was discussed with City and County Staff during the airport Master Plan process. A more specific plan for the connection will be provided in a future plan update, as growth of the airport and the area demands the connection. (See also Exhibit 3 to the proposed updated airport civic master plan, discussed in this report below.)

The applicant is also requesting that its final development plans and site plans be subject to administrative review rather than review by the Planning Commission as long as such plans are consistent with the Airport Civic Master Plan. The Planned Airport Development Ordinance No. 3679 (referred to herein as the PAD Ordinance) requires new development in the Aeronautical/Commercial and the Non-Aeronautical/Commercial areas, as shown on the master plan map, to be approved by the Planning Commission prior to construction. The amendment to Ordinance No. 3679 proposed here would authorize administrative review of the airport's final development plan and site plan applications. This is generally consistent with the Zoning and Development Code, which allows such items to be approved administratively (See ZDC Sections 21.02.150; 21.02.070 and Chapter 21.05).

Description of Area

The Grand Junction Regional Airport owns or controls nearly 3,000 acres of land, all of which are included in the updated master plan. The Ordinance in 2004 stated that there were 2,370 acres at the airport. In 2011 an additional 614.3 acres were annexed into the City and zoned PAD (Planned Airport Development). The added acreage is shown on the Master Plan map, which also shows the potential relocation of runway 11/29 to the North. Due to the potential relocation of the runway, the drainage study became a major

component of the proposed master plan update and is considered part of the Master Plan. The City's Development Engineer found it to be complete and comprehensive.

The City holds recorded easements for the construction of dams and ponds in the detention facilities located within airport properties. The Airport's engineers will continue to coordinate and work with the City on detention facilities as new projects are reviewed.

The Plan Amendments

The PAD Ordinance divides the airport property into Zones 1, 2 and 3. Zone 1 is considered the "air side" of airport operations and is labeled "Aeronautical." Zone 2 is Aeronautical/Commercial. Zone 3 is the "landside" part of the operations and is labeled as Non-Aeronautical Commercial. Allowed uses for each of these zones are listed in Ordinance No. 3679; no changes to those are proposed.

The proposed updated Civic Facility Master Plan includes the following improvements which will be constructed in phases in accordance with demonstrated need and available funds:

- Relocate runway 11/29 and the associated taxiway system laterally 600 feet to the northeast and longitudinally 1,000 feet to northwest;
- Potential expansion of general aviation hangar facilities and related apron space;
- Potential new Air Traffic Control Tower;
- Relocate 27¼ Road around the west end of the new runway protection zone for the relocated runway 11/29;
- Continue to reserve space for a second parallel 11/29 runway (not expected to be constructed within the 20-year planning period).

These are reflected in the attached map exhibits, labeled as: A (Conceptual Development Plan), B (Terminal Area Plan 1), C, (Terminal Area Plan 2), D (Terminal Area Plan 3), and E (Land Use Plan). The FAA requires that the airport provide three different terminal plans. Since these are located in Zone 1, or the "airside" of the airport, City Staff is satisfied that any of the three options may be developed in accordance with the PAD Ordinance and the Zoning and Development Code.

In addition, key improvements included in the updated Civic Facility Master Plan are:

- Construct Phase I of the Terminal Building Expansion located southeast of the existing terminal building;
- Construct Phase II of the Terminal Building Expansion (replace existing passenger terminal building) with the addition of a new facility to the southeast of the existing terminal building;
- Potential construction of a 3-story parking structure just to the northwest of the existing passenger terminal building, containing up to 900 additional parking spaces;
- Improve unpaved overflow parking area to provide 160 additional surfaced parking spaces similar to the existing public parking lot;
- Expansion of the de-icing pad to the southeast of the existing de-icing pad.

The majority of these improvements would occur in Zones 1 and 2. The proposed amendment to the PAD Ordinance will allow these improvements to be reviewed administratively utilizing the City's minor site plan review process. City Staff will review the plans for compliance with drainage standards and requirements and to calculate TCP fees (Transportation Capacity Payment) for each new use.

Zone 3 is the non-aeronautical commercial area. The updated master plan shows three potential development areas on the vacant land between the existing airport road system, the public parking lot, and H Road. Under the updated master plan these areas could be developed for a variety of commercial and commercial/industrial facilities in accordance with Ordinance 3679, which prescribes the uses allowed in Zone 3. Development of these areas would be subject to the standards for the C-1 zone district and require a major site plan review. The proposed amendment to Ordinance 3679 authorizes the Director to review and approve such site plans.

Summary of plan update

The updated civic facility master plan provides a comprehensive drainage plan for more than 3,000 acres. It includes a plan for realignment of 27 1/4 Road, and shows a connection at 29 Road but defers details of the connection to the future. Due to the size and complexity of the Airport and its operations and the 20-year term of the FAA approved master plan, the applicant requests that the updated civic facility master plan also be valid for a term of 20 years. The Zoning and Development Code allows the City to establish a reasonable term for institutional and civic facility master plans. City staff recommends approval of the 20 year term, subject to the continuing requirement that significant changes to the site shall require amendment of the master plan.

Consistency with the Comprehensive Plan

The Comprehensive Plan includes future development of the airport, placing land owned or managed by the Authority in the "Airport" category, and allowing for future expansions. Any land annexed into the City within the airport designation on the Future Land Use map may be zoned to PAD (Planned Airport Development) upon annexation. The applicant also asserts that the following goals and policies are met by the updated civic facility master plan and by the amendment to the PAD Ordinance.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

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

Conformance: The Grand Junction Regional Airport is located at the north edge of the City. Much of the surrounding land is owned and managed by the Bureau of Land Management (BLM). In addition, the airport property contains 2,971 acres and the runway system has been oriented to minimize over-flight of residential areas and other sensitive uses as much as possible. Even with these factors, the Airport recognizes the need to remain constantly vigilant in efforts to minimize the impacts of aircraft

operations and other activities on the community. The airport property includes vacant land in the area southwest of the primary commercial runway (11/29). This land currently serves as somewhat of a buffer for residents in the Grand Vista, Garfield Estates, Summer Hill and Paradise Hills neighborhoods. The recommended runway relocation will move runway 11/29 six hundred feet further from these neighborhoods.

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

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

Conformance: In recent years, the Airport has significantly improved its internal street system and parking areas. The improvements contemplated for future development will enhance the aesthetic appeal of the Airport by implementing the newly adopted Design guidelines.. Future parking improvements will be similar in character to the existing public parking lot. The potential redevelopment of the Main Terminal Building represents an exciting opportunity to update the visual and functional character of the Airport.

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

Conformance: The Grand Junction Regional Airport provides national airline passenger and air freight service to and from the City of Grand Junction, Mesa County, and the surrounding region. The annual economic benefits of the Airport on the local and regional economy were estimated at over \$600,000,000 in the 2008 Colorado Airports Economic Impact Study for commercial service airports (study done by Wilbur Smith Associates).

Section 21.02.190(c) of the Zoning and Development Code

In reviewing a civic master plan, the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans.

Conformance with the Comprehensive Plan is addressed above.

- (2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

The Grand Valley Circulation Plan shows 29 Road running through the Airport and connecting to H Road and Horizon Drive at the airport entrance roundabout. The 29 Road alignment through the airport property is addressed on page A.20 and in Figure A8, Appendix B (Terminal Area Plan). City Staff agrees that the growth presently anticipated over the next 20 years (the term of the civic facility master plan) will not necessitate the 29 Road connection; or, in the alternative,

that if and when the connection is needed, the civic facility master plan can be amended. Representatives of the Airport met with members of the City of Grand Junction and Mesa County staff to discuss the process for evaluating alignment alternatives for the extension of 29 Road. As a result of those meetings, Rick Dorris, City Development Engineer, sent a letter to Rex Tippetts, Director of Aviation for the Airport, outlining the process for evaluating a new interchange between 29 Road and Interstate 70. The letter indicates that the H Road to 29 Road connections would be evaluated at the same time, using a similar process. The Airport has reviewed the process and agrees to participate in the study as appropriate. A copy of that letter is included as part of the updated master plan. (Exhibit 3).

- (3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

Parking: Existing parking and forecasted parking needs are provided in Chapters C and D of Appendix B (Terminal Area Plan). The analyses provided shows a need for additional parking spaces to handle the predicted increase in enplanements, recommendations to improve the unpaved overflow public parking lot include paving and landscaping similar to the main area. A more detailed parking area design will be subject for development of a parking structure to provide the additional parking spaces. The updated master plan shows these improvements, which the Authority anticipated will be phased based on need and funding availability.

Stormwater and drainage improvements: A draft Master Drainage Report for the airport and surrounding areas was first prepared in May 2009. That report was updated and finalized in June 2012. The report was reviewed by City Development Engineer Rick Dorris, and found to be comprehensive and meet the City's requirements. The updated civic facility master plan includes the stormwater and drainage improvements discussed in the June 2012 Master Drainage Report. (Appendix C; Supplemental Appendix 5).

Minimization of water, air or noise pollution: These environmental issues have been addressed in the reports submitted for review. The proposed terminal area projects are not anticipated to have an unusual impact on the drainage systems in the area. Any construction requiring earthwork will require stormwater detention and erosion control, which the City and/or drainage authority will review as required. The proposed airport expansions are not expected to have a significant impact on the long-term quality of the air in the vicinity of the Airport. These are discussed in Chapter E, Appendix A, (Airport Master Plan Update) of the GJRAA Airport Civic Facility Master Plan update and in Chapter F (Environmental Review), Appendix B (Terminal Area Plan).

Lighting, screening and buffering: Airfield lighting and rotating beacons are the main sources of light emissions emanating from an airport. Proposed future

development is not expected to significantly change the visual impact of the airport facility lighting. Lighting and visual impacts are addressed in Chapter E, Appendix A, Airport Master Plan Update); and Chapter F, Appendix B. (Terminal Area Plan – Draft Final Report).

(4) Adequacy of public facilities and services; and

All major utilities are available to the airport property and provided to the airport facilities. Water service is provided by the Ute Water Conservancy District. Sanitary sewer service is provided by the City of Grand Junction and the Airport is located within the 201 Sewer District. Century Link provides the Airport's telecommunications service. Public facilities and services are sufficient for the proposed expansions of the airport facilities. (Chapter E, Appendix B, Terminal Area Plan – Draft Final Report).

(5) Community benefits from the proposal.

The Grand Junction Regional Airport is a public facility that provides commercial passenger service, along with general aviation facilities, air cargo, and a small amount of military activity. The Airport, along with the aviation-related businesses and facilities, represents a vital and significant regional economic asset. In addition to the many aviation-related assets, the Airport also provides benefits to the local businesses and industries, enhances tourism, and encourages additional business development and expansion throughout the City of Grand Junction, Mesa County, and the surrounding region.

Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code

The Code requires that the Planning Commission make recommendation to City Council for amendment to a planned development. The applicant is requesting an amendment to the approved PAD Ordinance to allow the Director to review all applications, or projects slated for construction in the Non-Aeronautical/Commercial area. (The PAD Ordinance requires approval by the Planning Commission.) The Planning Commission shall consider the Outline Development Plan review criteria in Section 21.02.150(b) in making their recommendation on the amendment to the PAD Ordinance.

- a) Conformance with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

This criterion is discussed above. This criterion has been met.

- b) Compliance with the rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC) which are:

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

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

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

4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

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

Criteria 3 and 5 were addressed in the review of Section 21.02.190 and these criteria have been met.

- c) The planned development requirements of Section 21.05.040(f) GJMC;
 - 1. Setback Standards –
 - 2. Open Space –
 - 3. Fencing/Screening –
 - 4. Landscaping –
 - 5. Parking –
 - 6. Street Development Standards –

These criteria have been met by Ordinance No. 3679. The only change to Ordinance No. 3679 proposed here is to allow administrative review and approval of site plans and/or final development plans in Zone 3, the non-aeronautical/commercial area. Therefore these requirements are met.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The Airport Planned Development Ordinance creates an overlay for the airport property. The updated GJRAA Civic Facility Master Plan contains a section with design guidelines to implement a consistent appearance for all new development. Therefore the proposed amendment to the PAD Ordinance and the master plan update are consistent with the airport overlay.

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

This was discussed above in section 3, item number 4. This criterion has been met.

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

This is discussed above in section 3, item number 2, in regards to the Grand Valley Circulation Plan. In addition, circulation and access will be reviewed as each new structure is proposed for approval and construction.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The airport's buffering of adjacent property is through distance and enforcement of the airport's critical zone and noise contours. No changes to the airport overlay district are proposed at this time. Areas of Influence, as identified on the City's maps and GIS System require special attention and documentation during new construction.

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

Density is not applicable to the airport as there are no residential uses allowed in this area.

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The minimum standards for the property are defined in the PAD Ordinance and no changes to these are proposed. The PAD Ordinance also refers to the requirements of the Zoning and Development Code through the site plan review process and provides that C-1 regulations apply to the landside improvements.

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

The 2012 Grand Junction Regional Airport Civic Facility Master Plan Update is intended to serve as a 20-year plan. The Airport understands that amendments to the Master Plan must be made any time significant changes to the site are proposed that are not already encompassed in the plan. Staff feels that this is an appropriate term for the airport master plan.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the 2012 Grand Junction Regional Airport Civic Facility Master Plan application, FMP-2012-255 for an Institutional and Civic Facility Master Plan, and an amendment to Ordinance No. 3679, staff makes the following findings of fact and conclusions:

1. The requested Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.190 of the Zoning and Development Code have been met.

3. The review criteria of Section 21.02.150 of the Zoning and Development Code have been met.
4. The Grand Junction Regional Airport Civic Facility Master Plan shall be valid for 20 years (2032), and may be amended as needed or required during that term.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval of the 2012 Grand Junction Regional Airport Civic Facility Master Plan Update and amendment to Ordinance No. 3679 to allow administrative review and approval of site plans and final development plans within the airport PD zone district, for the Grand Junction Regional Airport, file number FMP-2012-255, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we forward a recommendation of approval to the City Council of the 2012 Grand Junction Regional Airport Civic Facility Master Plan Update and amendment to Ordinance No. 3679 to allow administrative review of site plans and final development plans within the airport PD zone district, for the Grand Junction Regional Airport; file FMP-2012-255, with the findings and conclusions listed in the staff report.

Attachments:

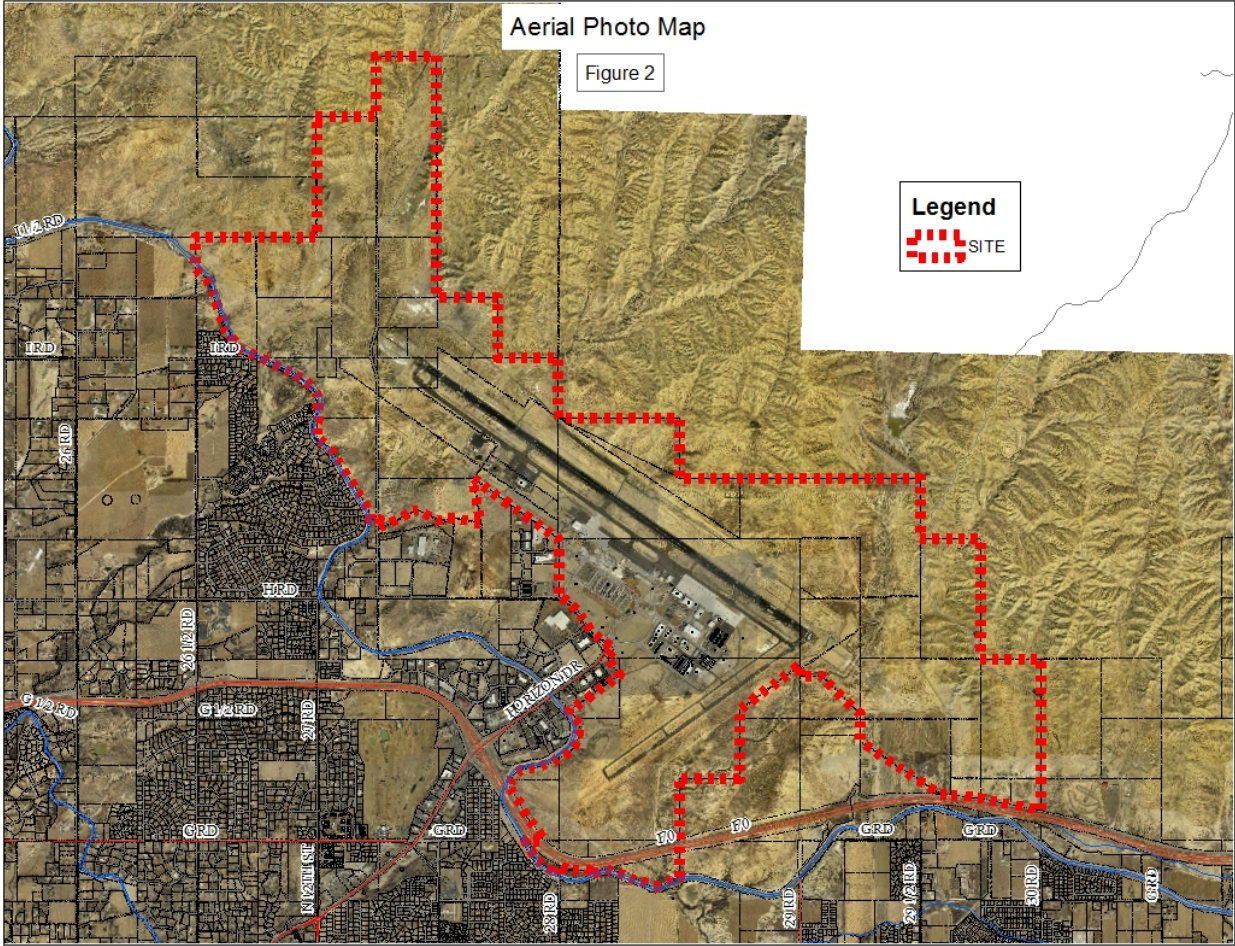
(The Grand Junction Regional Airport Authority's Civic Facility Master Plan update is too voluminous to attach to the staff report; a hard copy is available for review in the City Clerk's office or in the Planning Division of the Public Works Department.

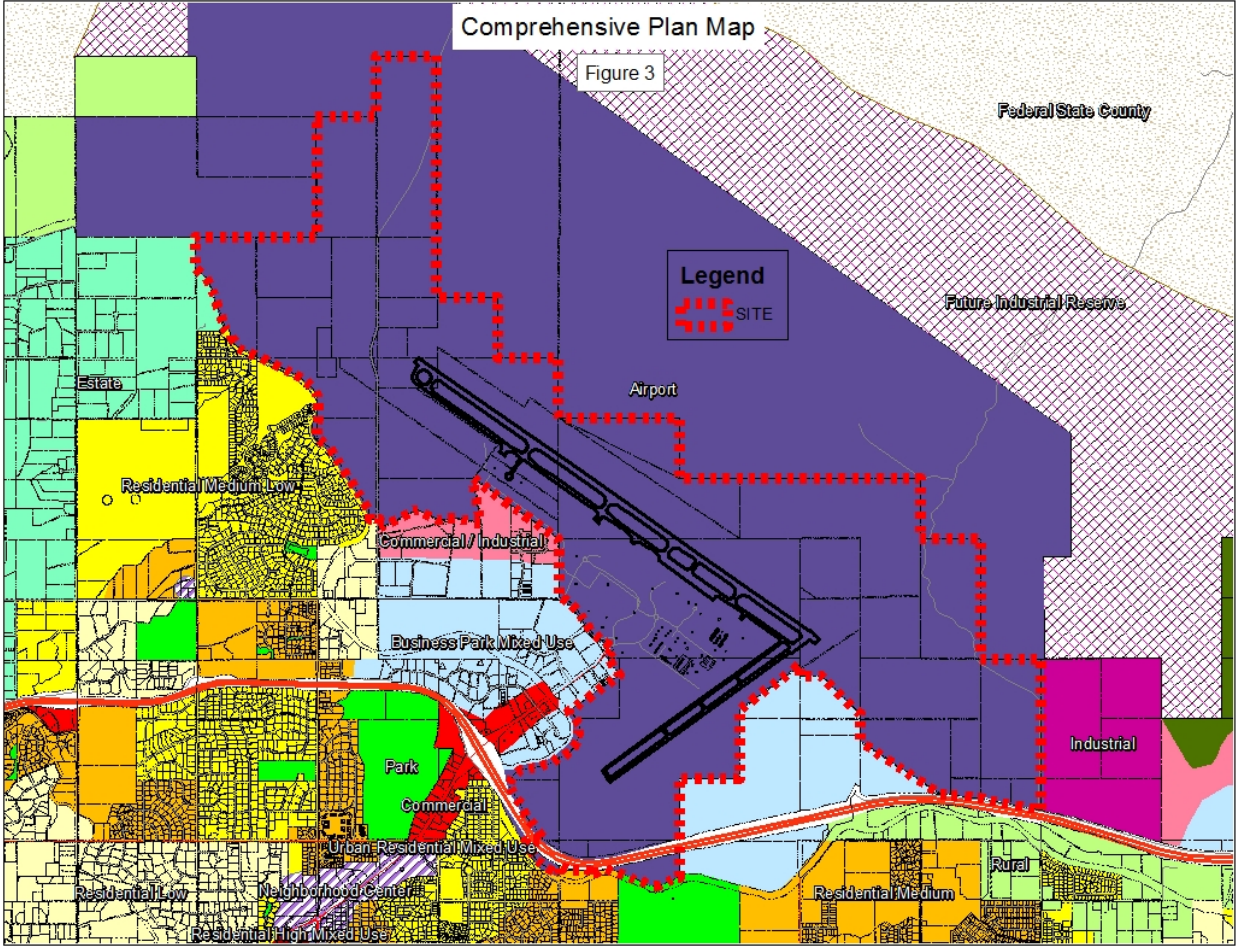
Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City and County Zoning Map
Resolution Adopting Master Plan Amendment
Ordinance Amending Ordinance 3679

Aerial Photo Map

Figure 2

Legend
SITE





CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION APPROVING THE 2012 CIVIC FACILITY MASTER PLAN FOR
GRAND JUNCTION REGIONAL AIRPORT**

LOCATED AT 2828 WALKER FIELD DRIVE

Recitals:

Whereas, on the __day of ____, 2012 in a public hearing held by the City of Grand Junction Planning Commission to consider a request to update the Grand Junction Regional Airport Master Plan, the Planning Commission recommended approval of the 2012 Grand Junction Regional Airport Civic Master Plan, and

Whereas, on the __day of ____, 2012, the City Council held a public hearing and determined that the 2012 Grand Junction Regional Airport Civic Facility Master Plan complies substantially with the provisions of the Comprehensive Plan and Section 21.02.190 of the Zoning and Development Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE 2012 Grand Junction Regional Airport Civic Master Plan is approved.

PASSED on this _____ day of _____, 2012.

ATTEST:

City Clerk

President of Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 3679, THE
PAD (PLANNED AIRPORT DEVELOPMENT) ZONING ORDINANCE
FOR GRAND JUNCTION REGIONAL AIRPORT AUTHORITY**

RECITALS:

Grand Junction Regional Airport Authority (GJRAA or the Authority) submitted a request to amend Ordinance No. 3679, the Planned Airport Development ordinance for the Grand Junction Regional Airport (formerly known as Walker Field Airport).

Ordinance No. 3679 established the standards and requirements for development of property within the Planned Airport Development zone district.

The proposed amendment authorized the Director of Public Works and Planning or his designee to review and decide the Authority's development applications for projects within the Non-Aeronautical/Commercial area (Zone 3), such that those applications will no longer require review and decision in a public hearing by the Planning Commission.

The City Council finds that the request to amend the Ordinance is consistent with the Comprehensive Plan and Section 21.02.150 of the Zoning and Development Code, which authorized administrative approval of similar development projects outside the airport boundaries.

The Planning Commission, having heard and considered the request, found that the applicable criteria of the Zoning and Development Code have been met, and recommends approval of the amendment to Ordinance No. 3679.

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

Ordinance No. 3679 is hereby amended to authorize and require the Director of Public Works and Planning, or his designee, to review and decide development applications for projects in Zone 3 on property within the Planned Airport Development zone district, and to eliminate the requirement that such applications be decided by the Planning Commission.

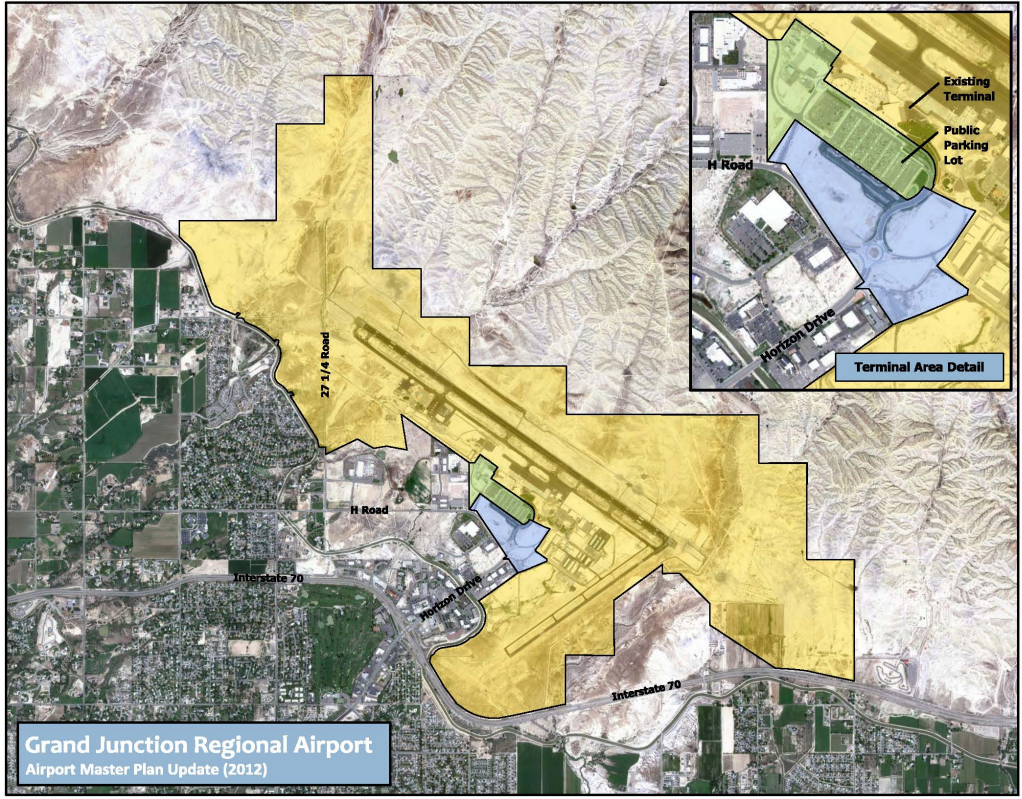
INTRODUCED on first reading the ___ day of ____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



PD Districts Map

Exhibit A

Airport Owner/Operator:
 GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
 Rex Tippetts, Director of Aviation
 2828 Walker Field Drive, Suite 301
 Grand Junction, CO 81506

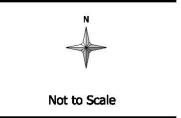
Airport Planning Consultant:
 BARNARD DUNKELBERG & COMPANY

TULSA
 Cherry Street Building
 4616 East 19th Street
 Tulsa, Oklahoma 74106-6007
 PH | 918.582.8844

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Planning Consultant:
 TC MALLOY CONSULTING, LLC
 402 Park Drive
 Glenwood Springs, Colorado 81601
 PH: 970-943-0831
 Email: tgmalley@tcprls.net

- Legend**
- Aeronautical
 - Aeronautical/Commercial
 - Non-Aeronautical/Commercial



May, 2012
 Datum: World Geodetic 1984 (WGS84) Auto
 Projection: Mercator
 Map data obtained from Mesa County
 GIS Department.

Exhibit "A"