



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

**TUESDAY, APRIL 23, 2013, 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.***

***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**

None available at this time.

**[Attach 1](#)**

**2. Peony Heights Annexation – Zone of Annexation**

Forward a recommendation to City Council to zone 0.92 +/- acres from County RSF-4 (Residential Single Family - 4 du/ac) to a City R-5 (Residential - 5 du/ac) zone district.

**FILE #:** ANX-2013-96

**APPLICANT:** Ron Abeloe - Chaparral West Inc

**LOCATION:** 612 Peony Drive

**STAFF:** Scott Peterson

**[Attach 2](#)**

**\*\*\* 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.*

**3. Department of the Interior CUP - Conditional Use Permit**[Attach 3](#)

Consideration of a request for a Conditional Use Permit for offices with a fleet vehicle and outdoor storage yard located on 4.374 acres at 302 West Ouray Avenue and 445 West Gunnison Avenue for the Department of the Interior within a C-1 (Light Commercial) zone district.

**FILE #:** CUP-2013-69

**APPLICANT:** SBC Archway LLC

**LOCATION:** 302 West Ouray Avenue and 445 West Gunnison Avenue

**STAFF:** Brian Rusche

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

**Attach 1**  
**Minutes of Previous Meetings**

**None available at this time.**

**Attach 2  
Peony Heights Zone of Annexation**

**CITY OF GRAND JUNCTION  
PLANNING COMMISSION**

**MEETING DATE:** April 23, 2013  
**PRESENTER:** Scott D. Peterson

**AGENDA TOPIC:** Peony Heights Zone of Annexation – ANX-2013-96

**ACTION REQUESTED:** Forward a recommendation to City Council on a Zone of Annexation.

<b>STAFF REPORT / BACKGROUND INFORMATION</b>				
<b>Location:</b>		612 Peony Drive		
<b>Applicants:</b>		Chaparral West, Inc., Owner Ron Abeloe, Applicant/Owner		
<b>Existing Land Use:</b>		Vacant lot		
<b>Proposed Land Use:</b>		Residential single-family detached subdivision		
<b>Surrounding Land Use:</b>	<b>North</b>	Two-family dwelling		
	<b>South</b>	Two-family dwelling		
	<b>East</b>	Single-family detached		
	<b>West</b>	Single-family detached		
<b>Existing Zoning:</b>		RSF-4 (Residential Single Family – 4 du/ac) (County)		
<b>Proposed Zoning:</b>		R-5 (Residential – 5 du/ac)		
<b>Surrounding Zoning:</b>	<b>North</b>	RSF-4 (Residential Single Family – 4 du/ac) (County)		
	<b>South</b>	RSF-4 (Residential Single Family – 4 du/ac) (County)		
	<b>East</b>	RSF-4 (Residential Single Family – 4 du/ac) (County)		
	<b>West</b>	RSF-4 (Residential Single Family – 4 du/ac) (County)		
<b>Future Land Use Designation:</b>		Residential Medium Low (2 – 4 du/ac)		
<b>Blended Residential Land Use Categories Map:</b>		Residential Low (Rural – 5 du/ac)		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

**PROJECT DESCRIPTION:** A request to zone the 1.12 acre Peony Heights Annexation, consisting of one parcel located at 612 Peony Drive to a R-5 (Residential – 5 du/ac) zone district.



**RECOMMENDATION:** Recommend approval to the City Council of the R-5 (Residential – 5 du/ac) zone district.

**ANALYSIS:**

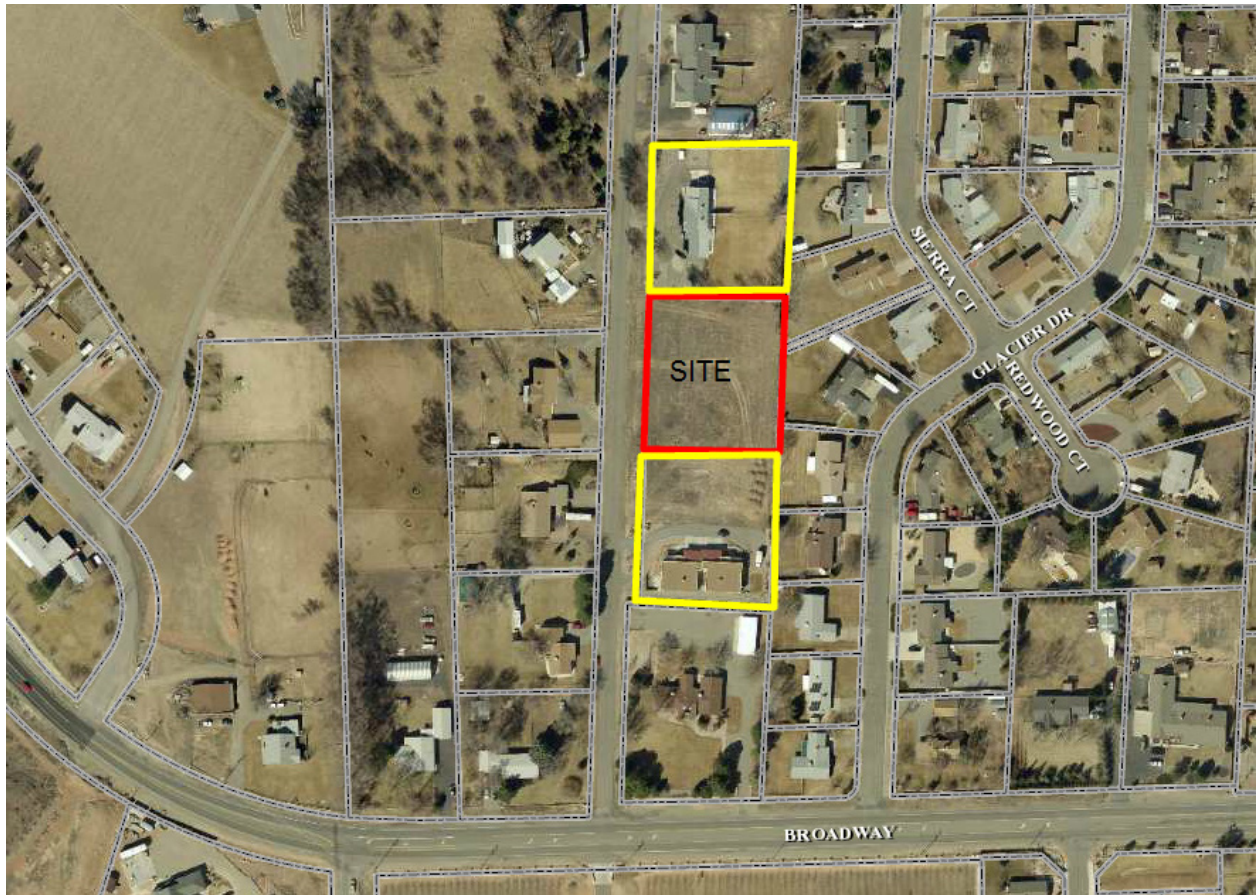
**1. Background:**

The 1.12 acre Peony Heights Annexation consists of one vacant parcel located at 612 Peony Drive in the Redlands. The property owner has requested annexation into the City and a zoning of R-5 so that he can develop the property with 3 to 4 single-family detached homes. Under the 1998 Persigo Agreement between the City and Mesa County, all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City. The City shall zone newly annexed areas with a zone that is either identical to current County zoning or with a zone that implements the City's Comprehensive Plan Future Land Use Map.

**Blended Residential Land Use Categories Map**

The applicant is requesting a Zone of Annexation under the Comprehensive Plan's Blended Residential Land Use Categories Map (Blended Map). The Blended Map is a tool the Comprehensive Plan established to encourage and support housing choice throughout the City. It allows a broader range of densities and mix of housing types to occur within the same land use category. The Blended Map identifies three residential categories of appropriate density ranges that can be utilized city-wide. Using the Blended Map, compatible densities are combined into three land use categories. The Residential Low category allows all residential zone districts with densities ranging from Rural (1 dwelling unit per 5 acres up to 5 dwelling unit per acre); the Residential Medium category includes densities from 4 to 16 dwelling units per acre; and the Residential High category includes densities from 16 to 24+ dwelling units per acre. The Blended Map allows a property owner to request a zone district that implements the broader land use category, even though that zone district may not implement the applicable future land use designation.

The Comprehensive Plan Future Land Use Map designation of the subject property is Residential Medium Low (2 – 4 dwelling units per acre). The applicant could request the R-4 zone district which implements the current land use designation and be able to construct the 3-4 single-family detached dwelling units that are proposed but the total density for this property would be limited to a maximum of 4 dwelling units per acre. The properties located immediately to the north and south of the subject property contain duplex housing units and eventually will be annexed into the City (see properties outlined in yellow on map below). The R-4 zone district does not allow duplex units except on corner lots, therefore the two properties would be nonconforming if they were annexed and zoned R-4. The two properties are also large enough to redevelop with an additional duplex unit on each lot. Creating additional duplex housing units is consistent with the goals and vision of the Comprehensive Plan and should be encouraged when and where appropriate.



Utilizing the Comprehensive Plan's Blended Map, the applicant is requesting a zone district of R-5, which will allow for the proposed 3-4 dwelling units and create the opportunity for higher density should the applicant decide to construct a duplex or other housing type. The Blended Map has established a broader range of compatibility (1 dwelling unit per 5 acres up to 5 dwelling units per acre) for this area of the City which supports the request to rezone to R-5 with a maximum of 5 dwelling units per acre. Establishing the R-5 zone district adjacent to two properties that need to be zoned R-5 upon annexation makes sense for the long range planning for these properties and supports the goals and vision of the Comprehensive Plan.

### **Zone of Annexation**

Upon annexation, property shall be zoned in accordance with the County zoning applied to the property (RSF-4) or in accordance with the Comprehensive Plan Future Land Use designation (Residential Medium Low (2 – 4 du/ac), which allows a zone of R-4 but not R-5. The County zoning allows a maximum density of 4 dwelling units an acre but the applicant would like the opportunity to provide development up to a density of 5 dwelling units an acre. The R-4 and R-5 zone districts are included within the range of densities of the Residential Low category of the Blended Map, however, only the R-5 allows

development up to 5 dwelling units per acre. The applicant is requesting R-5, which is consistent with the Blended Map, to allow density up to 5 dwelling units per acre.

### **Neighborhood Meeting**

A Neighborhood Meeting was held on January 21, 2013. Five residents of the area attended the meeting and to date City Staff has not heard any negative comments regarding the proposed zoning of R-5, nor the proposed subdivision.

### **2. Consistency with the Comprehensive Plan:**

The proposed zone of annexation meets with Goals 1, 3, and 5 of the Comprehensive Plan by implementing land use decisions that are consistent with the Comprehensive Plan, spreading future growth throughout the community and by providing a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

**Goal 1:** To implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

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

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

### **3. Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:**

Zone of Annexation: The requested zone of annexation to the R-5 (Residential – 5 du/ac) zone district is consistent with the Blended Residential Land Use Categories Map designation of Residential Low (Rural – 5 du/ac). The existing County zoning is RSF-4 (Residential Single Family – 4 du/ac). Section 21.02.160 (f) of the Grand Junction Zoning and Development Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. The request for R-5 is consistent with the Comprehensive Plan and the proposed density is equal to or greater than the existing County zoning.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

- (1) *Subsequent events have invalidated the original premises and findings.*

Subsequent events have not invalidated the original premises and findings. The requested annexation and zoning is being triggered by the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of development. The Persigo Agreement states that new development requires annexation of land from unincorporated Mesa County into the City prior to development. The requested zone of annexation (R-5) implements the Comprehensive Plan Blended Map of Residential Low (Rural – 5 du/ac). The property owner wishes to develop the property in the near future for a residential subdivision of 3 to 4 single-family detached dwelling units which is appropriate development for the Residential Medium Low (2 – 4 du/ac) and Residential Low (Rural – 5 du/ac) designations per the adopted Comprehensive Plan.

This criterion has not been met.

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

The residential character of this area of the Redlands and Peony Drive is single-family detached and two-family dwellings on properties ranging in size from 0.71 acres to large acreage. The character and condition of the area has not changed.

This criterion has not been met.

*(3) Public and community facilities are adequate to serve the type and scope of land use proposed.*

Adequate public and community facilities and services are available to the property and are sufficient to serve residential uses within the R-5 density. Ute Water, City sanitary sewer, Xcel Energy gas are presently located in Peony Drive. Xcel Energy electric service is located in the rear of the property. Peony Drive connects to Broadway (Hwy. 340) for ease of transportation access to and from the Grand Valley and nearby is a local neighborhood commercial center (Monument Village Shopping Center) that has a restaurant, coffee shop and grocery store. Local schools are also located nearby (Redlands Middle School, Broadway Elementary, etc.).

This criterion has been met.

*(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.*

There is very little R-5 zoning within the City, therefore there is an inadequate supply of suitably designated land available in the community. The property is currently vacant and has never been utilized nor developed previously. The

property owner is requesting to annex and zone the property in accordance with the adopted Persigo Agreement between Mesa County and the City of Grand Junction in order to develop the property as a single-family detached residential subdivision to match the land use of what is currently developed on adjacent properties in the area. The request to zone the subject property R-5 is consistent with the Blended Residential Land Use Map designation of Residential Low (Rural – 5 du/ac).

This criterion has been met.

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

The Comprehensive Plan Blended Map allows the applicant to request a zone of annexation of R-5 which supports Goals 1, 3, and 5 of the Comprehensive Plan. The benefit to the area and community will be the utilization of a residential property that has been vacant and allows for new development that provides a need for additional housing options within the community.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designations for the subject property.

- a. R-R (Residential – Rural)
- b. R-E (Residential – Estate)
- c. R-1 (Residential – 1 du/ac)
- d. R-2 (Residential – 2 du/ac)
- e. R-4 (Residential – 4 du/ac)

If the Planning Commission chooses to recommend an alternative zone designation, specific alternative findings must be made supporting the Planning Commission's recommendation.

#### **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Peony Heights Annexation, ANX-2013-96, for a Zone of Annexation, I recommend that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone district of R-5, (Residential – 5 du/ac) is consistent with the goals and policies of the Comprehensive Plan and implements the Blended Residential Land Use Categories Map designation of Residential Low (Rural – 5 du/ac).
2. The applicable review criteria in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, specifically criteria 3, 4 and 5, have been met.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the R-5 (Residential – 5 du/ac) zone district for the Peony Heights Annexation, ANX-2013-96 to the City Council with the findings and conclusions listed above.

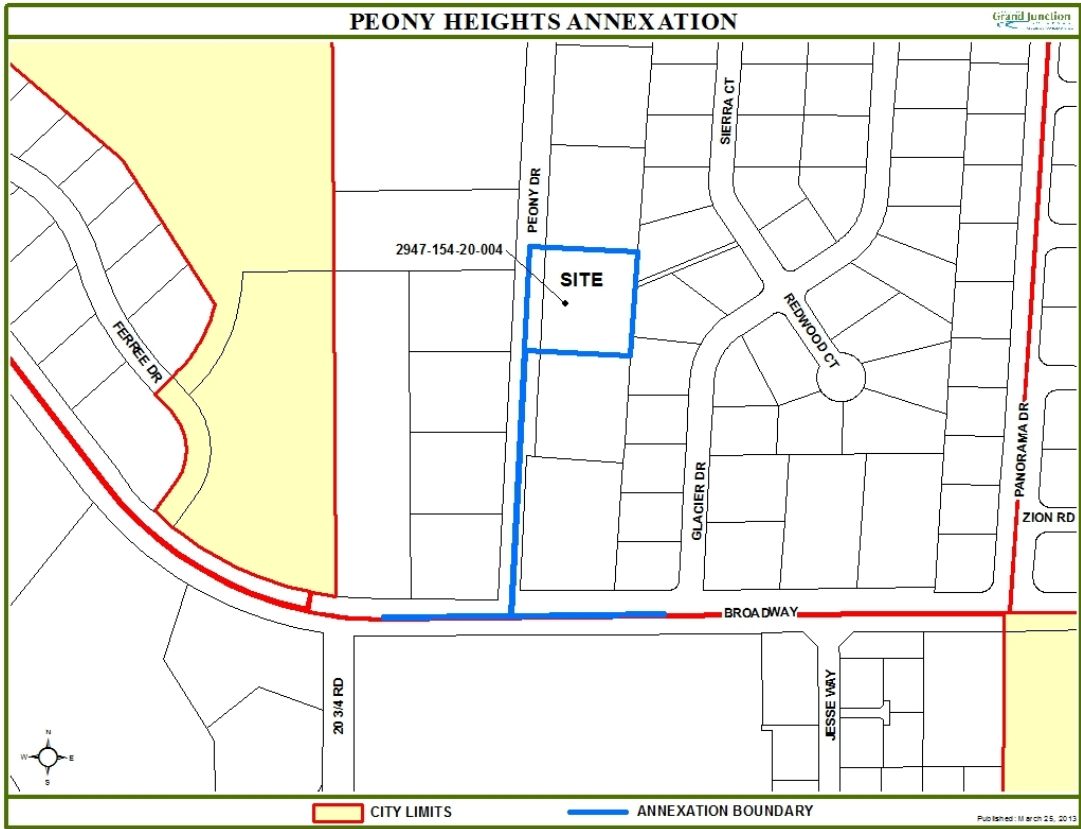
**RECOMMENDED PLANNING COMMISSION MOTION:**

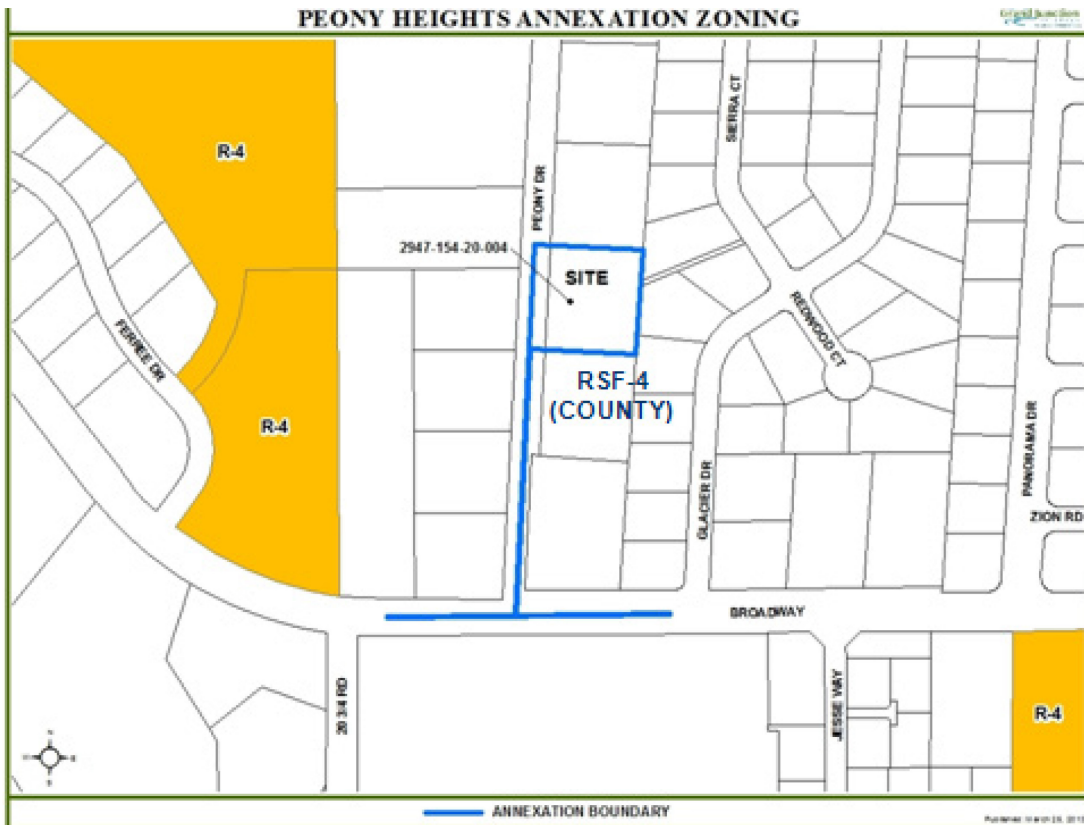
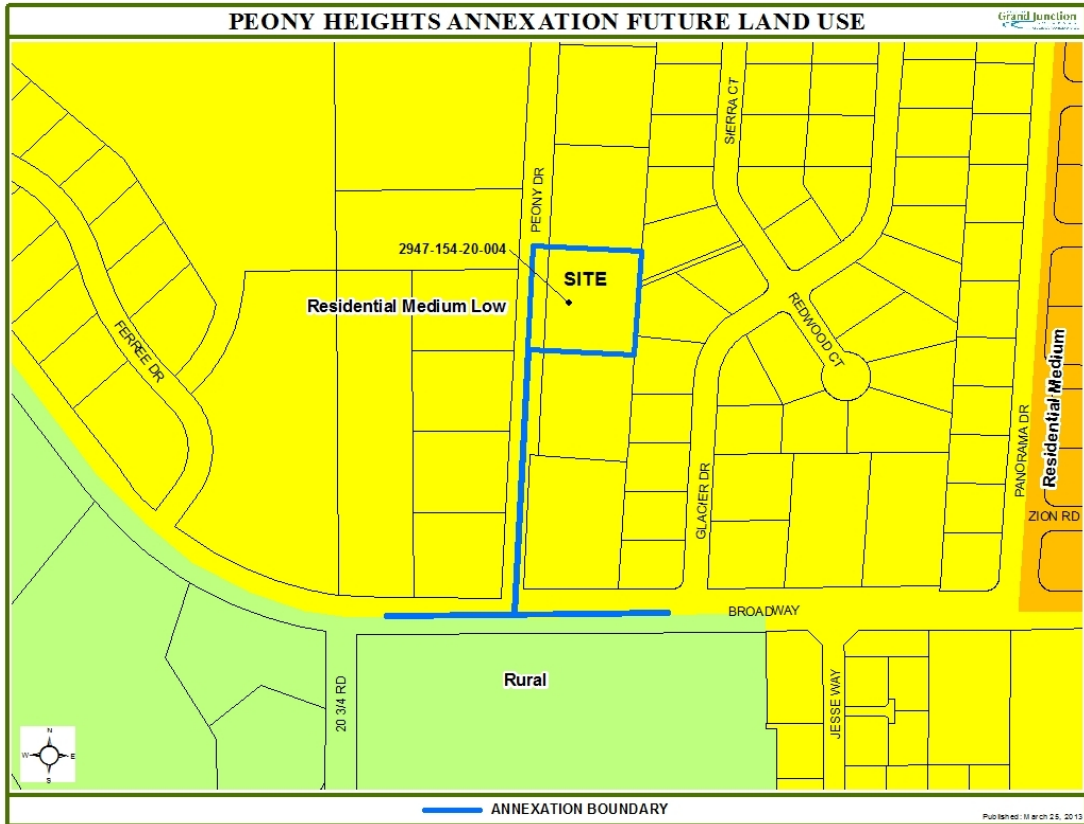
Mr. Chairman, on the Peony Heights Zone of Annexation, ANX-2013-96, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-5 (Residential – 5 du/ac) zone district for the Peony Heights Annexation with the facts and conclusions listed in the staff report.

Attachments:

Annexation - Site Location Map / Aerial Photo Map  
Comprehensive Plan Map Future Land Use Map / Existing City and County Zoning Map  
Blended Residential Map  
Zoning Ordinance

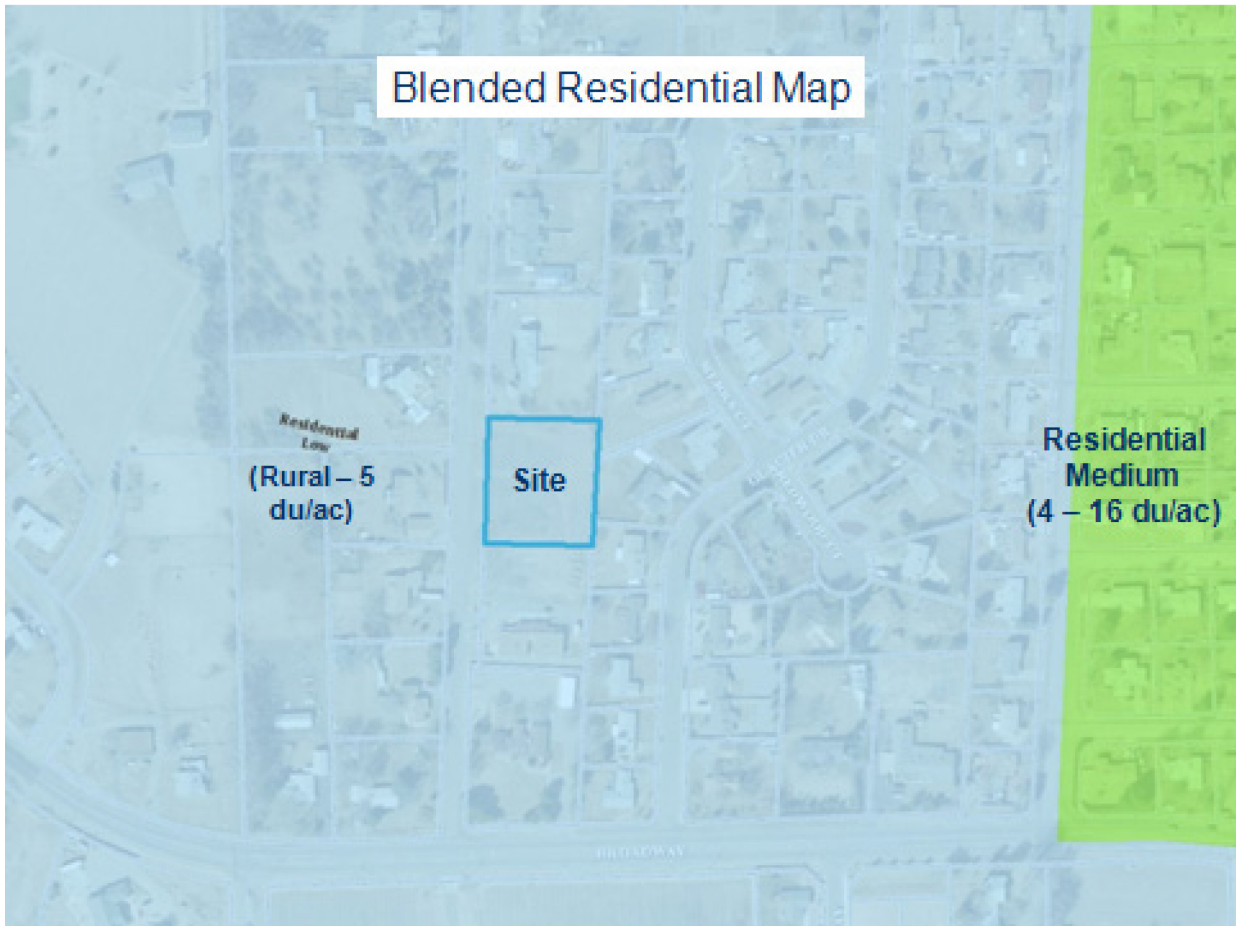








# Blended Residential Map



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE PEONY HEIGHTS ANNEXATION  
TO R-5, (RESIDENTIAL – 5 DU/AC)**

**LOCATED AT 612 PEONY DRIVE**

Recitals

The 1.12 acre Peony Heights Annexation consists of one parcel located at 612 Peony Drive in the Redlands. The property owner has requested annexation into the City and a zoning of R-5. Under the 1998 Persigo Agreement between the City and Mesa County, all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City and shall be zoned consistent with current County zoning or with the Comprehensive Plan. The proposed zoning of R-5 (Residential – 5 du/ac) implements the Blended Residential Land Use Map of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Peony Heights Annexation to the R-5 (Residential – 5 du/ac) zone district finding that it conforms with the Blended Residential Land Use Map of the Comprehensive Plan, furthers the Comprehensive Plan's goals and policies, is generally compatible with land uses located in the surrounding area and meets the zoning criteria found in Section 21.02.140 of the Grand Junction Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 (Residential – 5 du/ac) zone district is in conformance with the applicable criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code, implements and is consistent with the Comprehensive Plan and is compatible with the surrounding neighborhood.

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

The following property be zoned R-5 (Residential – 5 du/ac).

**PEONY HEIGHTS ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE1/4) of Section 15 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, all in Township 11 South, Range 101 West of the 6<sup>th</sup> Principal

Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Peony Subdivision, as same is recorded in Plat Book 14, Page 369, Public Records of Mesa County, Colorado and assuming the South line of the Southeast Quarter (SE 1/4) of said Section 15 bears S 89°26'44" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 04°20'36" W along the East line of said Lot 4, a distance of 214.96 feet to a point being the Southeast corner of said Lot 4; thence N 86°32'19" W, along the South line and the Westerly extension thereof of said Lot 4, a distance of 214.47 feet to a point within the right of way for Peony Drive; thence S 03°21'34" W, through said right of way, a distance of 542.17 feet; thence N 89°47'50" E along a line 2.00 feet North of and parallel with the North line of Panorama Point Annexation No. 1, Ordinance No. 4283, as same is recorded in Book 4731, Page 827, Public Records of Mesa County, Colorado, a distance of 312.18 feet; thence S 00°12'10" E, a distance of 2.00 feet to a point on the North line of said Panorama Point Annexation No. 1; thence S 89°47'50" W, along the North line of said Panorama Point Annexation No. 1, a distance of 575.50 feet; thence N 00° 12'10" W, a distance of 2.00 feet; thence N 89°47'50" E, along a line 2.00 feet North of and parallel with, the North line of said Panorama Point Annexation No. 1, a distance of 261.32 feet; thence N 03°21'34" E a distance of 754.47 feet to a point intersecting the Westerly extension of the North line of said Lot 4, Peony Subdivision; thence S 87°15'28" E, along said North line and its Westerly extension, a distance of 220.18 feet, more or less, to the Point of Beginning.

CONTAINING 48,855 Square Feet or 1.122 Acres, more or less, as described.

**INTRODUCED** on first reading the \_\_\_ day of \_\_\_, 2013 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_ day of \_\_\_, 2013 and order published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 3  
Department of the Interior CUP**

**CITY OF GRAND JUNCTION  
PLANNING COMMISSION**

**MEETING DATE:** April 23, 2013  
**PRESENTER:** Brian Rusche

**AGENDA TOPIC:** Department of the Interior - CUP-2013-69

**ACTION REQUESTED:** Consideration of a request for a Conditional Use Permit (CUP)

BACKGROUND INFORMATION					
<b>Location:</b>		445 W. Gunnison Avenue 302 W. Ouray Avenue			
<b>Applicant:</b>		SBC Archway VIII, LLC			
<b>Existing Land Use:</b>		Formerly Gene Taylors Sporting Goods Store Vacant lot(s)			
<b>Proposed Land Use:</b>		Department of the Interior offices along with a fleet vehicle and outdoor storage yard			
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial Vacant lot			
	<b>South</b>	Residential			
	<b>East</b>	Commercial			
	<b>West</b>	Residential Commercial			
<b>Existing Zoning:</b>		C-1 (Light Commercial)			
<b>Proposed Zoning:</b>		C-1 (Light Commercial)			
<b>Surrounding Zoning:</b>	<b>North</b>	C-1 (Light Commercial)			
	<b>South</b>	R-8 (Residential 8 du/ac)			
	<b>East</b>	C-1 (Light Commercial)			
	<b>West</b>	R-8 (Residential 8 du/ac) C-2 (General Commercial)			
<b>Future Land Use Designation:</b>		Commercial			
<b>Zoning within density range?</b>		X	Yes		No

**PROJECT DESCRIPTION:** Applicant requests approval of a Conditional Use Permit (CUP) for offices with an accessory fleet vehicle and outdoor storage yard, located on 4.374 acres of property at 302 W. Ouray Avenue and 445 W. Gunnison Avenue for the Department of the Interior located within an existing and expanded structure all within a C-1 (Light Commercial) zone district.

**RECOMMENDATION:** Approval, with conditions, of the Conditional Use Permit.

## **ANALYSIS:**

### Background

SBC Archway VIII, LLC is seeking to expand and remodel the former Gene Taylors Sporting Goods store into office space and to establish an accessory fleet vehicle and outdoor storage yard, all for the United States (US) Department of the Interior. The site consists of 2.916 acres at 445 W. Gunnison Ave, which includes the building, and 1.458 acres at 302 W. Ouray Ave, which is currently undeveloped.

The proposed government office building is considered a use by right, pursuant to the Use Table found in Grand Junction Municipal Code (GJMC) Section 21.04.010. The proposed outdoor storage yard is an accessory use to the office building. In accordance with GJMC Section 21.03.070(d)(3)(ii), in a C-1 (Light Commercial) zone district, outdoor storage and permanent display areas shall only be allowed in the rear half of the lot, beside or behind the principal structure except when a CUP has been issued. The configuration of 302 W. Ouray Avenue technically places the storage yard in front of the building, though the front of the building actually faces W. Gunnison Avenue. SBC Archway VIII, LLC is seeking approval of a CUP. The Planning Commission is responsible for consideration of the Conditional Use Permit for the entire site, which includes the office building and the outdoor storage yard.

The former Gene Taylors Sporting Goods building at 445 W. Gunnison Avenue was constructed in 1978.

The property known as 302 W. Ouray Avenue was originally platted in 1890 as part of Carpenter's Subdivision No. 2. Reviews of aerial photos indicate that this property has been vacant for decades and does not appear to have ever had a permanent structure.

The site is adjacent to a residential neighborhood known as “El Poso”. Residential uses exist from Mulberry Street west to Maldonado Street and from W. Chipeta Avenue south to Highway 340. There are approximately 47 dwelling units within the neighborhood, along with a few vacant lots zoned for residential use.



El Poso neighborhood (looking south)



To the north of the neighborhood are commercial uses, including outdoor storage, fronting both sides of W. Gunnison Avenue. These include a number of businesses, such as auto repair, mini-storage, contractor/trade shops, and home improvement stores (furniture, carpeting, cabinets, etc.). The most recent developments include the rezoning of two lots at 555 W. Gunnison Avenue to C-2 (General Commercial) and the creating of an outdoor storage yard on the north side of W. Chipeta Avenue. After amending the Comprehensive Plan for 531 Maldonado Street from Residential Medium to Commercial, the property was rezoned to C-1 (Light Commercial). It is anticipated that the Grand River Mosquito Control District will complete a new facility at this location.



W. Gunnison Avenue (looking north)

The property consists of several platted lots including public right-of-way which was vacated on March 7, 2007 (Ordinance 4040). The property will be replatted into two (2) lots, to be known as Lot 1 (445 W. Gunnison) and Lot 2 (302 W. Ouray) of the Archway Subdivision. Easements were retained for access and utilities and are properly shown on the plat. Additional right-of-way (ROW) along Mulberry Street and Multipurpose Easements (MPE) along all street frontage(s) will be dedicated with the plat. In addition, the remaining alley behind Lot 1 will be committed to participation in an Alley Improvement District, if one is formed in the future, using a Power of Attorney (POA).

### ARCHWAY SUBDIVISION

**LOTS 1 THROUGH 6, INCLUSIVE IN BLOCK 2 OF SIX AND FIFTY WEST SUBDIVISION AS SHOWN IN PLAT BOOK 12, PAGE 24, MESA COUNTY RECORDS  
LOTS 1-4, LOTS 5-8, AND LOTS 15-22 IN BLOCK 1, LOTS 1 AND 2 IN BLOCK 2 OF CARPENTER'S SUBDIVISION NO. 2 AS SHOWN IN PLAT BOOK 1, PAGE 14, MESA COUNTY RECORDS  
IN THE SE 1/4 NE 1/4 SECTION 15 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO**

#### DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:** That SBC Archway, ML, LLC a Colorado Limited Liability Company, is the owner of that real property located in part of the Southwest Quarter of the Northwest Quarter (SE 1/4 NW 1/4) Section 15, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 5418, Page 989; Warranty Deed Book 5418, Page 991; and Warranty Deed Book 5418, Page 993 as follows.)

Book 5418, Page 989:  
Lots 1 through 6, inclusive in Block 2 of Six and Fifty West Subdivision, as shown in Plat Book 12, Page 24, Mesa County Records.  
TOGETHER WITH all of that portion of the West one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.

**AND**

Lots 1 and 2 in Block 2 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records; 100% HERE WITH all of that portion of the West one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.

Book 5418, Page 991:  
Lots 1 through 4, inclusive, and Lots 15 through 22, inclusive, Block 1 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records.  
TOGETHER WITH that portion of vacated alley adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.  
TOGETHER WITH that portion of vacated West Ouray Avenue adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.

Book 5418, Page 993:  
Lots 5, 6, 7, and 8, Block 1 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records.  
TOGETHER WITH that portion of vacated alley adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.  
TOGETHER WITH all of that portion of the East one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 at reception number 2369143 at Book 4375 of Page 672.

All being located in the City of Grand Junction, Mesa County, Colorado.

That said owners have by these presents held out, platted, and subdivided the above described real property into lots, blocks, and tracts as stated herein, and designated the same as **ARCHWAY SUBDIVISION**, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public hereon.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appliances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, landscaping, trees and grade structures.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove encroaching trees and shrubs, and in Driveway and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Donors hereby declare all beneficiaries of record to herein described real property are shown herein.

IN WITNESS WHEREOF, said owner, **SBC Archway, ML, LLC**, a Colorado Limited Liability Company has caused this plat to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

by: \_\_\_\_\_ (Title)  
for: **SBC Archway, ML, LLC**, a Colorado Limited Liability Company

**NOTARY PUBLIC'S CERTIFICATE**  
STATE OF COLORADO) ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by \_\_\_\_\_ (Title) for: **SBC Archway, ML, LLC**, a Colorado limited liability company this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_. Witness my hand and official seal.

Notary Public  
My Commission Expires \_\_\_\_\_

#### LIENHOLDERS RATIFICATION OF PLAT

The UNDERSIGNED, hereby certifies that it is a holder of a security interest on the property described herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that his security interest, as shown in document recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ through \_\_\_\_\_ public records of Mesa County, Colorado, shall be extinguished by the dedications shown herein.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

By: \_\_\_\_\_ (Title)  
For: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATION**  
STATE OF COLORADO) ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by \_\_\_\_\_ (Title) for: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Witness my hand and official seal:

Notary Public  
My Commission Expires \_\_\_\_\_

**TITLE CERTIFICATION**  
STATE OF COLORADO) ss  
COUNTY OF MESA  
We, \_\_\_\_\_ a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested in \_\_\_\_\_ that the current taxes have been paid, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown herein and that there are no other encumbrances of record, that all easements, reservations and rights of way of record are shown herein.

Date: \_\_\_\_\_ by: \_\_\_\_\_ Name And Title for: \_\_\_\_\_ Name Of Title Company

**GENERAL NOTES**  
Scale of bearings is the West Line of the SEC. NE 1/4 Section 15, T1S, R1W, Ute Meridian which bears North 001°12'36" West, a distance of 1324.97 feet, established by observation of the MCGRS control network, which is based on the NAD 83 for horizontal and NAVD 88 for vertical information. Both monuments on this line are Alquist Survey Markers.  
All lineal units shown herein in U.S. Survey feet.  
Note: Property corners located during this survey that were within 0.25ft of the calculated point were occupied on being "in position".  
Easement and Title information provided by \_\_\_\_\_ Title Company, Policy No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_.

**FOR CITY USE ONLY**  
Associated Recorded Documents  
Book Page Date  
Declaration of Covenants and Restrictions  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**CITY OF GRAND JUNCTION APPROVAL**  
This plat of **ARCHWAY SUBDIVISION**, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Manager: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO) ss  
COUNTY OF MESA  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_, A.D. 20\_\_\_\_ and was duly recorded in Book \_\_\_\_\_ Page(s) No. \_\_\_\_\_  
Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_  
Clerk and Recorder \_\_\_\_\_  
By: \_\_\_\_\_ Deputy

**VICINITY MAP**  
NOT TO SCALE

**SURVEYOR'S CERTIFICATION**  
I, Stanley K. Wenner, do hereby certify that the accompanying plat of ARCHWAY SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a true and correct plat conforming to the requirements for subdivision plats required by the City of Grand Junction Development code and the applicable laws of \_\_\_\_\_.

AREA SUMMARY	ACRES	PERCENT
LOTS	4.33	99.77%
ROAD ROW	0.01	0.23%
TOTAL	4.34	100.00%

ALWAYS BERRY MARKER, AS NOTED	INTERESTED HOBIARY SYMBOL
SET ALUMINUM CAP ON N.S. BERRY, PL3 27279 <td>STATE HIGHWAY SYMBOL</td>	STATE HIGHWAY SYMBOL
PER 245-26-91-105 IN CONDUIT <td>UNITED STATES</td>	UNITED STATES
FOUND REBAR, AS NOTED <td>NOT TO SCALE</td>	NOT TO SCALE
SET OF NAIL IN LEAD PLUG <td>COLORADO REGISTERED SURVEYOR </td>	COLORADO REGISTERED SURVEYOR
SET BEAR SPIRE AND ANVIL, PL3 27279 <td>GRANTED, COPIES IN LEGAL DOCUMENTS (LATN - ONE HALF) </td>	GRANTED, COPIES IN LEGAL DOCUMENTS (LATN - ONE HALF)
DRAINAGE CAP ON No. 8 BERRY TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-36-31-105 <td>NON-REGISTERED LAND SURVEYOR </td>	NON-REGISTERED LAND SURVEYOR
DELTA ANGLE OF ARC <td>NATIONAL PLANNING COMMISSION </td>	NATIONAL PLANNING COMMISSION
RADIUS OF ARC <td>AMERICAN BUREAU OF SURVEYING </td>	AMERICAN BUREAU OF SURVEYING
LENGTH OF ARC <td>NEW YORK ENGINEERING &amp; SURVEYING </td>	NEW YORK ENGINEERING & SURVEYING
CHORD DISTANCE OF ARC <td>MESA COUNTY SURVEY MARKER </td>	MESA COUNTY SURVEY MARKER
CHORD BEARING OF ARC <td>BUREAU OF LAND MANAGEMENT </td>	BUREAU OF LAND MANAGEMENT
EQUAL SYMBOL <td>UTAH COUNTY ENGINEERS &amp; SURVEYORS </td>	UTAH COUNTY ENGINEERS & SURVEYORS
RESIDENT SYMBOL <td>COLORADO DEPARTMENT OF TRANSPORTATION </td>	COLORADO DEPARTMENT OF TRANSPORTATION
AND SYMBOL <td> </td>	

**ARCHWAY SUBDIVISION**  
IN THE SE 1/4 NE 1/4 SECTION 15 TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
1873 Highway 50, Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8549 fax 970-241-0451

PROJ. NO.	DATE	DRAWN BY	CHECKED BY	SCALE	STATUS
100-13-06	3/23/07	SKW	SKW		1



## **Neighborhood Meetings**

A Neighborhood Meeting was held on December 19, 2012. A meeting summary is attached and included as a part of this report. Several concerns were expressed at this meeting, including that the property was improperly zoned, that the existing irrigation lines through the vacant lot(s) would be impacted, that the detention pond would create a breeding ground for mosquitoes, that the chain-link fence with barbed wire was incongruent with the residential neighborhood, and that access to Mulberry Street would be dangerous.

In response to these concerns, the City and the applicant met with representatives of the El Poso Neighborhood. These meetings culminated in a second Neighborhood Meeting, held on January 30, 2013. A notification radius of 800' was used for this neighborhood meeting, exceeding the minimum 500' required by GJMC Sec. 21.02.080(e), in order to include the entire El Poso neighborhood. A meeting summary is included in this report and incorporated herein.

## **Proposed Uses**

The proposed facility consists of a two-story building totaling 51,473 square feet, of which 32,506 square feet will be devoted to office space, 15,016 square feet of warehouse space, and 3,951 square feet of mezzanine. Parking (124 spaces) will be provided for the facility, while the outdoor storage yard will be used for fleet vehicles and equipment storage such as boats and trailers. The yard will be gravel and will be accessed only from the former Peach Street, which is a vacated right-of-way (ROW) that connects to W. Gunnison Avenue. There will be no access to the yard from W. Ouray Avenue or Mulberry Street. The yard will not encroach upon or otherwise restrict access to the public along the former Peach Street.

The yard will contain a detention pond designed in accordance with City standards. This design allows water from a storm event to slowly (maximum of 40 hours) enter the storm drain(s) and filters the water prior to doing so. The entire property will be landscaped, utilizing existing landscaping islands along Vine Street and the former Peach Street ROW and installing landscaping along W. Ouray Avenue and Mulberry Street. This landscaping will be located in front of a proposed eight (8) foot masonry wall, with spike strips for security, that will run adjacent to the property at 314 W. Ouray Avenue, then setback 15 feet along both W. Ouray Avenue and Mulberry Street, turning the corner of the property and becoming a six foot chain link security fence adjacent to the back of 325 W. Gunnison Avenue.

The applicant will retain the existing sign from Gene Taylors and replace the panel(s) with new signs for the tenant.

## **Consistency with the Comprehensive Plan**

A Growth Plan amendment from Residential Medium and Commercial to the Commercial land use designation was approved on April 4, 2007 for the property located at 302 W. Ouray Avenue by Resolution 52-07. The property was rezoned on May 16, 2007 from R-8 (Residential 8 dwelling units per acre) to C-1 (Light Commercial) by Ordinance 4080. The property known as 445 W. Gunnison Avenue was already designated Commercial and zoned C-1. The Comprehensive Plan, adopted on February 17, 2010, established the Future Land Use Map designation of Commercial for the entire site. The C-1 (Light Commercial) zone district implements the Commercial future land use designation.

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

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

The relocation of a significant employer just outside the downtown area will bring jobs with easy access to daytime services, such as restaurants and other professional offices located in the downtown area.

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

The Gene Taylor Sporting Goods store has gone out of business and was purchased by the applicant with the specific purpose of fulfilling the needs of the Department of the Interior contract, as indicated in the applicant's report.

The reuse of a vacant building discourages vandalism and other detrimental consequences that may result from a significant long-term vacancy.

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

The proposed storage yard will provide screening, by an 8' masonry wall, adjacent to the residence at 314 W. Ouray Avenue, as well as at the entrance to the El Poso neighborhood along W. Ouray Avenue and Mulberry Street, where the wall will be located at least 15 feet behind the existing sidewalk, an area that will be devoted to landscaping along both frontages.

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

The offices of the Department of the Interior are an example of a service that is available in Grand Junction due to its regional location. Many branches of local, state, and federal offices are located in Grand Junction, due to its size and

significance on the Western Slope. Federal offices, in particular, have a far-reaching jurisdiction, representing several counties, districts, or even parts of other states. As one of the largest landowners in Mesa County, the Department of the Interior is tasked with being a steward of public land. The applicant has indicated that they have a long-term lease with the Department of the Interior, who will have the responsibility of being a steward of this property as well.

#### Section 21.02.110(c), Approval Criteria, of 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 site plan and associated construction documents that has been reviewed and found to have met site plan review standards by the appropriate review agencies.

Access to the storage yard is from W. Gunnison Avenue through the former Peach Street, which has been retained as an easement. No access to Mulberry Street or W. Ouray Avenue is proposed. The proposed access meets TEDS standards.

Stormwater will be addressed by providing underground infrastructure to convey runoff to the proposed stormwater detention / water quality pond at the southwest corner of the site. This pond will be required to be maintained under an Operation and Maintenance Agreement with the 5-2-1 Drainage Authority.

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

(2) *District Standards.*

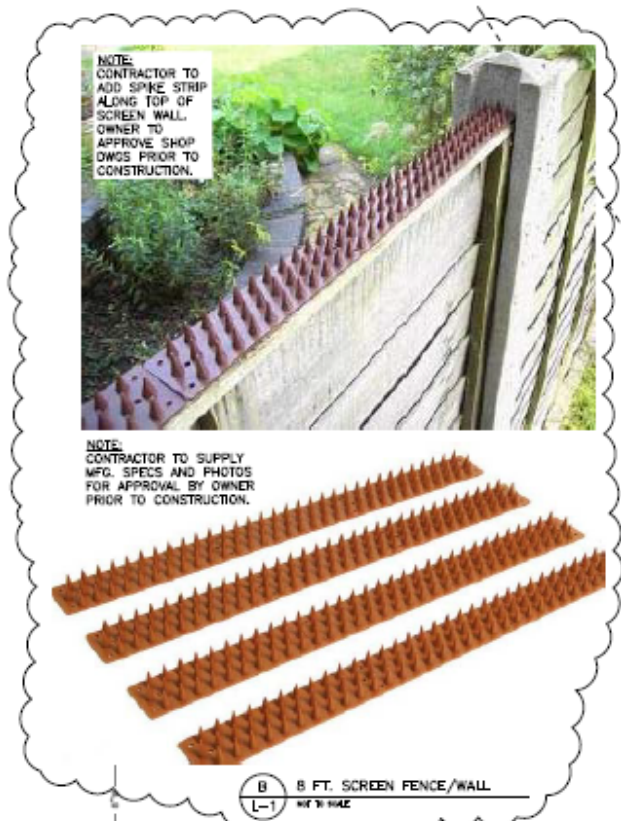
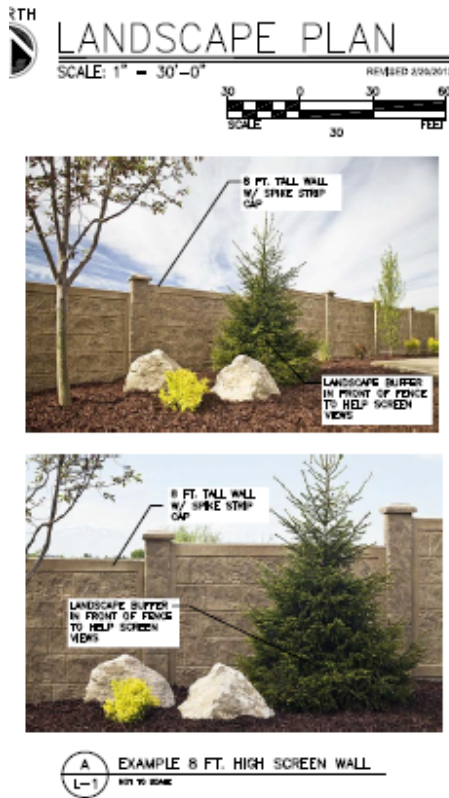
*The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c).*

The underlying C-1 (Light Commercial) zone district standards are met by the existing structure and the proposed addition.

A fence in excess of six (6) feet must meet principal structure setbacks, which are 15 feet in the front yard, 10 feet in the side yard when abutting residential, and 10 feet in the rear yard in the C-1 zone, according to Section 21.03.070(d).

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 requesting to vary the height of the fence to eight feet and to place the wall on the property line rather than at the setback along the edge of the property that abuts the residential zone.

The applicant is proposing an 8' tall masonry wall, with spike strips as required by federal government standards.



The wall will be installed along Mulberry Street and W. Ouray Avenue, which will be located at the required 15' front yard setback line, with street frontage landscaping provided between the wall and the back of the sidewalk, in accordance with Section 21.06.040(d).

The wall will extend along the property line shared with 314 W. Ouray Avenue, to meet the standards set forth in Section 21.06.040(k), which

requires a wall when developing a C-1 property adjacent to an R-8 property. This wall will be adjacent to the property, rather than being setback as a building would, in order to provide the maximum screening of the outdoor storage yard. No storage will be allowed within 10' of this section of the wall, since this is the required setback adjacent to a residential use. This will further reduce the impact. In addition, the wall will continue along the north property line adjacent to 601 Mulberry Street until it reaches the edge of an existing building on that property, where it will then become a standard 6' chainlink fence with not more than 3 strands of barbed wire, which is permitted by the fence code.



The proposed wall will provide complete screening of the outdoor storage yard when viewed from W. Ouray Avenue or Mulberry Street and is intended to address the concerns of the neighborhood regarding the industrial versus residential aesthetic at that intersection. The 8' wall is taller than the standard 6' fence that is generally required by the Code, is setback out of the clear vision triangle, and is more substantial than a standard subdivision perimeter enclosure because it is solid and completely blocks the view of the interior storage yard. As the City's project manager I find that the increased wall height is more compatible with the surrounding land uses due to the increased height and being of solid materials than a non-solid fence meeting the 6' 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 21.04.040(h)(2) governing outdoor storage in commercial zones; specifically:

- (i) Junk or rubbish will not be stored within the yard. Fleet vehicles and field equipment, such as boats and trailers, camper shells, and cable cars used by Department of the Interior employees will be stored there.
- (v) Screening of the storage yard will be accomplished by the combination of landscaping and 8' masonry wall along all street frontages and the adjacent residential property.
- (vi) No outdoor storage will be located in the front yard or side yard setback abutting the adjacent residential property. Except for integral units, stored items will not project above the 8' wall.

(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 is accessible to US Highway 6 & 50 and Highway 340. The site is between Downtown Grand Junction, which includes the Federal Courthouse and other government buildings, and the Rimrock Marketplace, which provides restaurants and other retail services to potential employees. In addition, other government facilities with similar land uses exist within close proximity, including the Grand River Mosquito Control District and the CO Parks and Wildlife Department.

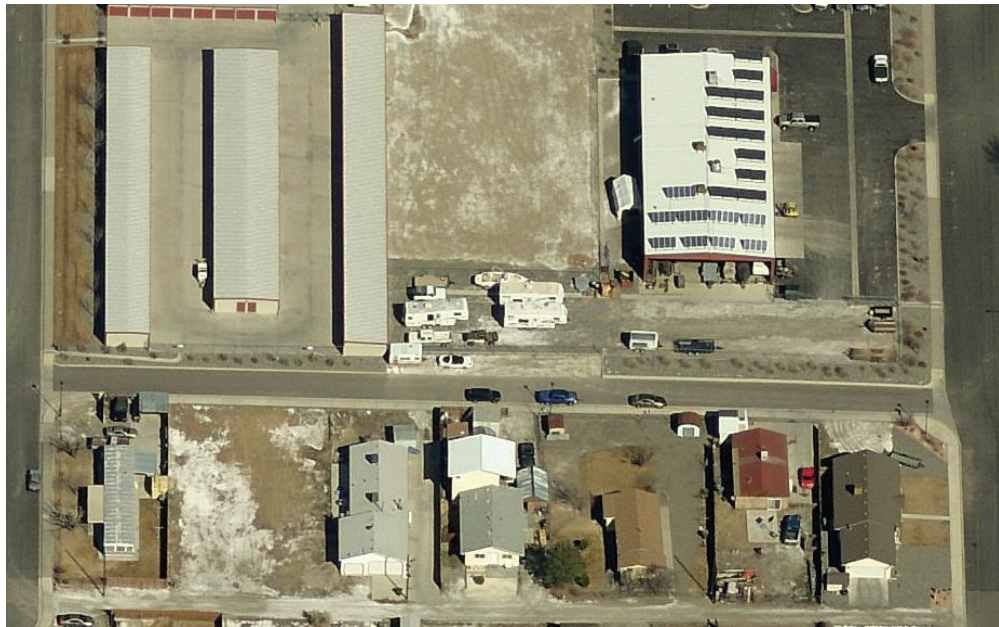
(5) *Compatibility with Adjoining Properties.*

*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 8' masonry wall, as discussed above, coupled with landscaping that will be provided along the street frontage, screens the yard from the view of traffic which exceeds other storage yards in the vicinity of this site.





Examples of existing storage yards

*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;*

All access to the proposed facility will be from W. Gunnison Avenue which is already a commercial street that connects the highway to the Rimrock Marketplace. No access will be provided from either W. Ouray Avenue, which is the primary entrance to the residential neighborhood,

or Mulberry Street. The Grand Valley Transit (GVT) bus stop on Mulberry Street will be retained.

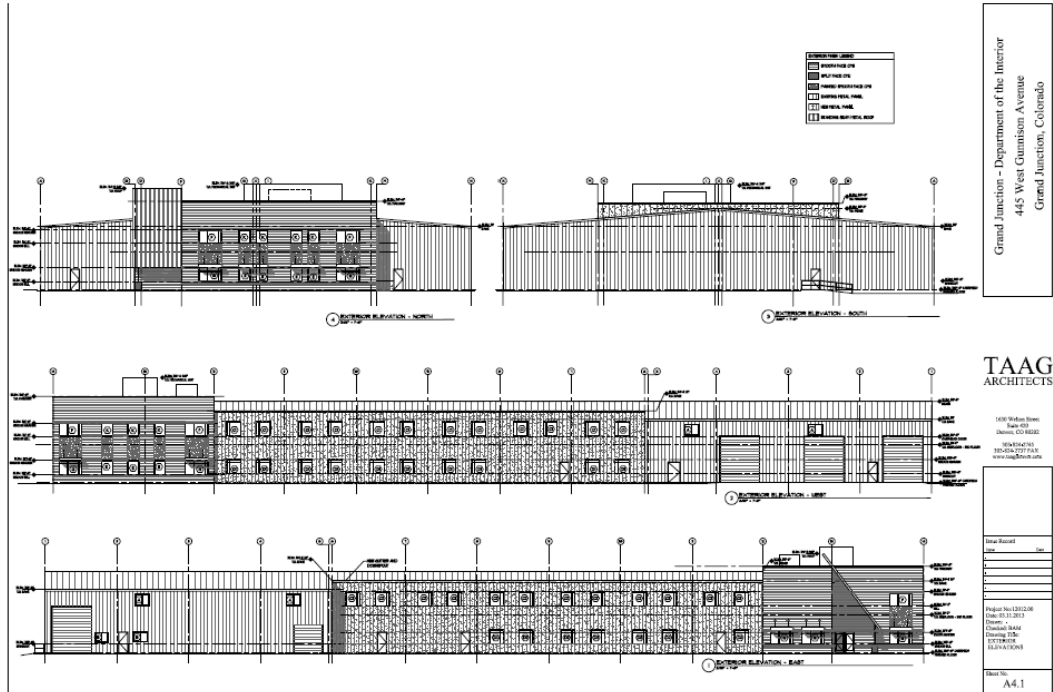
The proposed 8' masonry wall, as discussed above, screens the storage yard from the view of the adjacent property at 314 W. Ouray Avenue.

*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 proposed 8' masonry wall will screen the "front" of the outdoor storage yard and give the appearance of a residential perimeter enclosure. The access to the yard will be off the former Peach Street, which is beside and behind the "customer" entrance to the facility. The present appearance into the neighborhood is that of a vacant lot, with the ability to see the existing commercial businesses along W. Gunnison.

The renovation and expansion of the former Gene Taylor store will improve the building by adding windows along the first and second floors where there were none before, as well as new architectural elements to the front facing W. Gunnison.





Proposed elevation(s)

All parking lot lighting will conform to the standards for outdoor lighting found in Section 21.06.080 and will not “spill over” into the adjacent residential area.

### FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Department of the Interior application, CUP-2013-69 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

3. The requested Conditional Use Permit is consistent with and meets the goals and policies of the Comprehensive Plan.
4. The review criteria in Section 21.02.110 of the Grand Junction Municipal have all been met.
5. Applicable use-specific standards of 21.04.040(h)(2) have been met; further finding that requested height and placement of the masonry screen wall are consistent with the review criteria for a CUP found in Section 21.02.110.
6. As part of the Conditional Use Permit application, the applicant will utilize the existing signage.
7. 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 or walls in excess of six feet.
- Recording of the Archway Subdivision plat prior to receiving a Certificate of Occupancy.
- Recording of a Power of Attorney for alley improvements prior to receiving a Certificate of Occupancy.
- Recording of the Post Construction Stormwater Operation and Maintenance Agreement prior to receiving a Certificate of Occupancy.
- Lot 1 and Lot 2 must continue to function together as one site and the outdoor storage yard must continue to qualify as the accessory use to the use on Lot 1.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2013-69 with the findings, conclusions and conditions of approval listed above.

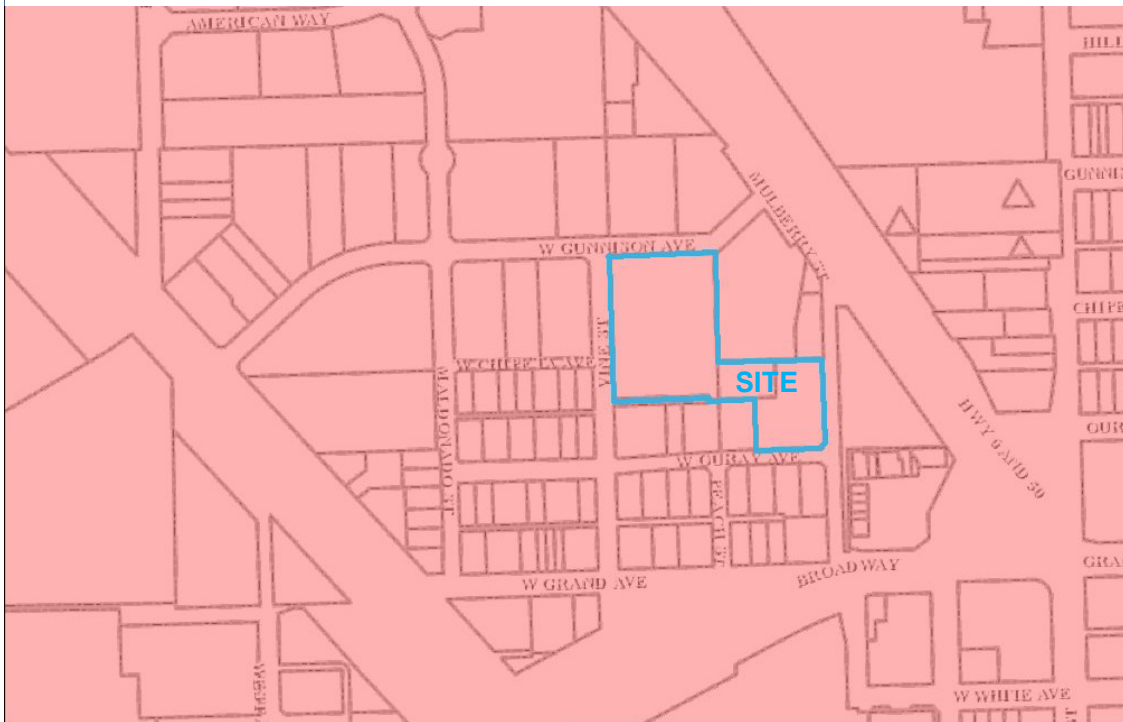
**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on the request for a Conditional Use Permit for the Department of the Interior, number CUP-2013-69, located at 445 W. Gunnison Avenue and 302 W. Ouray Avenue, 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  
 Construction Plans  
 Proposed Elevations  
 Proposed Subdivision Plat  
 Prior Ordinances for the subject property  
 Petition from the El Poso neighborhood  
 Letter from the applicant dated March 1, 2013

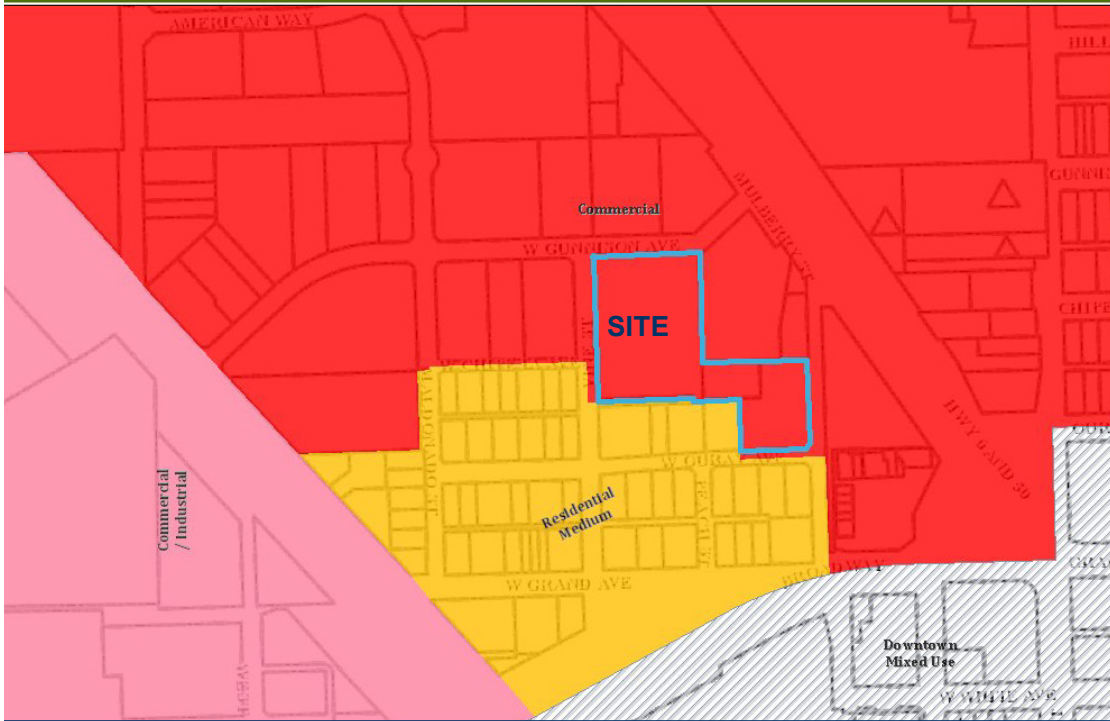
Site Location Map



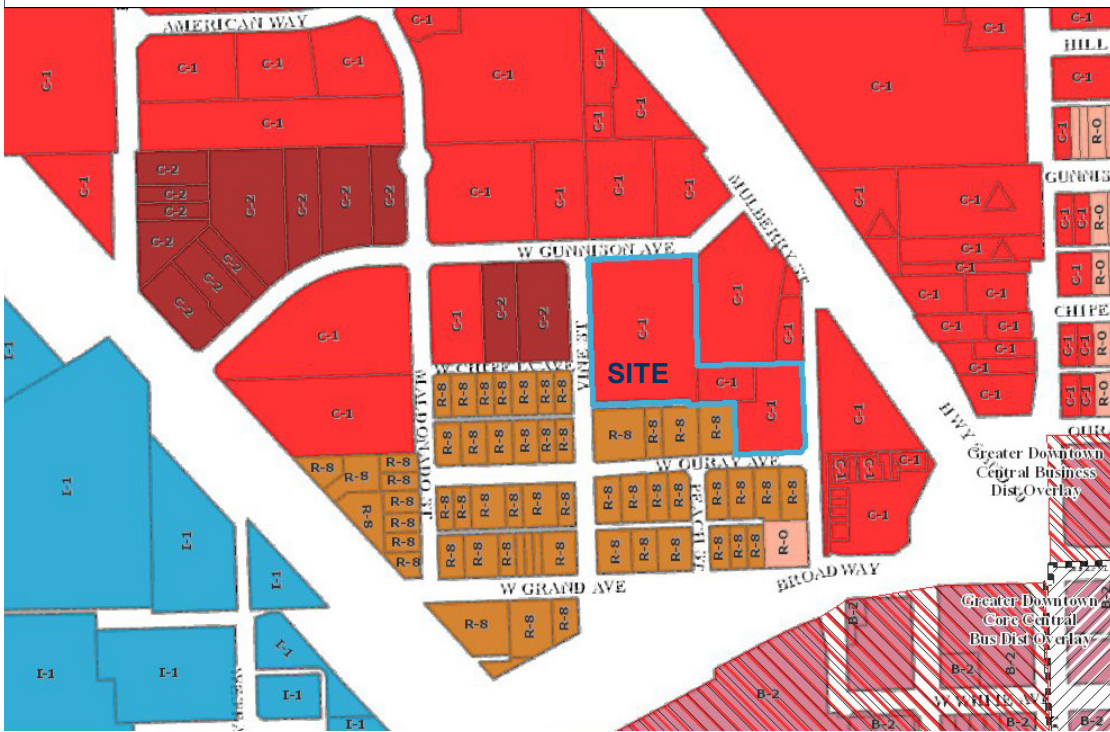
Aerial Photo Map



# Comprehensive Plan Future Land Use Map



# Existing Zoning Map





General Project Report  
for  
Department of Interior – Grand Junction Facility

**Purpose/ Description:**

The purpose of this application is to obtain approval from the City of Grand Junction to renovate the existing Gene Taylors Sporting Goods Store into the Department of Interior's Grand Junction Facility (DOI) located at 445 West Gunnison Avenue and to obtain a Conditional Use Permit for a low volume gravel surfaced storage yard located at 302 West Ouray Avenue and Tax Parcel #2945-151-02-012. In addition, the three (3) parcels will be replatted to create a two (2) lot subdivision that will eliminate the numerous existing interior lots. The governmental agencies that will utilize the facility are anticipated to be the US Fish and Wildlife and United States Geological Survey (USGS). The renovation project shall consist of constructing an 2-Story 8,170 square foot building addition on the north side of the existing building and improving the interior of the existing building. The total building square footage is 51,473. The gravel surfaced storage yard will contain government vehicles for daily use and other items related to their operations. More detailed information on the use of the storage yard can be found under the Condition Use Permit Section of this report. The general location of the project is depicted below:



Site Location Map

## General Project Report for Department of Interior – Grand Junction Facility

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In 2011 the Federal Government's General Services Administration (GSA) advertised and solicited to lease approximately 45,000 square feet of office, warehouse and support space in Grand Junction, Colorado. This leased space is to house various departments and local personnel of the Department of Interior. Rather than soliciting a new "build-to-suit" building, the GSA specifically mandated that the leased space was to be located in an existing building. It was understood that this "existing space" requirement was requisite to helping the Grand Junction community rather than exacerbating the problem by constructing another new building. Grand Junction has a number of underutilized; or worse yet, completely vacant commercial properties that are in desperate need of rehabilitation and reuse. These worn out and empty properties are a detriment to the entire Grand Junction community.

In the fall of 2012, the GSA selected the location and lease proposal submitted by the applicant for the soon to be vacated Gene Taylor's Sporting Goods store located at 445 West Gunnison Avenue. As the property could be readapted to meet the government lease requirements and it had the correct commercial zoning. In this direct response to the selection by the GSA that the applicant purchased the property.

In general terms the project site is located near the northwest area of the Highway 6&50 and Grand Avenue intersection. West Gunnison Avenue borders the site to the north, Mulberry Street to the east, West Ouray Avenue to the south and Vine Street to the west. Peach Street which separates the building site from the storage yard is vacated right-of-way with dedicated ingress/egress easements. An existing 15-foot alley right-of-way separates the south end of the building site from the residential properties.

The 445 West Gunnison property currently consists of 2.91 acres that is currently fully developed consisting of a 27,300 square foot (plan view) building, asphalt parking lot, pond for fishing activities and landscaping. As mentioned previously, the building will be provided with a 2-story, 8,170 square foot addition, interior renovation, the pond to be dewatered and filled in, additional on-site parking, landscaping, and water quality ponds along West Gunnison and Vine Street.

The 302 West Ouray and Tax Parcel #2945-151-02-012, consisting of 1.02 and 0.42 acres, respectively, is currently bare ground. Improvements for the two parcels will include surfacing the parcels with gravel, constructing an 8-foot tall masonry wall w/ spike strips around the majority of the perimeter and a stormwater detention/water quality pond near the southwest corner of the site. The yard will contain government vehicles that will be used on a daily use. In addition to storing vehicles the governmental agencies will store equipment (boats, trailers, etc.) for their use in the field.

Site functionality shall consist of government employees accessing and parking within the Building Site parking lot. All employees will check in with the front desk and proceed to their office space. Those employees that conduct their business in the field will walk to the storage yard and access the storage yard through the Peach Street gate(s). An issued government vehicle will leave through the Peach Street gate(s) and either proceed to the field or proceed into the

General Project Report  
for  
Department of Interior – Grand Junction Facility

Building warehouse for their daily supply of materials/items. It is expected that an average of 12-15 employees will be working in the field on any given day.

**Existing Zoning and Surrounding Land Use:**

The three (3) parcels are currently zoned C-1 with no request to change zoning.

Surrounding land uses and zonings include the following:

DIRECTION	ZONING	CURRENT LAND USE
North	C-1	Commercial
South	R-8	Residential
East	C-1	Commercial
West	C-2 / R-8	Commercial / Residential

Listed below is a copy of the City of Grand Junction's zoning map.



**Current City of Grand Junction GIS Zoning**

General Project Report  
for  
Department of Interior – Grand Junction Facility

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**Parking**

Parking requirements are as follows:

- General Office (1 space per 400 square feet)
- Warehouse (1 space per 1000 square feet)
  
- 32,506 square feet of General Office = 81 spaces
- 15,016 square feet of Warehouse = 15 spaces
- **Total Parking Requirements = 96 spaces (4 which shall be ADA)**

There is approximately 3,951 square feet of mezzanine area located within in the building area that shall not be considered occupied space and not included in the parking calculations.

As part of the project the site will provide **124 parking** spaces in which 8 will be provided along the west side of the vacated Peach Street right-of-way. Five (5) ADA spaces will be provided along the north side of the building.

**Landscaping**

In general the site will be landscaped per the City's landscaping requirements. In addition to the requirements the storage yard will provide an 8-foot tall masonry wall w/ spike strips along the frontages of Mulberry Street, West Ouray Avenue and the existing residential properties to aid in visually buffering the stored items from the residential neighborhood to the south and west.

**Roads and Access**

Current street classification and right-of-way widths:

**West Gunnison Avenue**

- Commercial
- 60 feet of right-of-way

**Vine Street**

- Urban Residential Collector
- 60 feet of right-of-way

**West Ouray Avenue**

- Urban Residential
- 63.98 feet of right-of-way

**Mulberry Street**

- Commercial
- 48 feet of right-of-way

All but Mulberry Street meet current right-of-way widths for their street classification. As part of the project an additional 2-feet of right-of-way will be dedicated along Mulberry Street to bring the total right-of-way width to 50-feet. The remaining 2-feet will need to come from the adjacent property to the east when re-development of this property occurs. Peach Street is vacated right-of-way that is provided with an Ingress/Egress Easement to the Public. The



## General Project Report for Department of Interior – Grand Junction Facility

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property owner will provide a Power of Attorney to participate in a future Alley Improvement District for the southern 15-foot alley.

Access to the building site will be provided by four (4) driveway cuts along the vacated Peach Street. The northern most driveway will be modified to meet current ADA requirements and better aligned with site improvements. Two (2) driveway cuts, widened and modified to meet current ADA requirements, will be provided along Vine Street at the current location of existing ones. All driveways cuts meet current TEDS requirements. No access will be provided to West Gunnison Avenue.

The existing curb returns at the intersections of Vine Street & West Gunnison and Peach Street & West Gunnison do not meet current ADA requirements. These two curb returns will be removed and replaced.

Access to the storage yard site will be provided by two (2) accesses along Peach Street. These two (2) accesses will be provided with 12-foot wide electrical sliding gate that will be provided with Knox Boxes for Fire Department access. No access will be provided to West Ouray Avenue or Mulberry Street.

14-foot multi-purpose easements along Vine Street, West Gunnison Avenue, Mulberry Street and West Ouray will be provided with the project. In addition, by improving the curb return located at the Vine Street & West Gunnison intersection a property corner clip (70 sf) will be dedicated to place the curb return within public right-of-way.

An existing Grand Valley Transit (GVT) Stop is located near the existing driveway cut along Mulberry Street. This location will remain.

### **Utilities**

As part of the building improvements a new 6" water tap is proposed off an existing 8" water line in Peach Street. The building will be provided with a 2" water meter and a 6" fire sprinkler line. Two (2) existing water taps that exist along the 8" water line in Peach Street will be cut and capped per City of Grand Junction requirements. An existing fire hydrant located near the Vine Street & West Gunnison Avenue intersection will be required to be moved due to the improvements of the curb return. No additional fire hydrants are proposed for the project. No water service is proposed for the storage yard site.

Sanitary sewer service currently exists along the east side of the building that ties into an existing 8" sanitary sewer line in the south Alley. The project will utilize this line without any improvement. No sanitary sewer service is proposed for the storage yard site.

Storm sewer is currently nonexistent with the exception of an existing 48" storm line in West Ouray Avenue. Proposed storm sewer infrastructure is proposed within the storage yard area to convey stormwater to the southwest corner of the yard. Connection to the existing 48" storm pipe will be provided.

General Project Report  
for  
Department of Interior – Grand Junction Facility

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All other utilities required for the building are currently within the project site.

There are no special or unusual demands on utilities.

**Drainage:**

The site historically can be delineated into two (2) drainage basins. A northern basin that conveys runoff to West Gunnison Avenue and a southern basin that conveys runoff to West Ouray Avenue. The project proposes to provide two (2) water quality ponds for the northern basin which are located within the West Gunnison Avenue and Vine Street landscaping. Runoff will collect and routed through a perforated plate to address water quality requirements. The southern basin will be collected by on-site storm sewer infrastructure and routed to a stormwater detention/water quality pond located at the southwest corner. Runoff will treated and controlled through an outlet structure that will discharge into the existing 48" West Ouray Avenue system.

A Final Drainage Report has been prepared and provided with the project that provides detailed information on stormwater.

The project is not located within any FEMA designed floodplain area.

**Hours of Operation**

Hours of operation are expected to be Monday thru Friday 7:00 am to 6:00 pm.

**Signage**

The development will utilize the existing sign located at the West Gunnison Avenue and Peach Street intersection. A signage plan has been prepared and provided in accordance with City requirements.

**Site Soils and Geology**

A site geotechnical investigation has been prepared for the project site. Groundwater was encountered between 4.0 and 8.0 below existing surface. Deep excavation is not expected. The test hole drilled near the proposed detention pond identified groundwater at a depth of approximately 8.0 feet. The proposed detention pond is approximately 4.5 feet below existing surface. No other hazards where identified on the site.

General Project Report  
for  
Department of Interior – Grand Junction Facility

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**CONDITIONAL USE PERMIT**

Purpose

The purpose of a conditional use permit is to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A conditional use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a conditional use permit.

Applicability

Outdoor storage and display shall only be allowed in the rear half of the lot, beside or behind the principal structure except when a CUP has been issued.

Approval Criteria

- (1) Site Plan Review Standards: Design of the storage yard site is in accordance with the latest editions of the Submittal Standards for Improvements and Development, Transportation Engineering Design Standards and Stormwater Management Manual. The storage yard is considered a low-traffic storage yard that shall generate less than 30 average daily trips. Landscaping shall consist of providing a 14-foot landscaping buffer plus an additional 4-6' between property line and existing sidewalk along Mulberry Street and West Ouray Avenue. In addition to the landscaping buffer an 8-foot tall masonry wall will be constructed along Mulberry Street, West Ouray Avenue, and the residential property to the west. The wall will be fitted with spike strips that are a requirement from the Government for security purposes. Access to the storage yard will be provided by two (2) accesses off Peach Street. The two accesses will be provided with 12-foot wide electronic operated sliding gate. Stormwater will be addressed by providing underground storm sewer infrastructure that will convey runoff to a proposed stormwater detention / water quality pond located at the southwest corner of the site. Runoff will be routed through an outlet structure that will treat and control release runoff to the existing 48" storm pipe in West Ouray Avenue. Design, construction and maintenance of the stormwater detention pond shall be in accordance with the City of Grand Junction Stormwater Regulations. In addition, the property owner will enter in an agreement with the City of Grand Junction, Operation & Maintenance Agreement, that will require that the health, safety and welfare of the residents be protected and that maintenance of the stormwater facility is constructed and maintained per the requirements.
- (2) District Standards: All C-1 Zone Districts have been met per Chapter 21.03 GJMC.
- (3) Specific Standards 21.04.040(h)(2):
  - (i) Junk or rubbish will not be stored within the storage yard. The storage yard will contain governmental vehicles (1/2 – 3/4 ton pickups) that will be used on a daily basis by the employees. Those employees that will conduct their business in the field will park within the Building Site parking lot and check in with the front desk and office space. They will walk to the storage yard to gain access to their government vehicle and leave through the Peach Street accesses. Some field

General Project Report  
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Department of Interior – Grand Junction Facility

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employees will pull into the Building warehouse and obtain materials for the day before proceeding to the field. In addition to the governmental vehicles such equipment as trailers to haul boats and equipment, camper shells, aluminum cable cars and metal flumes that will be used by the government employee in the field will be contained in the storage yard.

- (ii) Not applicable
  - (iii) Not applicable
  - (iv) Not applicable
  - (v) Screening of the storage yard will be accomplished by providing an approximate 20-foot landscape buffer to the surrounding street frontages and an 8-foot tall masonry wall along the street frontages and the adjacent residential properties.
  - (vi) All storage will conform to the specific zone performance criteria in GJMC 21.03.070 and the use-specific requirements of that particular use. No outdoor storage shall be located in the front yard setback (15-ft) or in any setback adjacent to the residential properties (10-ft). Stored items will not project above the 8-foot masonry wall. No dumpster or refuse containers are proposed for the storage yard site.
- (4) Availability of Complementary Uses: The storage yard is an accessory use for the benefit of the DOI Facility located on the 445 West Gunnison Avenue site. The storage yard site will not have a negative impact on any surrounding schools, parks, hospitals business, commercial facility and transportation facility.
- (5) Compatibility with Adjoining Properties:
- (i) Protection of Privacy: The storage yard site will be provided with a 20-foot landscape buffer consisting of trees and shrubs and an 8-foot masonry wall that visually and auditory protects the surrounding streets and residential properties.
  - (ii) Protection of Use and Enjoyment: Access to and from the storage yard will only be provided from Peach Street. No access is provided to West Ouray Avenue which is adjacent to the residential property to the south or to Mulberry Street.
  - (iii) Compatible Design and Integration: The proposed 20-foot landscape buffer and 8-foot tall masonry wall adjacent to the surrounding streets and residential properties will enhance the visual appearance of the area and the entry into the El Poso Subdivision. Currently the site is bare ground consisting of dirt and weeds. No activities that produce high auditory levels will be allowed. Any activities associated with the US Fish and Wildlife and USGS that produce auditory levels above that of starting a vehicle will be conducted inside the Building Site warehouse. The storage yard will be surfaced with 12-inches of compacted gravel and dust agent to address dust concerns. No access is allowed to West Ouray Avenue or Mulberry Street.



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## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

December 6, 2012

To Whom It May Concern:

Austin Civil Group, Inc. (ACG), and SBC Archway, LLC, will be conducting a neighborhood meeting **on December 19, 2012 at 5:30** at the Hampton Inn located at 205 Main Street in Grand Junction, Colorado, to discuss developing two (2) parcels located near the northwest corner of Mulberry Street & West Ouray Avenue (Tax Parcel #'s 2945-151-02-013/2945-151-02-012) into a gravel storage yard. The general location of the project is depicted below:



SBC Archway, LLC is proposing to develop the two identified parcels into a gravel storage that will assist a new development that is being proposed for the existing Gene Taylor's site. The purpose of this meeting will be to discuss the proposed development and to receive comments from adjacent property owners.

If you have any additional questions or concerns, please give me a call at 970-242-7540.

Sincerely,

Austin Civil Group, Inc.

Scott Sorensen, P.E.  
Project Engineer

336 main street • suite 203 • grand junction, colorado 81501 • 970-242-7540 phone • 970-255-1212 fax

Department of Interior - Vehicle Storage Yard Neighborhood Meeting

SIGN IN SHEET  
12/19/2012

	Name	Address	Phone #	Email Address	
X 31	Cordova, Frank	401 West Grand Ave	242-8037	Frankandmarca@net	Zero. Com
32	Ruby Martinez	317 W. O'urray	246-0214		
X 33	Frank Cordova	520 W. Grand Ave	241-1546		
34	Shane Wilson	230 W Grand Ave	693-4530	ShaneinSeattle@gmail.com	
35	Shelly Cordova	407 W Grand Ave	216-8025	shellycordova@netnet.com	
36	REBECCA CORDOVA	315 West O'urray		RebeccaCordova@yahoo.com	
37	Randy + Leah Rowe	307 W. O'urray Ave	241-9083		
38	Ken Fulmer	401 W. Chipeta Ave	216-8871	RFfulmer@AOL.com	
39	Jenna Tenorio	323 W. O'urray Ave	241-3248		
X 40	Clint Janowitz	2575 Hwy 6, 50	260-1041		
41	Zoequin Martinez	323 W. O'urray Ave	241-3748	zoequin@netnet.com	
42	Seanead Trujillo	321 W. O'urray Ave.	257-7616	dolores.trujillo@ASISschools.org	
43	Alma R. Blaz	416 W. Grand Ave	245-6226		
44	Maryann O'urray	350 W. Grand Ave	1640-4942		
45	Matthew O'urray	" "			
46	Julia Maldonado	1102 West Grand Ave	243-7309		
47	Frank Maldonado	" "			
48	Kim Delaney	80 Maldonado St. Lot 7	242-0537	agambay@guid.net	
49	Ramon Chavez	421 Maldonado St.	640-4685	sharon79@hotmail.com	
50	Margarita Diaz	550 Maldonado St.			
51	Joslyn Maldonado	531 Maldonado	812-5589		
52	Selena Martinez	531 Maldonado St.	812-5589		
X 53	Mike Jacob	260 W. Gunnison	245-7300	icarpent@hotmail.com	
X 54	Rick Wise	325 W. Gunnison	245-4400	BASSETT FURNITURE	
X 55	Juanita Trujillo	319 W. O'urray Ave	778-1550	juanita14@qpm.com	
56	Vince Jester	Western Constructors - General Contractor	241-5957	vincewesternconstructors.com	
57	Scott Jester	336 Main St	247-7516	scottj@earthlink.net	
58					
59					
60					

Frank Jimenez } main  
 Frank Cordova } Communicators  
 Juanita Trujillo } for neighborhood

Communicate Clint Janowitz, Rick Wise, + Mike Jacob



## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

December 19, 2012  
Hampton Inn (Main Street), Grand Junction, CO  
5:30 – 7:00 pm

### Department of Interior Storage Yard Neighborhood Meeting Notes:

- Juanita Trujillo (319 W. Ouray Avenue) conveyed by email to City and verbally in meeting that the late Gene Taylor told the residents of El Poso that if they gave their support for the rezone of the parcels from residential to commercial that he would build a community center/chess site for seniors while keeping it residential friendly.
- According to Juanita Trujillo there is documentation of this verbal promise in some kind of meeting notes of a City Council Meeting.
- A historic open irrigation ditch ran across the southeast corner of parcel 302 W. Ouray Avenue that the late Gene Taylor, without consistent of the lateral association, piped underground. No information of this irrigation pipe was identified on the ALTA Survey or legal documents. Neighbors expressed flooding issues with the piped system.
- Austin Civil Group, Inc. will meet with several members of El Poso Subdivision to field walk the existing irrigation system to determine what it is and how it functions. Preliminary thoughts are to re-route the system outside of the proposed fenced yard to allow access to the lateral association.
- El Poso neighbors are concerned that the proposed 6-ft tall chain-link fence w/ 3-strand barbed wire & privacy slats will not be sufficient to buffer the stored items and will not do justice for their subdivision entry. It will look like industrial according to some neighbors.
- Mr. Van Rapp, Archway Developer, understood their concern but this is a requirement of the Government and meets local Code for screening. Mr. Van Rapp stated that the development team will look at providing a more visual screening option such as CMU/Brick wall with the required landscaping vegetation around the east, south & potentially west sides of the property. Though graffiti could be an issue – Ms. Trujillo stated that they would make sure this isn't an issue with their neighborhood watch program.
- Water quality concerns were expressed by the neighbors from runoff generated by the proposed graveled storage yard. Development team stated that all stormwater/water quality concerns will be addressed through a required water quality/detention pond at the southwest corner of the site.
- Traffic concerns were stated by the neighbors. Approximately only 30 total trips will be made during work days so traffic will be minimal compared to any other commercial type business. Access will not be provided to West Ouray Avenue, only Mulberry & Peach Streets.
- A few neighbors had concerns that access to the alley, south of the Gene Taylor Building, will be lost. This is not the case as an ingress/egress easements are in place along Peach Street that will continue to give access to these properties.



El Poso Neighborhood Meeting  
December 19, 2012  
Hampton Inn (Main Street), Grand Junction, CO  
5:30 p.m. – 7:00 p.m.

Department of Interior Storage Yard Neighborhood Meeting Minutes - Record by Austin Civil Group, Inc.

**Request by El Poso Neighborhood to include additional Meeting Minute Information collected by Juanita Trujillo and other El Poso Neighborhood constituents:**

**1<sup>st</sup> Bulleted Information (El Poso information gathered)** – factual recollection agreed upon by many.

**2<sup>nd</sup> Bulleted Information (El Poso information gathered)** – No response at this time. *Note: A certified record has been obtained by Juanita Trujillo on behalf of the El Poso Neighborhood. This record is available for review by those residents and business owners who wish to do so at this point in time.*

**3<sup>rd</sup> Bulleted Information (El Poso information gathered)** – The heavy flooding experienced during heavy rain storms are no longer a concern. In fact, the flooding issues were fixed when the City sealed and bolted down the manhole covers.

Note: Information of the irrigation pipe was identified prior to the work on new streets, curb & gutter, sidewalks, underground electrical and water system.

**4<sup>th</sup> Bulleted Information (El Poso information gathered)** – Austin Civil group met with Frank Jimenez and Frank Cordova (both El Poso Neighborhood Representatives). Austin Civil Group and Mr. Van Rapp shared preliminary thoughts to re-route the system outside of the proposed fenced yard to allow access to the lateral association, in a manner that maintenance on the water line would not involve interference with fencing and border, etc. *Note: While Mr. Van Rapp indicated the DOI would not be using irrigation water, nor did they want any responsibility in maintenance, this re-routing issue and responsibilities (of landowners with irrigation lines on the property) will need to be considered and authorized by the Grand Valley Irrigation Company; The El Poso Neighborhood would request inclusion with these discussions.*

As stated before, a “fenced yard” was not welcomed by the El Poso Neighborhood during the meeting.

**El Poso Neighborhood REQUEST:** locate the entire irrigation system (on these two parcels and along the old W. Chipeta street that runs north of both parcels, behind the Gene Taylor’s store to Vine Street. This can be done by utilizing a tracing method to clearly show how it currently flows in entirety (as indicated in #3 bulleted

information, Gene Taylor, made changes such that the manner and direction of irrigation water no longer ran as it originated). **IT WOULD HELP FURTHER DISCUSSIONS IF THE CURRENT IRRIGATION SYSTEM COULD BE DEPICTED ON THE MAPPINGS FOR FUTURE MEETINGS, ETC.** Mr. Jimenez & Mr. Cordova (and Juanita Trujillo) can be available to meet with Austin Civil group and City Neighborhood Services.

**5<sup>th</sup> Bulleted Information (El Poso information gathered)** –“It will look like industrial according to ‘some’ neighbors.” *Let the record show that the “majority if not all homeowners, residents and business owners present,” felt a chain link fence topped with barbed wire looked industrial, and as such, would not do justice to the subdivision/residential entry. “Residential friendly” was clearly a defining topic and voiced by many.*

**6<sup>th</sup> Bulleted Information (El Poso information gathered)** – This discussion continued with El Poso Neighborhood residents suggesting Mr. Van Rapp and Mr. Scott Sorensen (Austin Civil Group, Inc.) develop three (3) or so proposals showing depictions of neighborhood friendly borders that cover most, if not all, of the chain-link and barbed wire setup. Those in attendance also suggested the border walls extend and include the west side of these two parcels, as it is next to a residential property owned by the Ulibarri family at 314 W. Ouray Avenue and be easily viewed by the residential community.

Community border examples included the following:

- The border on heading east of 1<sup>st</sup> & Patterson Road; these border walls run on both sides of Patterson Road.
- The border running on both sides of Patterson Road by Indian Village (East Indian Village Street and West Indian Village Street).
- Discussion of the border wall falling within 12-feet of the back of the sidewalk (on the back of the sidewalk), with the chain-link being 18-feet from the sidewalk.
- The border wall and landscaping would need to be designed such that the irrigation is not interrupted, i.e., tree roots, etc.
- *The discussions in now way solely included CMU/brick wall, but rather included stucco, etc. Again, with the idea of this border wall being “residential friendly.”*

Mr. Van Rapp indicated he would take these suggestions into consideration while stating he “wanted to be a good neighbor.”

*Note: Juanita Trujillo, Mr. Jimenez, and Mr. Cordova communicated with other City Officials following this meeting and statements of a “6-foot tall chain-link fence with 3-strand barb wire meets local code for zoning” were met with, “that is not entirely true,” and that “they may need to show proof that a 6-foot tall chain-link fence with 3-strand barbed wire” is a requirement of the Federal Government.”*

*Question: should this discussion also involve those Mr. Van Rapp's customer? Would it make a difference if DOI Heads heard from their neighborhood constituents?*

**7<sup>th</sup> Bulleted Information (El Poso information gathered)** – The suggested location of the water quality pond at the southwest corner of the site, was met with El Poso Neighborhood concern this pond could become a health concern with mosquitos, along with the “foul noxious odor” that often is present. Those in attendance suggested putting the water quality pond on the NORTHWEST SIDE.

Note: There is manhole (that feeds into the sewer) and a nearby drain (that runs into the storm sewer) that are both located on the northwest side (closer to the Gene Taylor's store). Perhaps using what is in existence on the northwest side would take care of these concerns.

Additional Note: There is an existing water runoff issue is on Peach Street where it comes to a “Dead End” on the commercial side close to the Gene Taylor's store. Discussions following this meeting resulted with the fact that one or more business owners reporting a detention pond was requested of them; these requests were later dropped due to the lack of water runoff.

**El Poso Neighborhood REQUEST: Proof of Factual Data or Information showing water runoff issues that would command or require a water quality pond.**

**8<sup>th</sup> Bulleted Information (El Poso information gathered)** – The El Poso Neighborhood suggested consideration be given with ONE (1) entry/exit, calling for entry from the alley-side entrance of Mulberry Street, with the exit thru the old alley-way of W. Chipeta running towards the Gene Taylor's store.

**9<sup>th</sup> Bulleted Information (El Poso information gathered)** – No response as statements of fact.

<b>Other Information Covered:</b>
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**10<sup>th</sup> Bulleted Information (gather by El Poso neighborhood) - The DOI was set to purchase the two parcels and the Gene Taylor's Store on January 3. Questions: Was the purchase for all three parcels? Is there a lease agreement for any part of the purchase?**

El Poso Neighborhood Meeting  
Meeting for Homeowners & Residents  
Location: Juanita Trujillo's residence  
Meeting Minutes  
January 24, 2012 @ 11a.m.

Present: Jose Arrieta	445 Crosby Avenue	
Alma Bera	416 W. Grand Avenue	245-6326
Frank Cordova Sr.	401 W. Grand Avenue	242-8037
Frank M. Cordova Jr.	510 Maldonado Street	242-1264
Rebecca Cordova	315 W. Ouray Avenue	234-4711
Kim R. Decoursey, et. al.	Maldonado lot	
Paul Dietrick	415 W. Ouray Avenue	241-7076
Frank Jimenez Jr.	320 W. Grand Avenue	241-1546
Sabrina Maldonado-Soto et al.	Maldonado lot	
Frank & Julia Maldonado (represented by daughter, Marilyn Trueblood)	402 W. Ouray	342-7309
Henry Martinez (representing wife Joslyn Maldonado Martinez as well)	Maldonado lot	812-5589
Doug Murphy	411 W. Chipeta Avenue	208-4636
Randy Rowe	307 W. Ouray Avenue	
Marilyn Trueblood	350 W. Grand Avenue	640-4942/255-9152
Dolores S. Trujillo	321 W. Ouray Avenue	257-7616
John & Virginia Trujillo	323 W. Ouray Avenue	241-3248
Juanita A. Trujillo	319 W. Ouray Avenue	778-1550
Ruby Varela	317 W. Ouray Avenue	216-0214

**Prior to discussion starting, homeowners and residents reviewed the following:**

- o December 19, 2012 El Poso Neighborhood Meeting Minutes as prepared by Scott Sorensen (Austin Civil Group)
- o Additional Meeting Minutes & Neighborhood Requests gathered by Juanita Trujillo (El Poso Neighborhood Representative) during the December 19, 2012 El Poso Neighborhood Meeting.
- o January 21, 2013 Pre-Neighborhood Meeting Minutes (prior to second Neighborhood Meeting set for January 30, 2013) with City of Grand Junction Staff, Scott Sorensen, Western Constructors CEO Bruce Milyard and President Vince Testa.

**Proposed Irrigation Changes:**

- o Request: Neighborhood again requests Frank Jimenez, Frank Cordova and/or Juanita Trujillo be present during tracing of irrigation system. During January 21<sup>st</sup> Pre-Neighborhood Meeting, Sorensen agreed to allow El Poso Neighborhood representatives to be present while the tracer system is being used.
- o Per January 21<sup>st</sup> Pre-Neighborhood Meeting with City, Sorensen and Milyard, the Landscape Architect will complete landscaping such that it not impede the irrigation.



**Proposed Border and Fencing:**

- Neighborhood appreciates the new and improved version of rhinorock border fencing as presented during the January 21<sup>st</sup> Pre-Neighborhood Meeting. This is a big turn around from the initial Neighborhood Meeting on December 19, 2012, where preliminary plans involved a chain link fence (with privacy slats) topped with barbed wire.
- *Request for Further Consideration:* Increase height of rhinorock border by 1-2 bricks such that 95%-100% of the chain-link fencing topped with barbed wire not be visible when erected behind the residential friendly rhinorock border.
- *Neighborhood requests further information:* footer dimensions under rhinorock border, direction and angle-of-slant the barbed wire will be running with consideration of angle-slant such that the appearance behind the rhinorock border is minimal.
- Neighborhood discussed how it is fairly easy to see over the proposed 6-foot rhinorock border. Preference for 7-8 foot tall rhinorock border fencing. This in effect could increase the “residential friendly” appearance.

**Access to the Wareyard:**

- Neighborhood read and were verbally informed of requirement for two access points, especially for emergencies. The Neighborhood was further informed as to the development proposal using the “main access” off Peach Street, with Mulberry Street being the secondary access.
- *Request for Further Consideration:* Secondary access involve an angled entrance/exit (through one corner of the fencing) off Peach Street, with the “main access” being a direct entrance running perpendicular to another side of fencing near Peach Street.

**Detention Facility –Storm Water Pond:**

- Neighborhood still somewhat concerned with water present for longer periods of time. Homeowner, Randy Rowe’s experience and knowledge of this system, brought some comfort with Sorensen’s statement, “There should not be any standing water 90% of the time.”
- *Neighborhood Request:* More information and pictorial showing how water will drain in the event of a big storm, etc. Concern knowing no curb and gutter between Ulibarri’s W. Ouray residence and the proposed site for the pond. Would the depth of the rhinorock border help with drainage while helping to decrease the chance of flooding of the Ulibarri residence during a potential heavy storm?
- Neighborhood informed of oversight with this development. The development required an Operations & Maintenance Agreement (OM), and is also monitored by the “521 Drainage Authority” (Clean Water Act).

**Other Storage Yard Concerns:**

- Is there a “speed limit” within the storage yard?
- Is the ground watered down in an effort to keep dust to a minimum?
- *Neighborhood Request:* Clarify details of graveled yard.



**Lighting & Traffic Plan and other Safety Concerns:**

- Neighborhood discussed Gene Taylor's specified development plan involved lighting at corner of W. Ouray Avenue and Mulberry Street, such that it be located on his development site. Subsequently, no light-pole was placed in this area.
- *Neighborhood Request:* City or Developer ensure lighting is at the corner of this proposed development. With the new border fencing shielding walkers view, there is a safety concern for walkers on sidewalk running along W. Ouray to sidewalk running along Mulberry Street. Perhaps a double-light would be best.
- Current issue with continuous southbound traffic from HWY 6&50 exit onto Mulberry Street. If double yellow stripe line remains as is, DOI vehicle access can ONLY legally occur with staff traveling southbound on Mulberry Street. This may impact and complicate this issue.
- *Neighborhood Request:* Placement of stop sign (with blinking light) for southbound traffic on Mulberry Street as it intersects with W. Ouray Avenue. Continued traffic plan discussion with the City.
- *Neighborhood Request:* Current GVT bus stop not in safest area. Perhaps rethink placement on Mulberry Street or placement of bench with covered stop, as this may increase safety with traffic flow.

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## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

January 10, 2013

To Whom It May Concern:

Austin Civil Group, Inc. (ACG), and SBC Archway, LLC, will be conducting a neighborhood meeting **on January 30, 2013 at 6:00 pm** at Inside Story Carpet One located at 360 West Gunnison Avenue (245-7300) in Grand Junction, Colorado, to discuss developing two (2) parcels located near the northwest corner of Mulberry Street & West Ouray Avenue (Tax Parcel #'s 2945-151-02-013/2945-151-02-012) into a wareyard. The general location of the project is depicted below:



SBC Archway, LLC is proposing to develop the two identified parcels into a wareyard that will assist a new development that is being proposed for the existing Gene Taylor's site. The purpose of this meeting will be to discuss the proposed development and to receive comments from adjacent property owners.

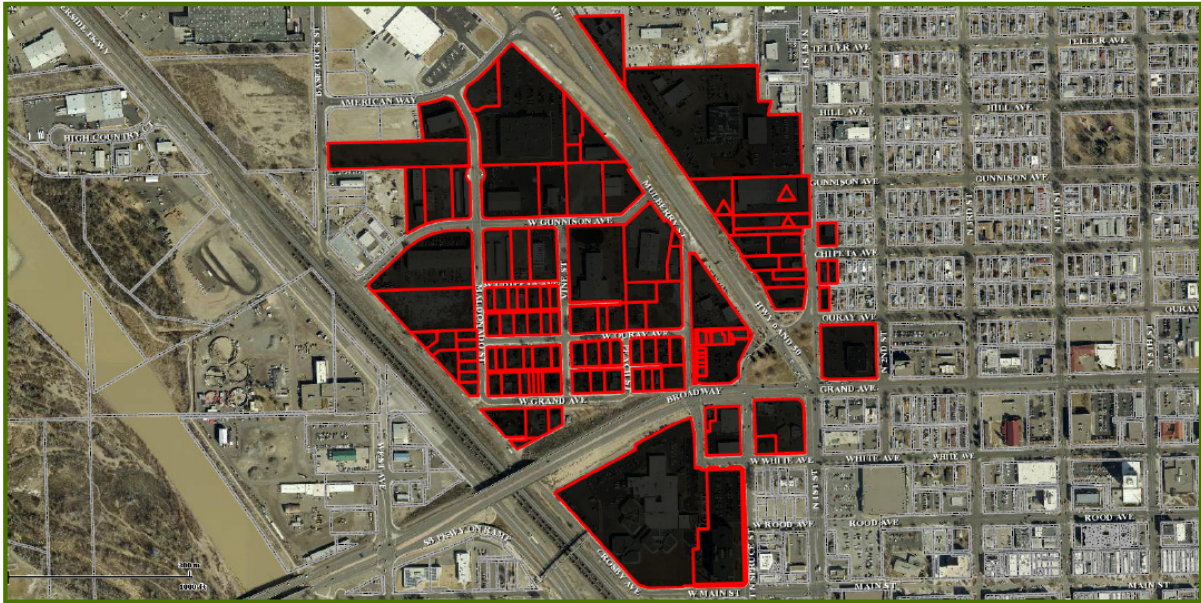
If you have any additional questions or concerns, please give me a call at 970-242-7540.

Sincerely,

Austin Civil Group, Inc.

Scott Sorensen, P.E.  
Project Engineer

336 main street • suite 203 • grand junction, colorado 81501 • 970-242-7540 phone • 970-255-1212 fax





Department of Interior - Vehicle Storage Yard Neighborhood Meeting

SIGN IN SHEET  
1/30/2013

	Name	Address	Phone #	Email Address
1	Dores S. Trujillo	321 W. Ouray Ave	970-257-7616	Adores.Trujillo@ds7school.org
2	VAN KAPP		203-721-9400	
3	Marilyn Trumbull	350 W. Grand Ave	970-640-4942	
4	Francis M. Cardoza	401 W. Grand Ave	242-8037	
5	Brian Roscoe	250 N. 5th St	756-4058	brian@city.org
6	RICK TRAVIS		256-4634	RICKTRAVIS@ATTNET
7	Charita A. Trujillo	319 W. Ouray Ave	778-1550	juanaboy@optimum.net
8	Matthew Trumbull	350 W. Orchard Ave	Mom Menial	pruaboad
9	Devin Murray	411 W. 5th St	208-4636	AAABSI-Paul@Yahoo.com
10	Kyle Kelly	505 W. Ouray Ave	970-261-7173	Kuchuan Kelly @ MSN.com
11	TRISA SHAW		903-807-0219	Tsali Tsouli @ hotmail.com
12	FRANK CATECHER	510 Muldorado St	970-242-1261	scenerleap@netzone.net
13	LISA COX	250 N. 5th St.	241-1448	11500 @ giga.toj.org
14	Lindy Coas-Matheson	408-C W. 600 605	241-5631	lindy_matheson@yahoo.com
15	Randy T. Lamb	397 W. Grand	241-9093	
16	Alma Bera	416 W. Grand	245-6326	
17	Darren Spomer	520 W. Garrison	243-2324	
18	Shane Wilson	230 W. Grand	206-618-6662	Shane@fnsrockies.com
19	MIKE J. TOWN	360 W. Garrison	245-7300	i.scorp@netzone.net
20	Grace Varela	400 W. Grand	242-5322	
21	Arvid Varela	400 W. Grand	242-5322	
22	Vera Testa	Western Australia	24-5457	
23	FICK WISE	305 W. Garrison	245-4460	
24	SCOTT GREENVIEW	336 Main St. G.J.	242-7570	scott@netzone.net
25	Frank Maldonado	402 West Grand Ave		
26	Julia Maldonado	402 West Grand Ave	243-7309	
27	Steffy Condon	407 West Grand Ave	216-8005	Steffy@netzone.com
28	Ann R. Reynolds	1 Malbeco St	216-3118	Ann@netzone.com
29	REBECCA L. COLE	315 West Ouray	234-4711	rebecca@netzone.com
30	Phonkie C. Carlow	315 West Ouray		

Department of Interior - Vehicle Storage Yard Neighborhood Meeting

SIGN IN SHEET  
1/30/2013

	Name	Address	Phone #	Email Address
31	Mosier Carbo	315 West Duray		
32	Adriana Jimenez	323 West Duray	241-3248	
33	Angela Jimenez	323 West Duray	241-3248	
34	Sabrina Murguies de Sota	MALDONADO Lot 147	241-3018	
35	DANIEL J. MALDONADO	MALDONADO Lot	246-1647	
36	Sam Jimenez	380 W. St.	271-1546	
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## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

January 30, 2013  
Inside Story Carpet One, 360 West Gunnison Avenue, Grand Junction, CO  
6:00 – 7:30 pm

### 2<sup>nd</sup> Round - Department of Interior Storage Yard Neighborhood Meeting Notes:

- (1) Greg Trainor, City of Grand Junction Public Works & Planning Department Director, opened the meeting and discussed the meeting format.
- (2) Lisa Cox, Planning Coordinator, discussed the process from this point on.
- (3) Van Rapp, Property Owner and Developer, took the floor to discuss the project and present solutions to the known neighborhood concerns.
- (4) Van Rapp stated that they have a 15 year lease with the Federal Government.
- (5) One property owner which has property near the intersection of Maldonado and W. Ouray expressed concern that her property value will decrease as result of the project. She asked Mr. Rapp if they have done similar development projects in other areas similar to that of El Poso Subdivision. Mr. Rapp responded yes – in areas that are zoned commercial and is an allowed use by the local Code.
- (6) Several members of the neighborhood objected the "decreased value" statement. They thought values would increase because what is currently vacant with trash and weeds and an abandoned building will be improved and look much better than what is currently there.
- (7) The stormwater detention pond was discussed. Development team provided response that the facility is a "detention" pond and the longest the facility will hold water is 40-hrs to meet water quality requirements. Development team provided pictures of existing detention pond facilities in the Grand Junction area.
- (8) Irrigation was discussed. What development team is proposing on re-route of irrigation line across storage yard property is acceptable. Neighbors stated that historic flooding has been mitigated by one of the property owners bolting down several manhole lids. There is still minor flooding that occurs in the alley south of W. Ouray. This is experienced during heavy storm events. Rick Dorris, City Development Engineer, was present at the meeting and made note of the flooding.
- (9) Development Team stated that two means of access is required, Peach Street and Mulberry Street. Both will be provided with an electronic sliding gate that is activated by key card. The Mulberry access will be a "secondary" access that will more than likely be used as an egress access.
- (10) Mr. Rapp stated that building will be heavily secure and that visitors will be required to check in through an intercom system.
- (11) Mr. Rapp asked the neighbors to keep to their promise about mitigating graffiti on the new wall. Graffiti has already been noticed on the Gene Taylor's building and the new wall will be an open canvas. Neighbors responded that they keep a very good eye on the subdivision and will prevent any graffiti on the wall.
- (12) Neighbors were concern of storage yard lighting. Lighting plan will be per City Code and no spillover of light onto adjacent residential properties will occur.
- (13) Mr. Rapp stated that the site will posted as "Federal Government Property" that shall help deter criminal activity.

- (14) Gravel surfaced storage yard will be provided with a dust agent (i.e. mag-chloride) to deter dust pollution.
- (15) Neighbors would like the existing GVT Stop along Mulberry either be moved or provided with a shelter, etc. This request needs to be made to Mesa County, the Grand Valley Transit Department.
- (16) The 3-strand barbed-wire was discussed. Mr. Rapp stated this is a requirement of the lease agreement they have with the Federal Government. Mr. Rapp is in favor of not providing it but is a government requirement. Ms. Juanita Trujillo wanted to be on the record that she is not in support of the barbed wire and wants further documentation that this is a requirement or there are other acceptable methods to provide the necessary security.
- (17) Mr. Rapp volunteered an 8-foot wall with the barbed wire in lieu of 6-ft tall with barbed wire to compromise on the barb wire concern. Ms. Juanita Trujillo did not accept the offer. Several other neighbors would be in favor of an 8-foot wall. This is not a requirement of the government or the City and it would not eliminate the need of the barbed wire. Project will be proposing a 6-ft wall w/ 3 strand barbed wire.
- (18) Several neighbors stated their approval of the project and welcomed the development. They stated that it will look good and visually enhance the area.
- (19) Neighbors expressed concern of vehicles currently cutting across northwest curb return at Mullberry and West Ouray and creating a short-cut across property to get to W. Gunnison. This will be eliminated once project is built.
- (20) Meeting ended at 7:31 pm.

El Poso Neighborhood Meeting – Second Meeting  
Meeting Minutes compiled by Juanita Trujillo for El Poso Neighborhood  
Inside Story – Carpet One  
January 30, 2013

1. Greg Trainor, City Director for Public Works & Planning Department, opened the meeting by giving introductions and discussed the meeting format.
2. Lisa Cox, Planning Supervisor, discussed the planning process from this point on. Once the application is turned into the City, it is reviewed by the Planning/Engineers Dept. to ensure water, sewer, etc. follows compliance with minimum standards. Traffic is also reviewed. Recommendations are then sent to the Planning Commission.

Conditional Use Permits require a Public Hearing process by the Planning Commission being the decision making body. The Public Hearing allows for parties to contribute thoughts, etc.

Once Planning Commission renders its decision. If parties disagree with the decision, the decision can then be appealed to the City Council.

Neighborhood Meeting>>Review Process>>Planning Commission Public Hearing>>Appeal to City Council

3. Van Rapp – Principal of developing firm, SBC Archway, LLC, for proposed tenant, DOI (Fish & Wildlife, USGS, etc.).

The Store is approximately 45K sq. ft. (office space and warehouse storage).

Outside Storage Yard. First meeting showed parties unhappy with how the rezoning went from residential to commercial in support of Gene Taylor's specific development proposal in 2007.

Van Rapp discussed the purchase with Gene Taylor before his passing. Talks then resumed with Gene's sons.

Vince Testa, President of Western Constructors, Inc., is the general contractor. He will be working on taking out the fish pond to allow for more on-site parking, elevator banks, etc.

At the initial Neighborhood Meeting, we presented a "bare minimum" of a 6-foot chain-link fence with privacy slats and topped with barb wire. "We heard you clear, you wanted a residential friendly development." This resulted with a pre-cast stamped concrete wall. Van Rapp reported he discussed security options with the Federal Government who told him the fence could not be taller (8-foot fencing), but "had to be 6-feet with barb wire." He offered the email response to Juanita Trujillo, El Poso

Neighborhood Representative. Van Rapp continued to discuss the 16-20 foot landscape border, with a 6-foot tall wall that varies with the topography of the land. He will be following landscape standards set by the City.

4. Other Comments followed by responses given by Van Rapp:
  - o Full rhinorock border along Mulberry Street, W. Ouray Avenue, between Ulibarri home back to the store. Scott Sorenson, Austin Civil Group, Inc. showed the wall on the pictorial map. Privacy slats will be used by Bassett furniture as a security measurement to allow law enforcement more viewing. This should help with no – residential viewing of stored items.
  - o Van Rapp voiced concerns with graffiti activity on the nice stone wall (“empty canvass”).
  - o Revamping store versus old store empty and becoming an eye-sore.
  - o DOI – 15 year lease plan.
  - o Rhinorock border stabilized with drilled case-ons that will be 9-foot on-center and below freeze-line (38”-40” deep).
5. Kim Decoursey stated this property was commercial by agreement for a specific development. She also noted drivers on I-70 could view the storage proposal area. Decoursey asked Van Rapp if he ever developed a storage yard at the entrance of a neighborhood, who responded yes. Decoursey then asked if he ever developed a storage yard by a neighborhood like El Poso, and Van Rapp replied yes. Decoursey then informed Van Rapp she worked for the DOT and understood how acquisitions occur, with all Federal facilities NOT having barb wire. Decoursey then asked Van Rapp if he would like a storage yard at the entrance of his neighborhood, and Van Rapp replied, “It meets zoning.” She then asked him if he would like a storage yard in his neighborhood, and Van Rapp responded, “Would you like a gas station there?”
6. Leah Rowe responded she would rather see a rhinorock fence.
7. Greg Trainor began speaking and suggested letting Van Rapp finish with his proposal and then open it up for discussion. He further described Van Rapp as a “neighbor,” and such, he had the right to look at developing his property.
8. Kim Decoursey stated this type of development at the entrance of El Poso will decrease the property values. Her property value decreased when the water-way went through W. Ouray Avenue. Van Rapp indicated this commercial development would most likely increase values, with Decoursey directing question to City staff, “Are you going to make sure our property values do not decrease?” Some parties voiced it may increase values, while others voiced it would decrease property values.
9. Van Rapp reiterated the development proposal is C1 specific while requiring a Special Usage Permit.

10. Van Rapp and Scott Sorensen discussed the proposal (and used the pictorial map) for the detention ponds that would be approximately 1500 square feet. They would not hold water, but allow water to be released at the historic rate off the property. This development would result with water being filtered to the storm drain, but would not go into the street. It is "designed to create one (1) foot of free board" before overflow, and in such, would not soak into the ground. Rock will be used instead of grass for the detention pond.
11. Frank Cordova Sr. reported that "business" water gets into the storm drain, and ultimately runs into the irrigation ditch system. Frank Jimenez further indicated drainage practices by North Avenue businesses often result in localized flooding due to water draining into the irrigation. Jimenez reported he called the irrigation company and was told they could not address it at that time. Greg Trainor asked Rick Dorris, City Development Engineer, to look into this matter for further discussion. Van Rapp asked if he had addressed these concerns from his standpoint, to which Jimenez indicated yes.
12. Juanita Trujillo asked Van Rapp to clarify the access. Van Rapp described an automatic gate off Peach Street allowing for ID card entry. The proposal also included a second identical automatic gate off Mulberry Street; this would be used as an exit and also for emergency access. Grand Junction Police and the Fire Department will have a key box for emergency access. The primary access and exit will be off Peach Street. Generally, staff get into vehicles and then load or unload at the warehouse. The Fish & Wildlife Officer will be the only person carrying a gun on his person.
13. Van Rapp went on to describe the store (office-warehouse) as "not really open to the public during the day."
14. Mike Scott (business owner) asked how tall storage items would be behind the storage fencing. Van Rapp indicated he was unsure, but stated storage would include sign posts, vehicles, boats, pickups with truck cab, etc. and due to topography, items would be viewed irregardless of fence height.
15. Frank Cordova Jr. indicated he liked the rhinorock fencing and would not want something that involved more traffic.
16. Cindy Enos-Martinez asked what kind of materials would be used in making the rhinorock border fence, and whether they would be graffiti resistant for easier cleanup if necessary. Vince Testa stated a clear sealer could be used for this purpose.
17. Marilyn Trueblood brought up the fact that Van Rapp kept referring to graffiti issues and informed him that residents drive in and out of the neighborhood all the time. If a car is parked in our neighborhood and we do not know that person(s), we call each other and keep track of strangers, etc. Our neighborhood is safe.



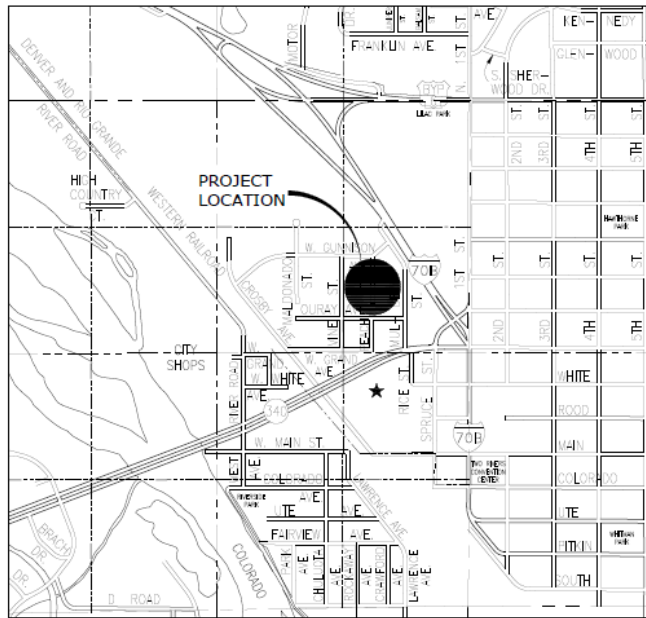
18. Juanita Trujillo asked for clarification of lighting. Van Rapp and Sorenson responded a photometric study will be done, that will also consider the overflow of light into the neighborhood. He indicated some concerns with GJPD as not having a full-view of the wareyard, resulted in chain link fence with privacy slats on the commercial side by Bassett Furniture. Scott Sorensen reported no light plan yet, but will forward a plan as is required criteria by the City.
19. Juanita Trujillo asked for clarification of the graveled ground to which Van Rapp reported proposal to include "road base treated with a dust agent." The dust agent was explained as generally being magnesium chloride.
20. Juanita Trujillo then brought up safety concerns with current GVT stop at W. Ouray Avenue and Mulberry Street. Scott Sorenson reported he talked with Todd Hollenbeck at GVT regarding this issue. Cindy Enos-Martinez suggested having a Neighborhood Meeting with GVT, as this is a Mesa County issue. Van Rapp stated he would be happy to have Vince Testa incorporate a stop on the side of the proposed development if authorized by GVT.
21. Frank Cordova Jr. mentioned the safety issue with traffic and persons not having sidewalks coming down Mulberry Street south of the intersection with W. Ouray Avenue.
22. Frank Cordova Sr. stated he would like to see the pond moved further north of the current proposed location. Van Rapp and Sorensen explained the water naturally drains in the direction of the proposed pond site. Cordova stated that he understood but wondered why it could not be moved, such that it not be so close to the nearest residential home. He further stated he would not like having a home next to a pond. Frank Jimenez recalled "shooting the grade of this property and how it drains two ways."
23. Juanita Trujillo asked for clarification of the angle of the barb-wire, and was informed it would be 45 degrees.
24. Juanita Trujillo asked why security would call for barb-wire fencing with current technology. Van Rapp responded he asked the DOI if other options could be used and was told the fencing needed to be topped with barb-wire; Van Rapp told Juanita he would give her a copy of the email if that helped. Juanita told Van Rapp she wanted to see written requirements, not just someone's response.
25. When Van Rapp was asked about an 8-foot fence height allowance, he indicated it would be allowed with the permit. He addressed Juanita Trujillo by offering an 8-foot wall if she would give her approval with the barb-wire. While others were in favor of the 8-foot fencing, Van Rapp continued to address Trujillo with the proposition he would build a 10-foot wall if she would give her approval with barb-wire. Juanita told Van Rapp she would not do so. Juanita then asked homeowners/residents if they would prefer a fence with or without barb-wire. Frank Jimenez and Randy Rowe

responded with Van Rapp's statement that the Federal Government required fencing with barb-wire. Juanita then asked the homeowners/residents, if not considering the proposal as is, would they want a fence with or without barb-wire, to which they answered, "no barb-wire." One homeowner, Randy Rowe furthered his statement, "If we had a choice, who would want barb-wire."

26. Van Rapp reported security cameras would be part of the security system.
27. Frank Jimenez asked if the City could do something about traffic in and out of this property as a short-cut to other businesses. He has had to stop at times to avoid a wreck with vehicles using this pathway. Other parties also voiced their concern. These comments were met with a statement explaining this issue would go away once the fence is installed.

# MAJOR SITE PLAN / CONDITIONAL USE PERMIT SUBMITTAL DEPARTMENT OF INTERIOR - GRAND JUNCTION FACILITY 445 WEST GUNNISON AVENUE GRAND JUNCTION ,CO

FEBRUARY 2013



VICINITY MAP



SHEET	REVISION	TITLE
C000	1	COVER SHEET
C001	-	GENERAL CONSTRUCTION NOTES
C002	1	SITE DEMOLITION PLAN
C003	1	SITE / UTILITY PLAN
C004	1	OVERALL GRADING PLAN
C005	-	BUILDING SITE - NORTH GRADING
C006	-	BUILDING SITE - SOUTH GRADING
C007	1	STORAGE YARD GRADING
C008	-	BUILDING SITE - NORTH HORIZONTAL CNTR
C009	-	BUILDING SITE - SOUTH HORIZONTAL CNTR
C010	1	STORAGE YARD HORIZONTAL CNTR
C011	-	IRRIGATION LINE PLAN & PROFILE

SHEET INDEX

TITLE AND DATE	
DATE	BY



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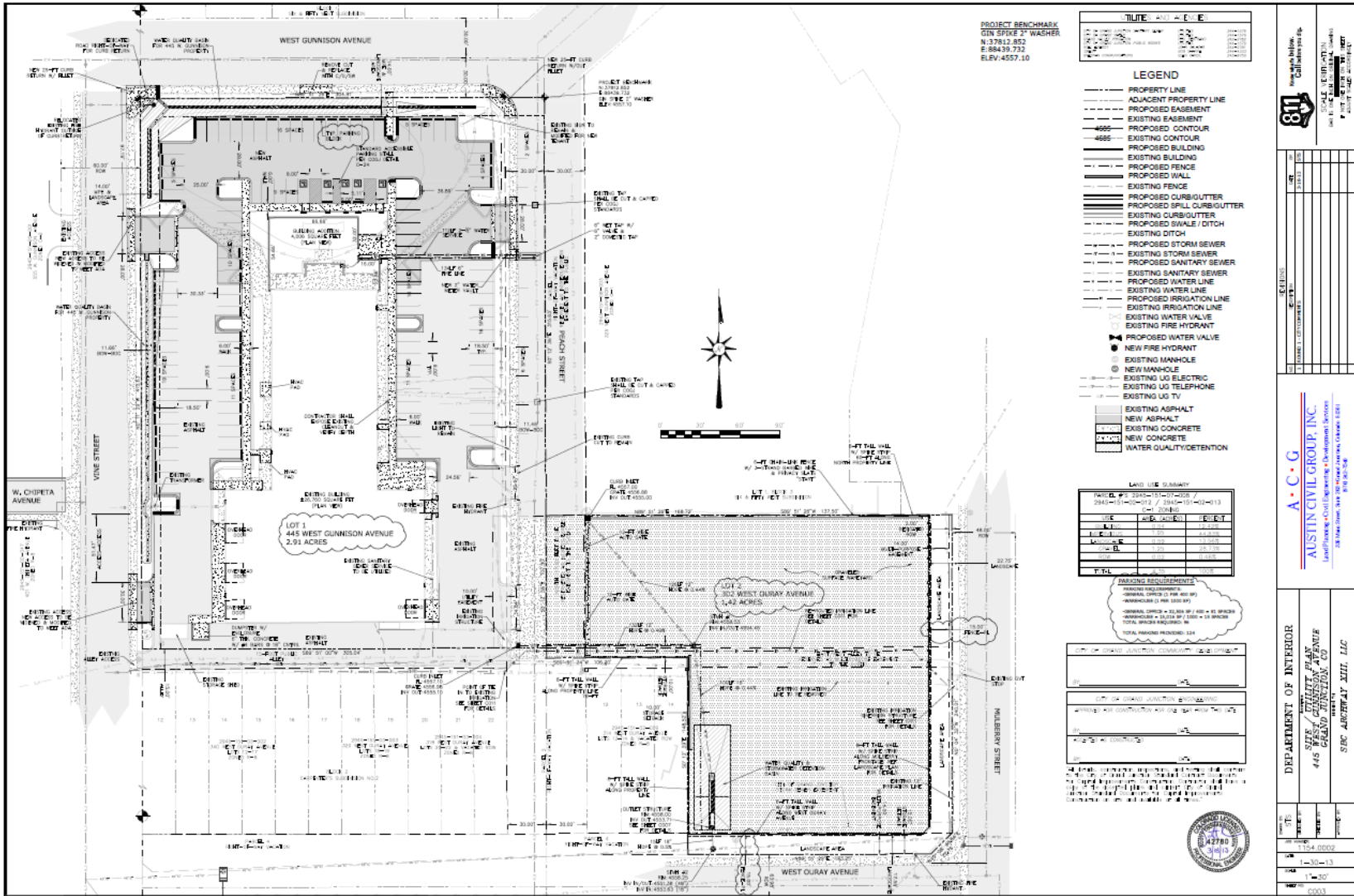
NO.	DATE	DESCRIPTION

AUSTIN CIVIL GROUP INC.  
Land Planning, Civil Engineering, Construction Services  
28 Maple Street, Suite 200, Grand Junction, Colorado 81501  
970.243.8400

STATE	DEPARTMENT OF INTERIOR
PROJECT NO.	445 WEST GUNNISON AVENUE GRAND JUNCTION, CO
PROJECT NAME	DEPARTMENT OF INTERIOR - GRAND JUNCTION FACILITY
DATE	FEBRUARY 2013
SCALE	AS SHOWN
SHEET NO.	C000

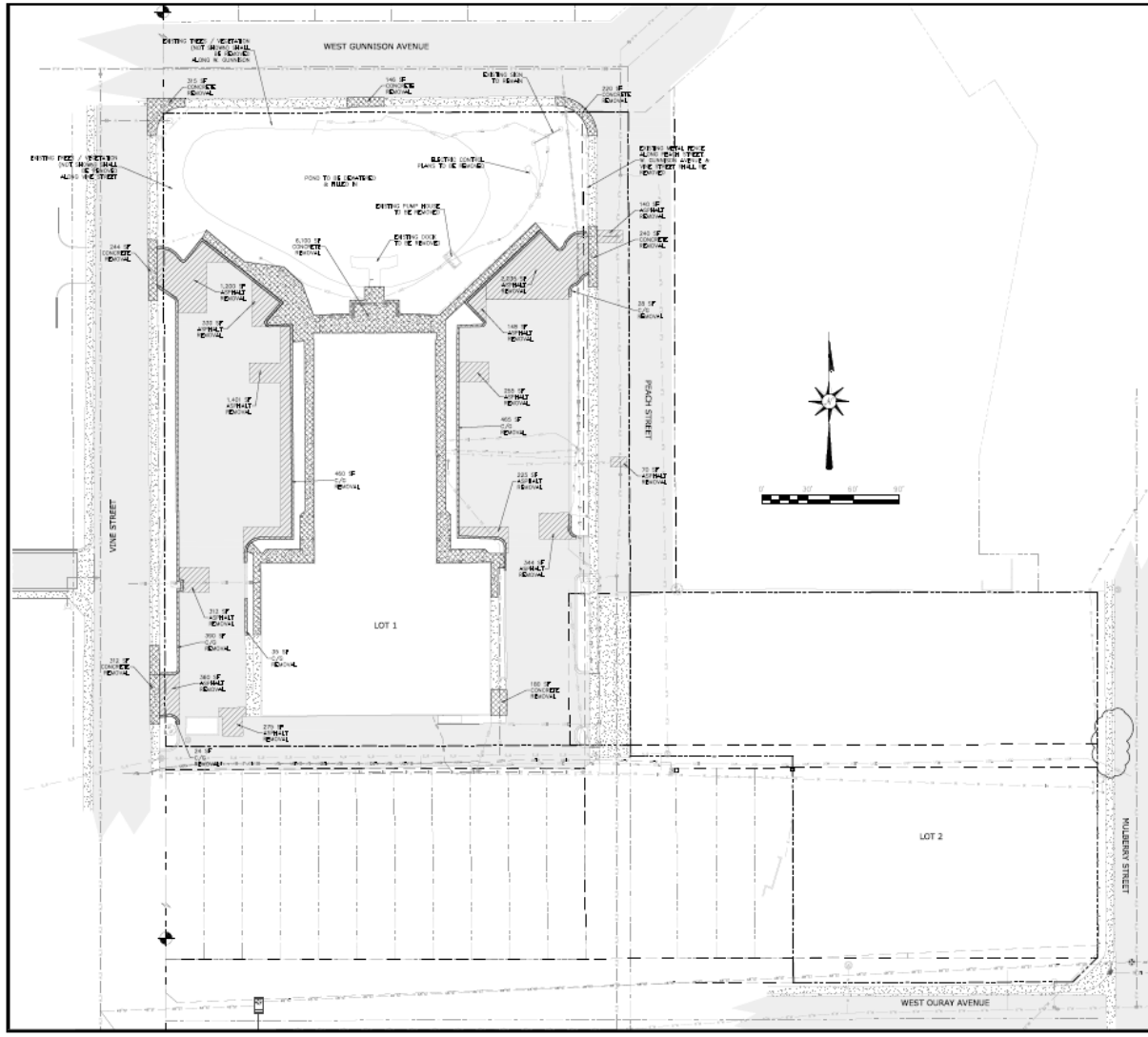
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NO.	DATE

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  - - - PROPOSED CONTOUR
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  - ▭ PROPOSED BUILDING
  - ▭ EXISTING BUILDING
  - ▭ PROPOSED FENCE
  - ▭ EXISTING FENCE
  - ▭ PROPOSED CURB/GUTTER
  - ▭ EXISTING CURB/GUTTER
  - ▭ PROPOSED SPILL CURB/GUTTER
  - ▭ EXISTING SPILL CURB/GUTTER
  - ▭ PROPOSED SWALE / DITCH
  - ▭ EXISTING SWALE / DITCH
  - ▭ PROPOSED STORM SEWER
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  - ▭ WATER QUALITY/RETENTION



REVISIONS	
NO.	DATE

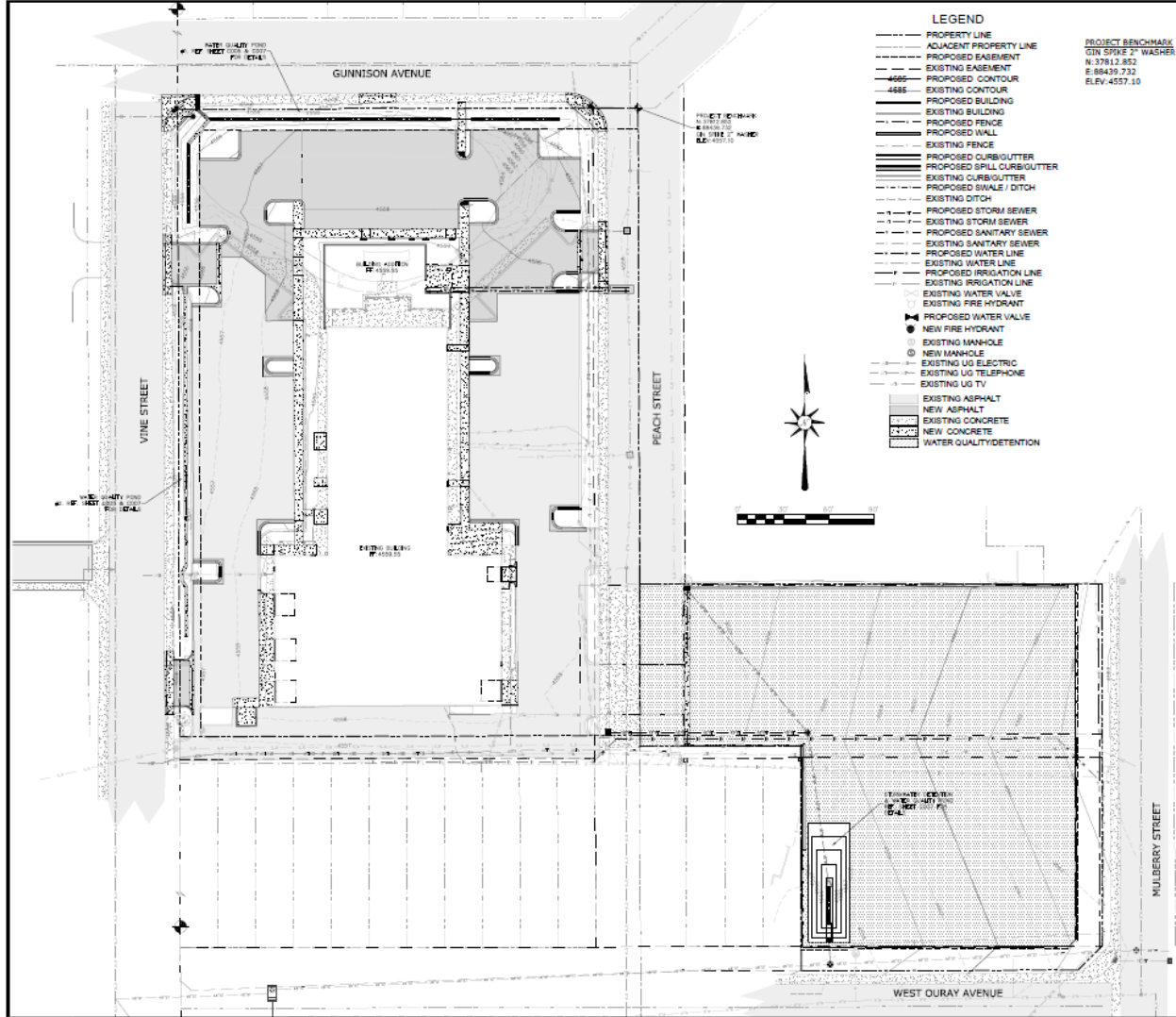
**A · C · G**  
**AUSTIN CIVIL GROUP INC.**  
 Land Planning, Civil Engineering, Construction Services  
 28 West Street, Suite 200, Fort Collins, Colorado 80501  
 970.221.9282

DEPARTMENT OF INTERIOR  
 STATE ENGINEER  
 STEPHEN J. HARRIS  
 445 GRAND AVENUE, 4TH FLOOR  
 FORT COLLINS, CO 80501  
 SPEC ARCHITECT, XIII, LLC

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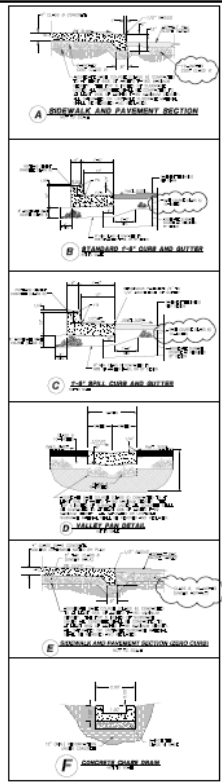
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  - EXISTING UG TELEPHONE
  - EXISTING UG TV
  - EXISTING ASPHALT
  - NEW ASPHALT
  - EXISTING CONCRETE
  - NEW CONCRETE
  - WATER QUALITY/DETENTION

PROJECT BENCHMARK  
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ELEV: 4557.10



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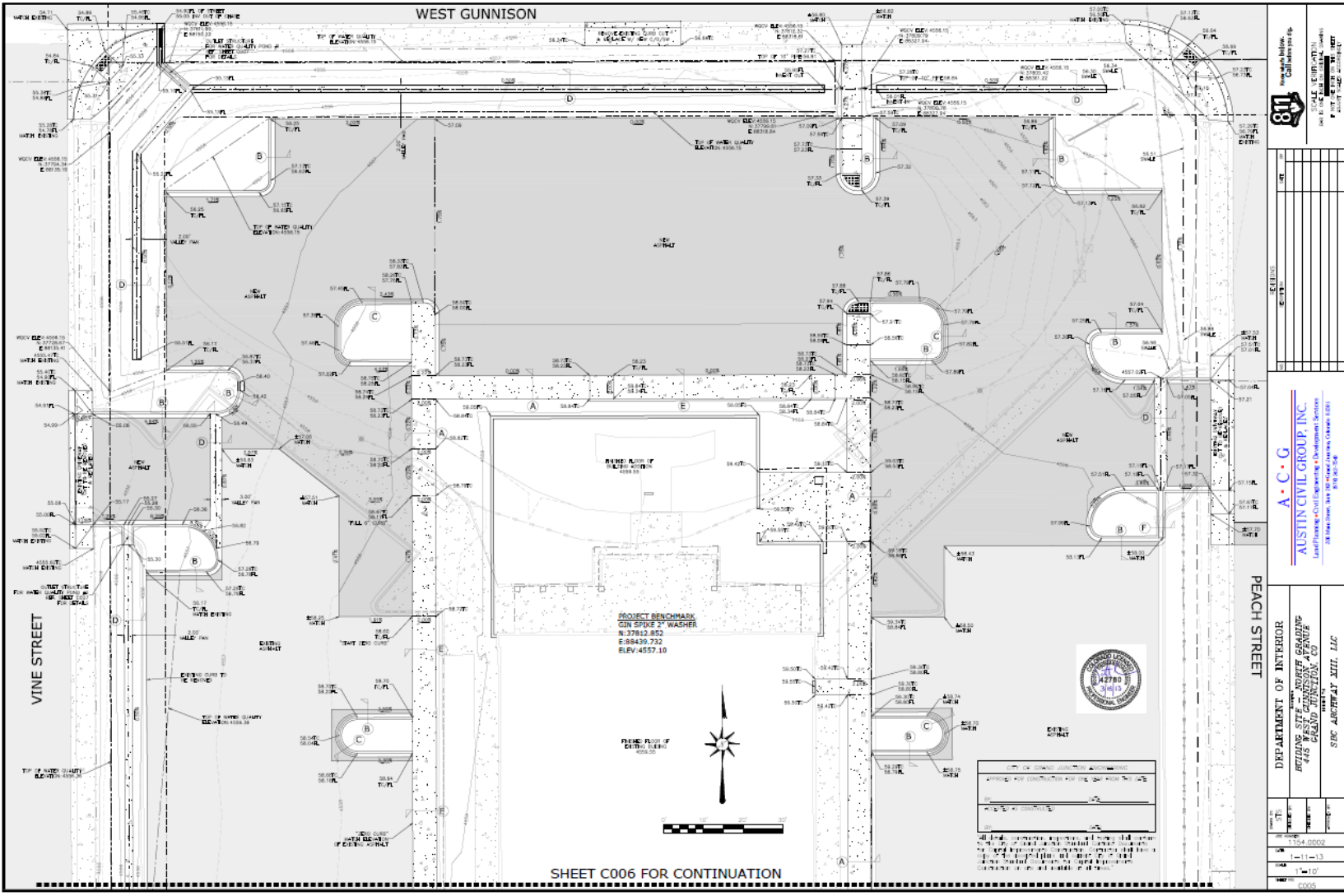
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**AUSTIN CIVIL GROUP INC.**  
Land Planning, Civil Engineering, Construction Services  
2800 West 10th, Suite 100, Fort Collins, Colorado 80501  
970.226.8888

DEPARTMENT OF INTERIOR  
OFFICIAL GRADING PLAN  
440 GRAND AVENUE  
GREAT HORN  
SPC ARCHITECT, XIII, LLC

NO.	DESCRIPTION	DATE	BY	CHECKED



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 Austin Civil Group, Inc.  
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 DRAWN BY: J. W. H.

**A · C · G**  
**AUSTIN CIVIL GROUP INC.**  
 Land Planning - Civil Engineering - Construction Services  
 28100 Hwy 100, Suite 100, Austin, Texas 78738  
 512.453.8888

DEPARTMENT OF INTERIOR  
 BRIDGING SITE AND SURFACE GRADING  
 440 GRAND AVENUE, SUITE 400  
 GRAND AVENUE, TEXAS 78701  
 SPEC ARCHITECT, ARCHITECT

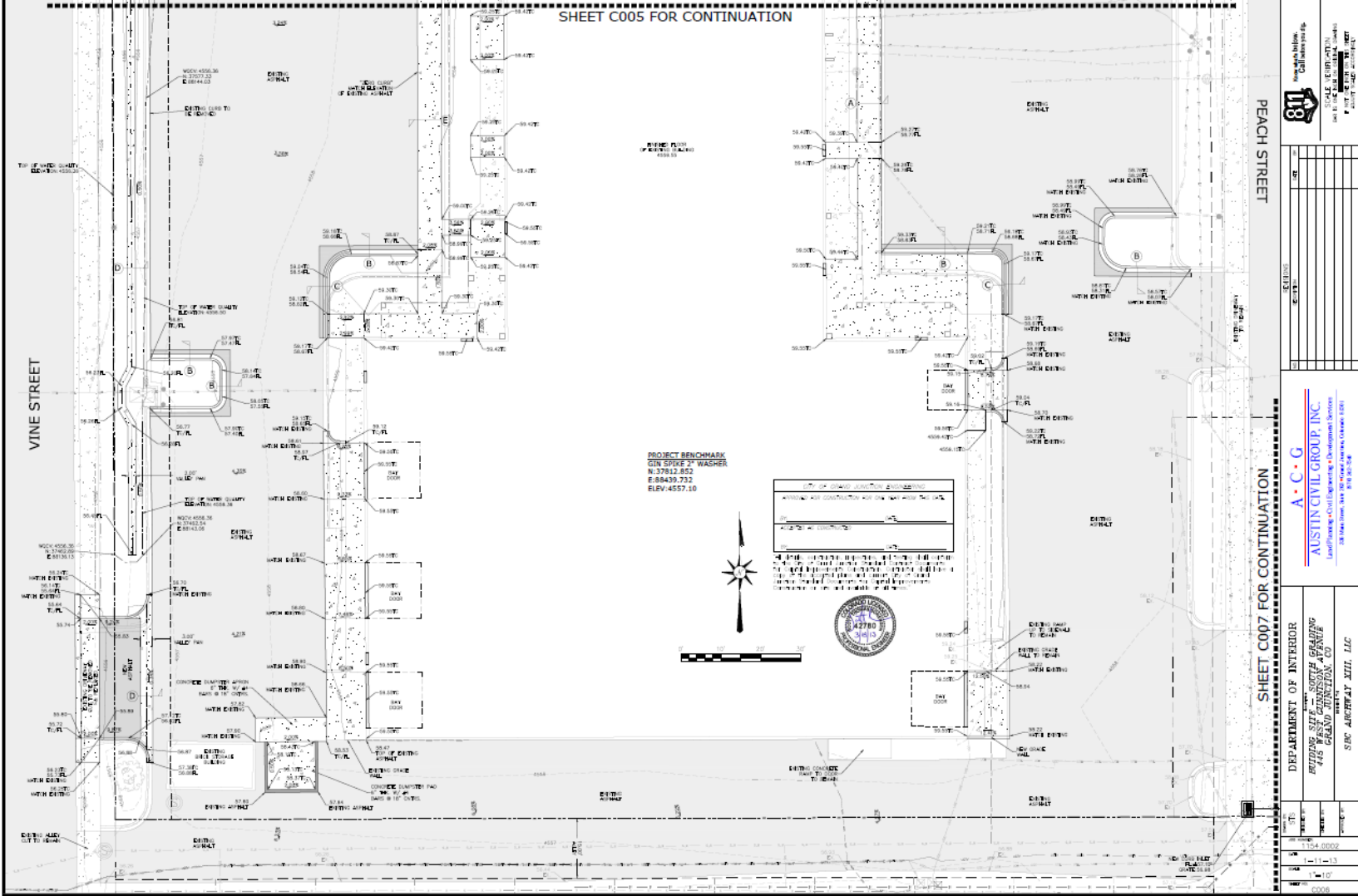
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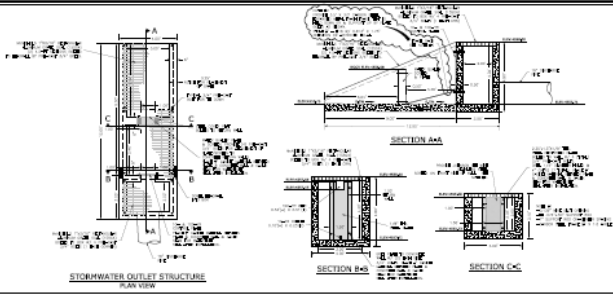
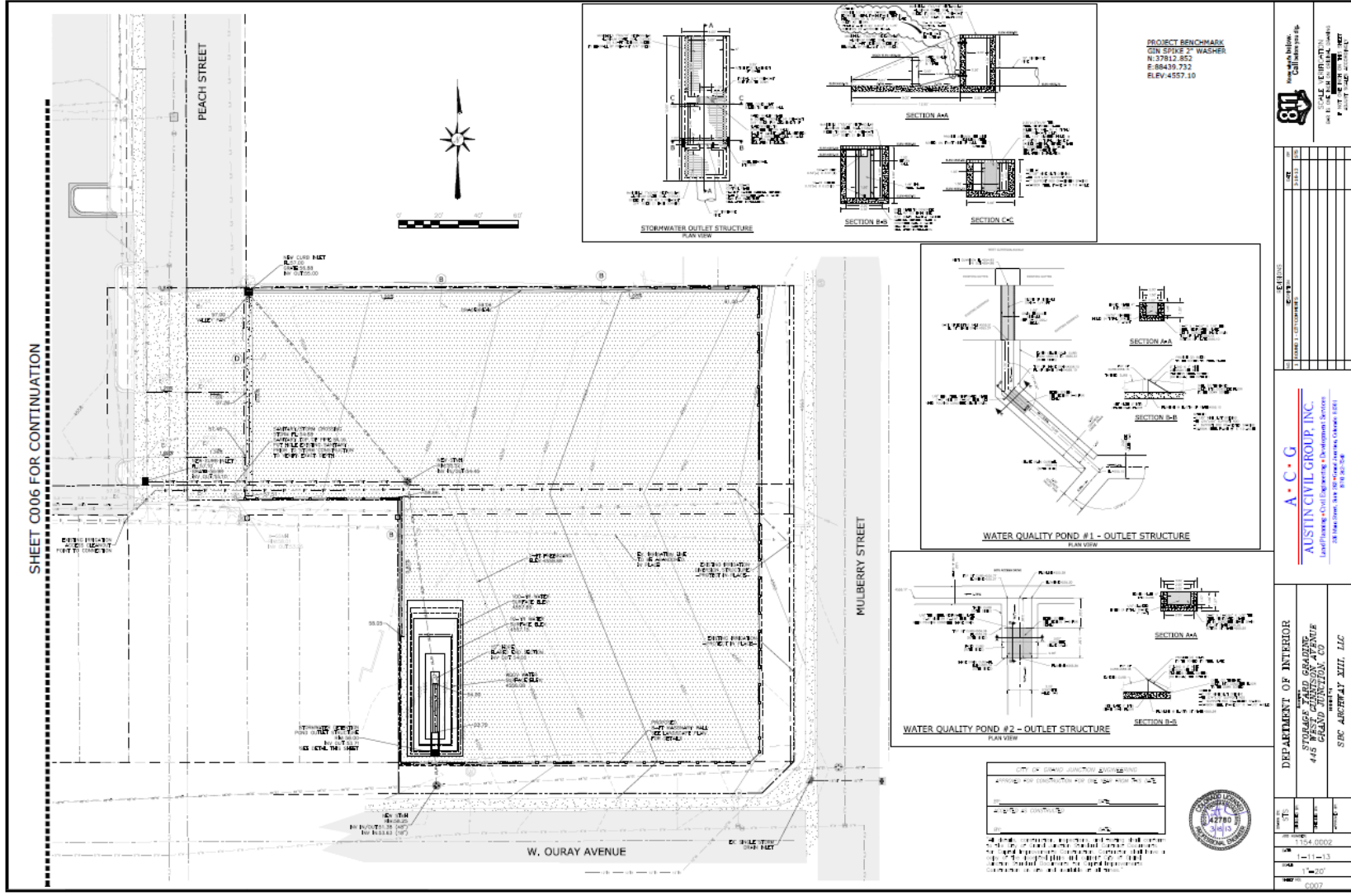
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 Land Planning • Civil Engineering • Construction Services  
 28 Maple Street, Suite 200 • Austin, Texas • 78701  
 512.478.8048

STATE OF TEXAS  
 DEPARTMENT OF INTERIOR  
 BIDDING SITE PLAN SOUTH GRADING  
 440 GRAND AVENUE, SUITE 400  
 AUSTIN, TEXAS 78701  
 SPEC ARCHITECT XIII, LLC

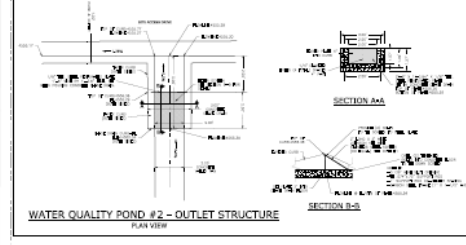
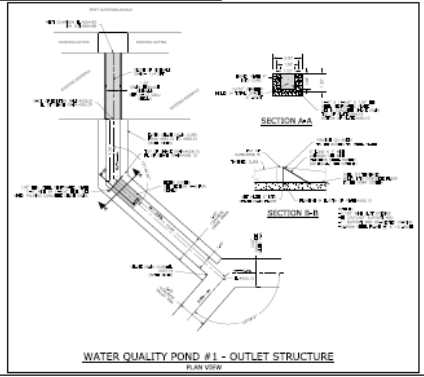
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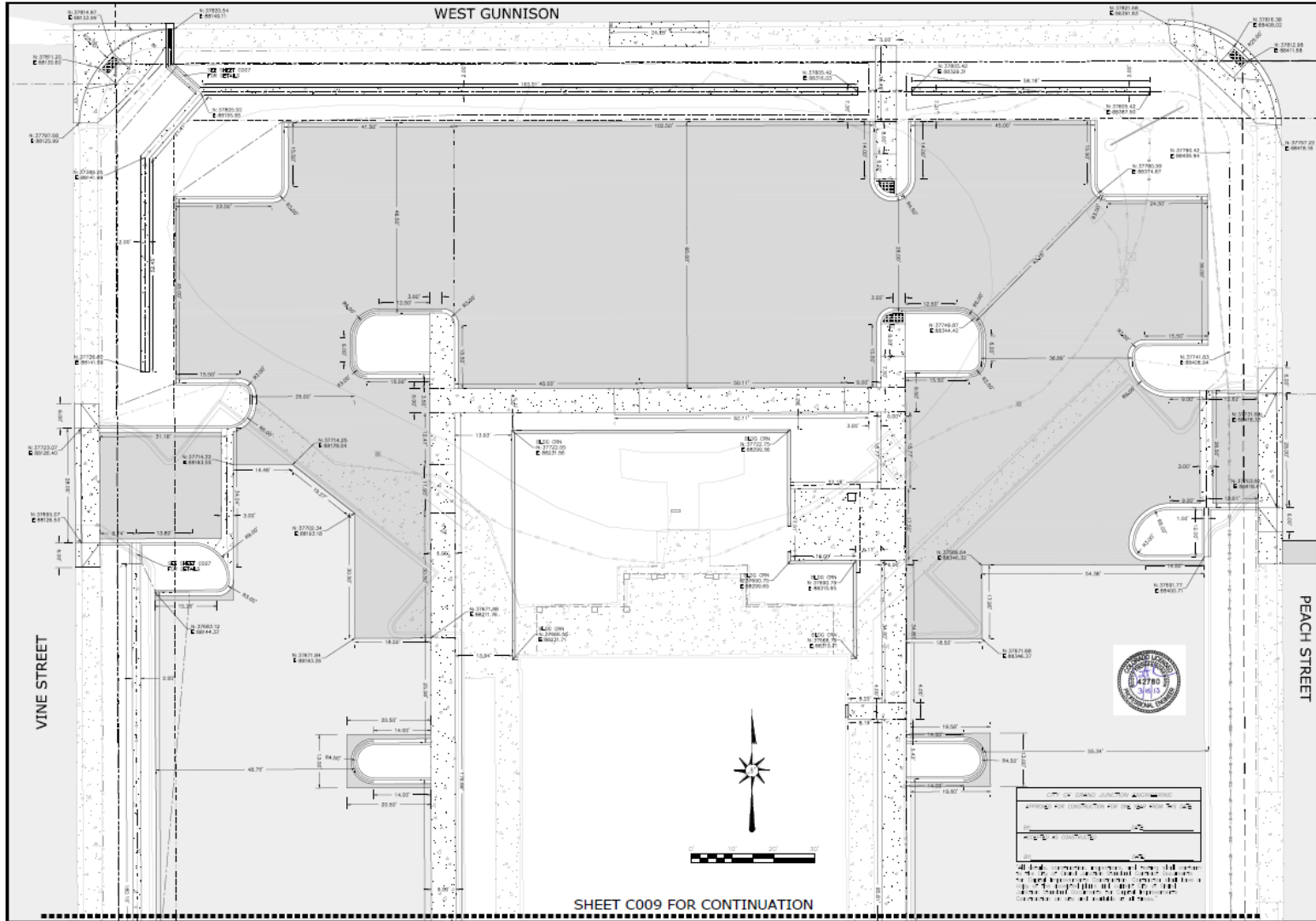
**A · C · G**  
**AUSTIN CIVIL GROUP INC.**  
Land Planning - Civil Engineering - Development Services  
2800 Ross Street, Suite 300, Austin, Texas 78703  
512.452.8000

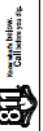
DEPARTMENT OF INTERIOR  
STAFFORD FIELD GRADING  
448 GRAND AVENUE, SUITE 200  
GRAND PRINCETON, TX 75042  
SFC ARCHITECT XIII, LLC

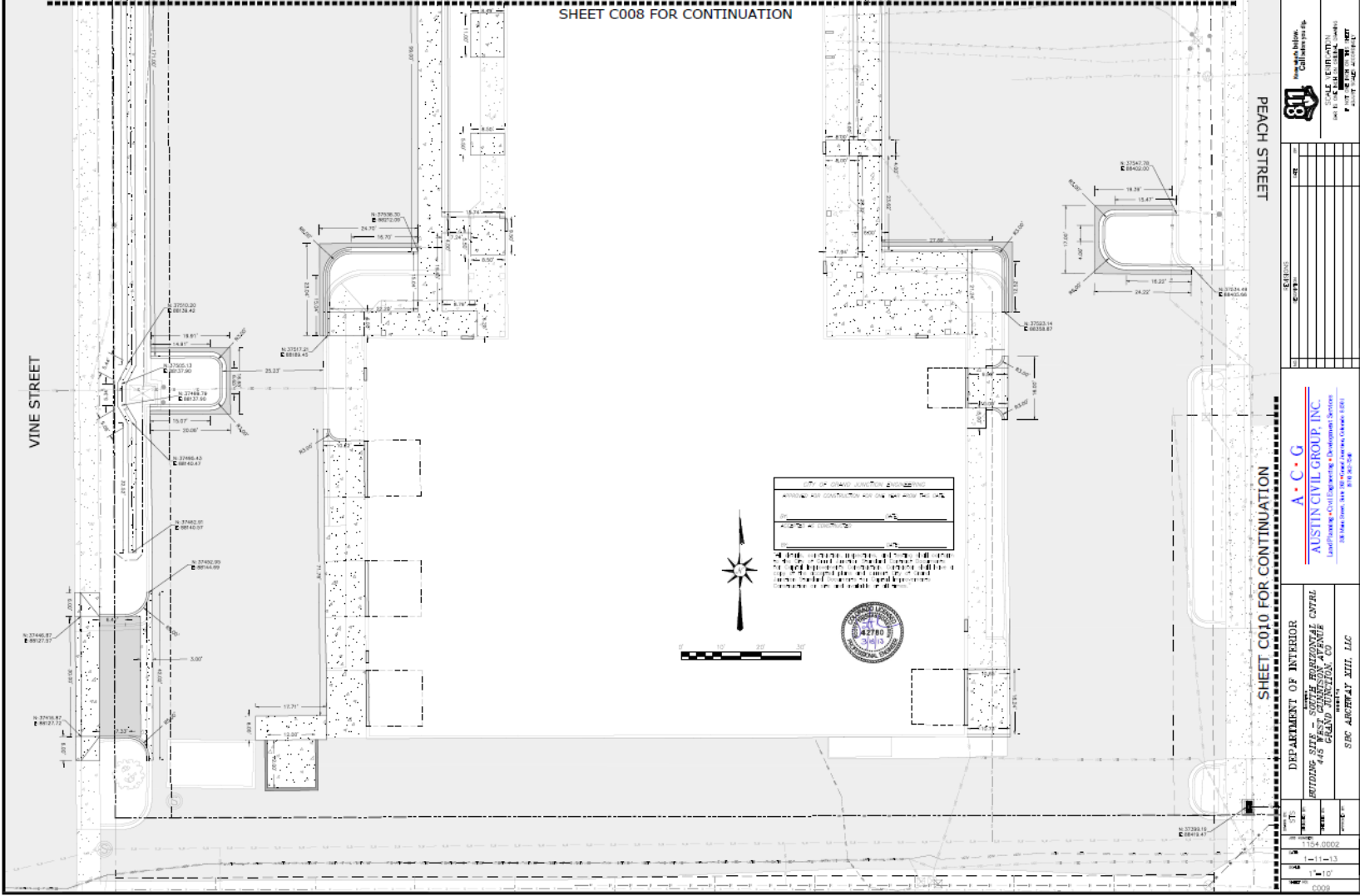
PROJECT NO.	104-0002
SHEET NO.	11-13
SCALE	1"=20'
DATE	02/07



10/11/2017 10:41:02 - Check 7/1/2017 by: Public Works/CD/10/11/2017 10:41:02 - 10/11/2017 10:41:02 - 10/11/2017 10:41:02



 Austin Civil Group Inc. Land Planning • Civil Engineering • Drainage Systems 28 Maple Street, Suite 300 • West Lake Hills, Texas 78678 512.508.8000										
TITLE: DEPARTMENT OF INTERIOR PROJECT: BRIDLAND STATE NORTH INDUSTRIAL CENTER 440 GRAND GUNNISON, CO SHEET: 0009 DATE: 03/15/17 SPEC: ARCHITECT, XIII, JTC	REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION								



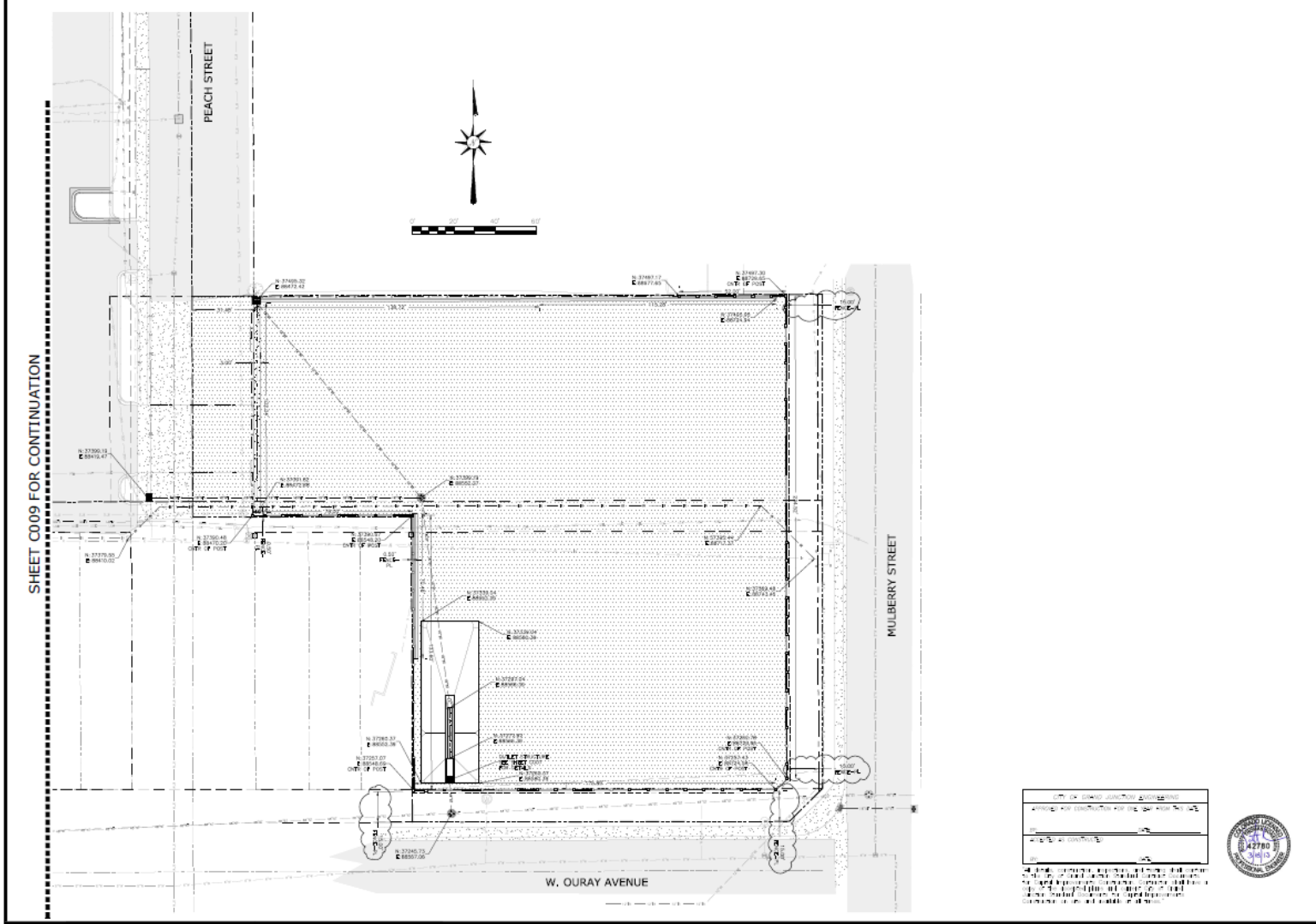
**103**  
 CALLAHAN & MALIN  
 ENGINEERS  
 1001 N. MICHIGAN STREET  
 SUITE 1100  
 AUSTIN, TEXAS 78701  
 TEL: 512.473.4200  
 FAX: 512.473.4201

**A · C · G**  
**AUSTIN CIVIL GROUP, INC.**  
 Land Planning · Civil Engineering · Development Services  
 2800 Ross Street, Suite 200, Austin, Texas 78704  
 512.473.3349

DEPARTMENT OF INTERIOR  
**BRIDGES STATE SOUTH REGIONAL CENTRAL**  
 440 GRAND AVENUE  
 GRAND AVENUE  
 AUSTIN, TEXAS 78701  
 SPEC ARCHITECT XIII, LLC

DATE	DESCRIPTION
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11-11-13	11-0000
1-1-12	12-0000
1-1-11	11-0000
1-1-10	10-0000

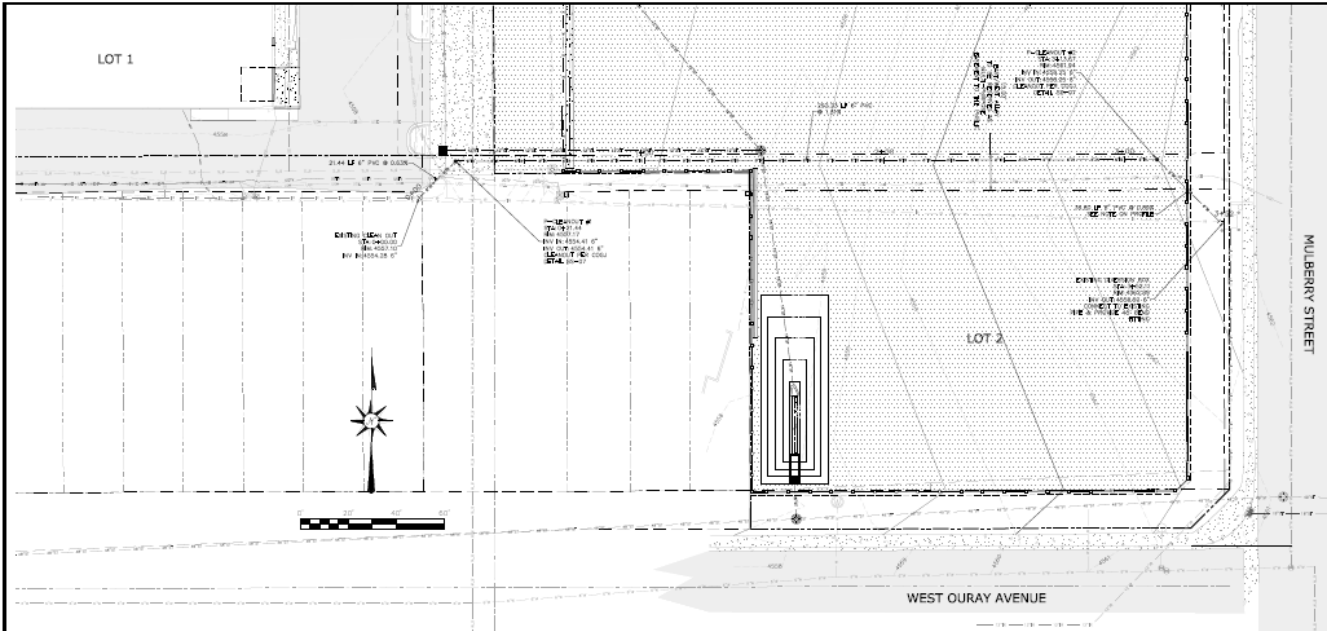
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DATE	DESCRIPTION



<p>STATE OF TEXAS</p> <p>Professional Engineer</p> <p><b>A.C.G.</b></p> <p><b>AUSTIN CIVIL GROUP INC.</b></p> <p>Land Planning • Civil Engineering • Development Services</p> <p>2800 Ross Street, Suite 200, Austin, Texas 78704 • 512.452.1000</p>	
<p>PROJECT:</p> <p>STORAGE YARD REDEVELOPMENT</p> <p>440 CHANDLER AVENUE</p> <p>GEAR, TEXAS</p>	<p>DATE:</p> <p>10/11/23</p> <p>SCALE:</p> <p>AS SHOWN</p>
<p>DEPARTMENT OF INTERIOR</p> <p>STORAGE YARD REDEVELOPMENT</p> <p>440 CHANDLER AVENUE</p> <p>GEAR, TEXAS</p> <p>SPC ARCHITECT, XIII, LLC</p>	



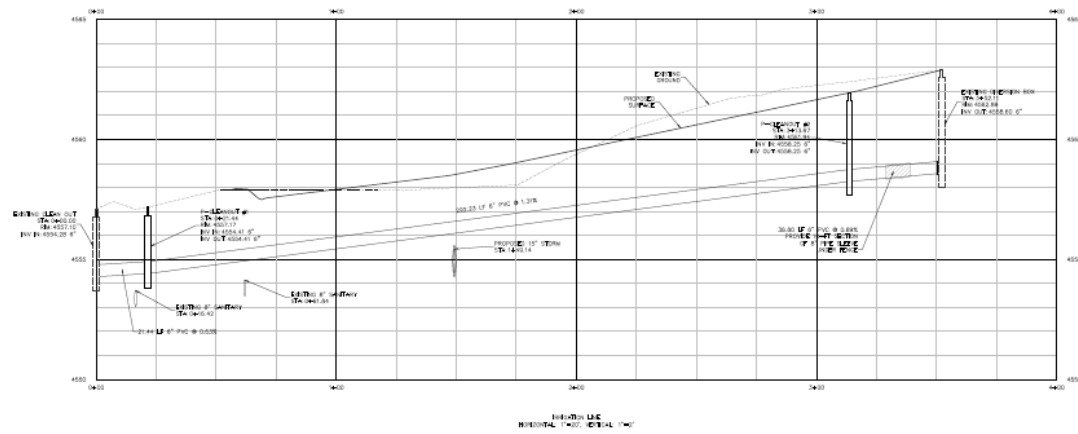
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BM	18	4557.10
BM	19	4557.10
BM	20	4557.10

**PROJECT BENCHMARK**  
 GUN SPRING W/ W/ASHER  
 N: 37812.852  
 E: 88439.732  
 ELEV: 4557.10

**STATE OF TEXAS**  
 COUNTY OF DALLAS

Surveyed and Platted by [Signature]  
 [Signature]

Scale: Horizontal 1" = 20', Vertical 1" = 20'



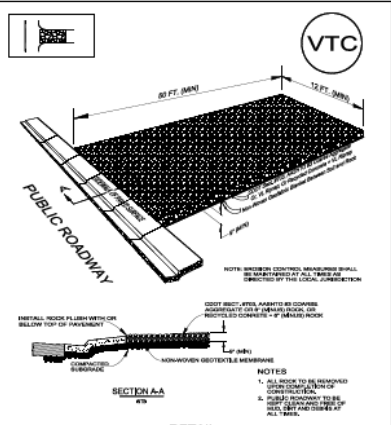
DATE	REVISION

**A · C · G**  
**AUSTIN CIVIL GROUP INC.**  
 Land Planning · Civil Engineering · Development Services  
 200 West Street, Suite 200, Austin, Texas 78701  
 512.476.8848

STATE OF TEXAS  
 DEPARTMENT OF INTERIOR  
 REGISTRATION PLAN & PROFFER  
 445 GRAND AVENUE, SUITE 400  
 AUSTIN, TEXAS 78701  
 SPEC ARCHITECT XIII, LLC

DATE	08/20/2021
SCALE	1" = 20'
PROJECT	21011
DATE	08/20/2021

MAPS/CADD/2021/08/20 - County of Dallas - Survey of [Project Name] - 21011 - 08/20/2021 - 11:00 AM - 11:00 AM

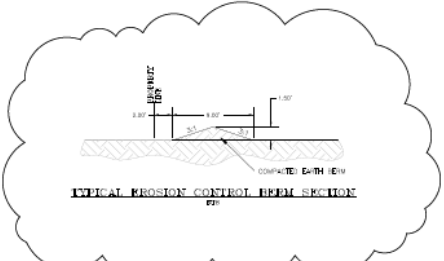
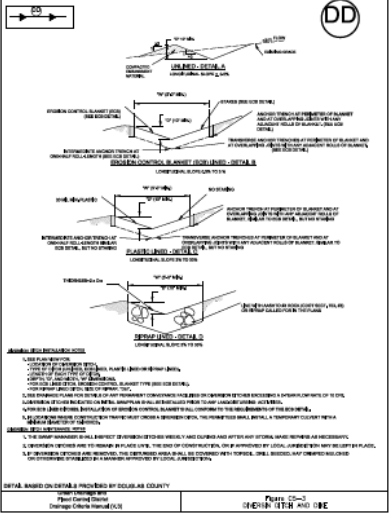
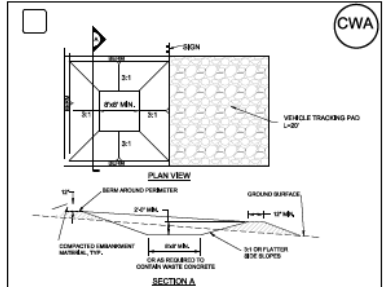
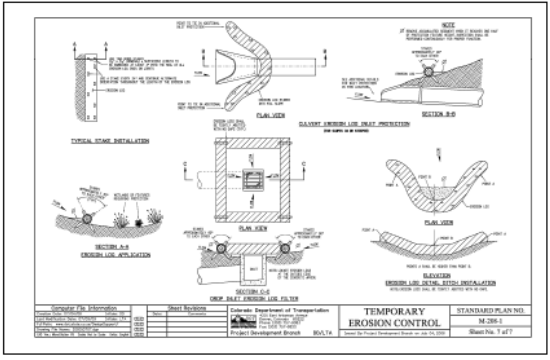


DETAIL CONSTRUCTION STAGING PAD

DETAILS BASED ON THOSE PROVIDED BY THE CITY OF BROOKFIELD, COLORADO

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT DRAINAGE CONTROL MANUAL (V-3)

FORM CD-1 TEMPORARY VEHICLE TRACKING CONTROL



801

SCALE: VERIFICATION

NO.	DESCRIPTION	DATE

A. C. G. AUSTIN CIVIL GROUP INC.

28 West Street, Suite 200, Fort Collins, Colorado 80501

DEPARTMENT OF INTERIOR

RMP REVISIONS

448 WESLAND JUNCTION, CO

NOV 2009

SPEC ARCHITECT XIII, LLC

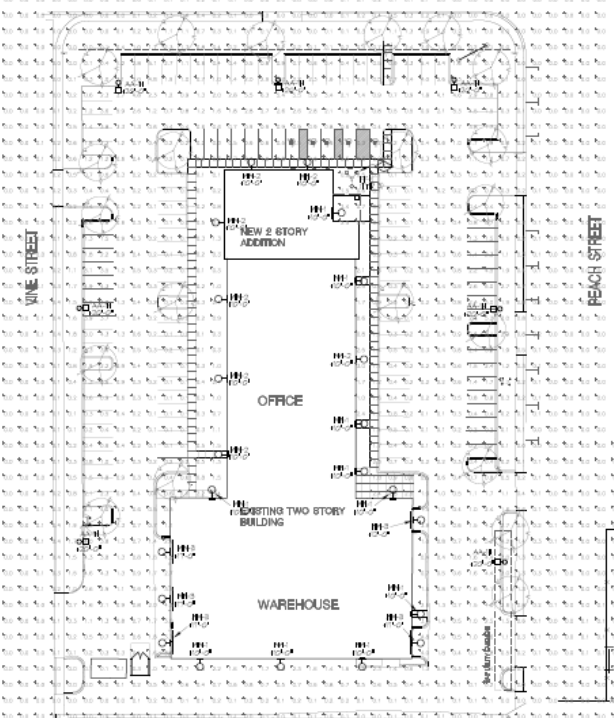
DATE	NO.	DESCRIPTION	BY

104-0002

1-12-12



WEST GUNNISON AVENUE



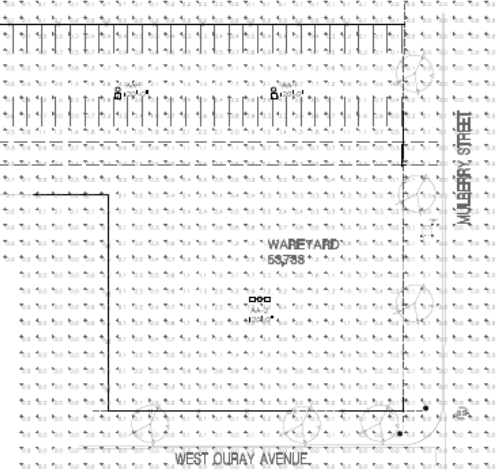
LUMINAIRE SCHEDULE					
KEY	LAFF	DESCRIPTION	QUANTITY	MANUFACTURER	VOLT
AA1	20W FHLED-2	ALL EXTERIOR LUMINAIRE SINGLE HEAD, ARII POLYCARBONATE BOWTIE, ROUND TAPERED ALUMINUM HOUSING, DARK BRONZE FINISH	27 HOUSING TOTAL HEIGHT 20" BAW	QTY ANDGETIVE (LARGE) QTY ANDGETIVE (SMALL)	27V
AA4	20W FHLED-2	ALL EXTERIOR LUMINAIRE SINGLE HEAD, ARII POLYCARBONATE BOWTIE, ROUND TAPERED ALUMINUM HOUSING, DARK BRONZE FINISH	27 HOUSING TOTAL HEIGHT 20" BAW	QTY ANDGETIVE (LARGE) QTY ANDGETIVE (SMALL)	27V
AA2	20W FHLED-2	ALL EXTERIOR LUMINAIRE SINGLE HEAD, ARII POLYCARBONATE BOWTIE, ROUND TAPERED ALUMINUM HOUSING, DARK BRONZE FINISH	27 HOUSING TOTAL HEIGHT 20" BAW	QTY ANDGETIVE (LARGE) QTY ANDGETIVE (SMALL)	27V
RI1	10W HPF	FLUORESCENT METAL HALIDE BULLET LIGHT, BLACK CAPTIVE OPTIC, 18" BOWTIE OPTIC HOUSING, BOWTIE LENS, BEADED TAPERED PLAIN LENS, IN-SPACE NON-PETAL, BOWTIE LENS, 18" JOINT LENS, BEADED TAPERED, E.G. TO COORDINATE LOCATION AND WITH THE TERMINATION OF THE PLAN FOLE	FLUOR HOUSING	KUBEL, 2000" BY 2000" B SHIELD	27V
WH1	FHLED-17	ALL EXTERIOR EXTERIOR WALL FOLE SURFACE MOUNTED, 8" DEEP SHIELD, 8" DEEP TLY EXTERIOR, 20" CAPT ALUMINUM, TAPERED PLAIN LENS, DARK BRONZE FINISH, INDIVIDUALLY FUSED	EXTERIOR WALL	QTY WONGS 20"X8" DE 8" BOWH	27V
WH2	FHLED-17	ALL EXTERIOR EXTERIOR WALL FOLE SURFACE MOUNTED, 8" DEEP SHIELD, 8" DEEP TLY EXTERIOR, 20" CAPT ALUMINUM, TAPERED PLAIN LENS, DARK BRONZE FINISH, INDIVIDUALLY FUSED	EXTERIOR WALL	QTY WONGS 20"X8" DE 8" BOWH	27V
WH3	FHLED-17	EXTERIOR WALL FOLE SURFACE MOUNTED, 8" DEEP SHIELD, 8" DEEP TLY EXTERIOR, 20" CAPT ALUMINUM, TAPERED PLAIN LENS, DARK BRONZE FINISH, INDIVIDUALLY FUSED, INDIVIDUALLY FUSED	EXTERIOR WALL	QTY WONGS 20"X8" DE 8" BOWH	27V
OTM		NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL, LISTINGS AND DESCRIPTION PRIOR TO ORDERING VERIFY DESIGNATION, VOLTAGE AND NOTIFY ENGINEER OF ANY CHANGING CONDITIONS PRIOR TO ORDERING			

**GENERAL SITE LIGHTING NOTES**

- 1. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY LEADER-CONTROLLED PHOTOCELLS DURING THE DAYTIME OR BY A PHOTOCELL, PHOTOCELL, PHOTOCELL AND PHOTOCELL CONTROL SYSTEM.

**DETAIL NOTES THIS SHEET**

- 1. SEE THE GENERAL NOTES SHEET FOR THE SITE FOR THE EXTERIOR LIGHTING NOTES.



SITE PHOTOMETRIC

Grand Junction - Department of the Interior  
445 West Gunnison Avenue  
Grand Junction, Colorado

TAAG ARCHITECTS

1630 Walnut Street  
Suite 420  
Denver, CO 80202  
303-424-2745  
303-424-2757 FAX  
www.taagdenver.com

**boulder engineering**  
ARCHITECTS  
1620 Broadway, Suite 101  
Boulder, CO 80502  
303-442-6131 phone  
303-442-6171 fax  
info@boulder-engineering.com

Issue Record:  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
1675 1675 1675 1675 1675 1675

Project No: 1201200  
Date: \_\_\_\_\_  
Drawn: BKT  
Checked: OFN  
Drawing Title: \_\_\_\_\_

Sheet No:  
**SP.1**

Type:  
 Job: GRAND JUNCTION DOI  
 Catalog number:

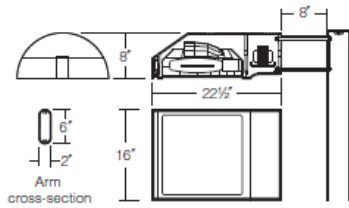
Approvals:

Mfg.	Fixture	Electrical Module	Finish	Options	Optional
					Vertical
		See page 2		See pages 3-4	Slipfitter Mount
					See page 5

Date:  
 Page: 1 of 5

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

**Specifications**



**Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.

**Lens Frame:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one-piece extruded and vulcanized silicone gasket to provide an IP66 rating for the optical module. Clear 3/4" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

**Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing as a one-piece module. Reflector module is field rotatable in 90° increments. HPS and PMH sockets are porcelain 4KV pulse rated mogul base with molded silicone lamp stabilizer. All reflector modules are factory prewired with quick-disconnect plug and include silicone seal at the penetration of the internal barrier wall in the luminaire housing.

**Electrical Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. All ballasts are high power factor rated -20°F starting.

**Support Arm:** One-piece extruded aluminum with internal bolt guides and fully radiused top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

**Optional Wall Mounting:** Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SC) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.








Listings and Ratings		
UL cUL 1500®	CE	25C Ambient

\*Suitable for wet locations.  
 KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



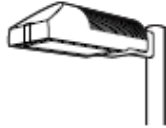


## Standard Features

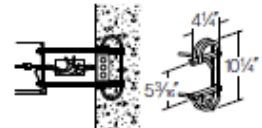
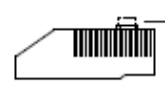
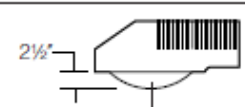
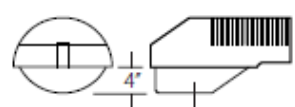
<p><b>Mounting</b> 3Y configuration is available for round poles only.</p>	<p>Plan View: </p> <p>EPA: 1.2 2.4 2.0 3.2 3.2 3.9 n/a Cat. No.: <input type="checkbox"/> 1A <input type="checkbox"/> 2B <input type="checkbox"/> 2L <input type="checkbox"/> 3T <input type="checkbox"/> 3Y <input type="checkbox"/> 4C <input type="checkbox"/> 1W</p>																																																																																				
<p><b>Fixture</b> Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.</p>	<p>Flat Lens      </p> <p>Light Distribution: Type I Type II Type III Type IV Type V Full Cutoff Full Cutoff Full Cutoff Forward Throw Full Cutoff Square Full Cutoff</p> <p>Cat. No.: <input type="checkbox"/> AR1 <input type="checkbox"/> AR2 <input type="checkbox"/> AR3 <input type="checkbox"/> AR4 <input type="checkbox"/> AR5</p>																																																																																				
<p><b>Electrical Module</b> HPS = High Pressure Sodium PMH = Pulse Start Metal Halide</p>	<p>Cat. Nos. for Electrical Modules available:</p> <table border="1"> <tr> <td colspan="4">High Pressure Sodium</td> </tr> <tr> <td><input type="checkbox"/> 150HPS120</td> <td><input type="checkbox"/> 250HPS120</td> <td><input type="checkbox"/> 400HPS120</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 150HPS208</td> <td><input type="checkbox"/> 250HPS208</td> <td><input type="checkbox"/> 400HPS208</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 150HPS240</td> <td><input type="checkbox"/> 250HPS240</td> <td><input type="checkbox"/> 400HPS240</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 150HPS277</td> <td><input type="checkbox"/> 250HPS277</td> <td><input type="checkbox"/> 400HPS277</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 150HPS347</td> <td><input type="checkbox"/> 250HPS347</td> <td><input type="checkbox"/> 400HPS347</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 150HPS480</td> <td><input type="checkbox"/> 250HPS480</td> <td><input type="checkbox"/> 400HPS480</td> <td></td> </tr> <tr> <td>Lamp</td> <td>E-23 1/2, Clear</td> <td>E-18, Clear</td> <td>E-18, Clear</td> </tr> <tr> <td>Socket</td> <td>Mogul Base</td> <td>Mogul Base</td> <td>Mogul Base</td> </tr> <tr> <td>ANSI Ballast</td> <td>S-55</td> <td>S-50</td> <td>S-51</td> </tr> <tr> <td colspan="4">Pulse Start Metal Halide</td> </tr> <tr> <td><input type="checkbox"/> 250PMH120</td> <td><input type="checkbox"/> 320PMH120</td> <td><input type="checkbox"/> 350PMH120</td> <td><input type="checkbox"/> 400PMH120</td> </tr> <tr> <td><input type="checkbox"/> 250PMH208</td> <td><input type="checkbox"/> 320PMH208</td> <td><input type="checkbox"/> 350PMH208</td> <td><input type="checkbox"/> 400PMH208</td> </tr> <tr> <td><input type="checkbox"/> 250PMH240</td> <td><input type="checkbox"/> 320PMH240</td> <td><input type="checkbox"/> 350PMH240</td> <td><input type="checkbox"/> 400PMH240</td> </tr> <tr> <td><input type="checkbox"/> 250PMH277</td> <td><input type="checkbox"/> 320PMH277</td> <td><input type="checkbox"/> 350PMH277</td> <td><input type="checkbox"/> 400PMH277</td> </tr> <tr> <td><input type="checkbox"/> 250PMH347</td> <td><input type="checkbox"/> 320PMH347</td> <td><input type="checkbox"/> 350PMH347</td> <td><input type="checkbox"/> 400PMH347</td> </tr> <tr> <td><input type="checkbox"/> 250PMH480</td> <td><input type="checkbox"/> 320PMH480</td> <td><input type="checkbox"/> 350PMH480</td> <td><input type="checkbox"/> 400PMH480</td> </tr> <tr> <td>Lamp</td> <td>ED-28, Clear</td> <td>BT-28, Clear</td> <td>BT-28, Clear</td> </tr> <tr> <td>Socket</td> <td>Mogul Base</td> <td>Mogul Base</td> <td>Mogul Base</td> </tr> <tr> <td>ANSI Ballast</td> <td>M-138</td> <td>M-132, M154, or M170</td> <td>M-131, M171</td> </tr> <tr> <td></td> <td></td> <td></td> <td>M-135/M-155</td> </tr> </table> <p><b>NOTE:</b> Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probestart metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims. (Visit <a href="http://www.aboutlightingcontrols.org">www.aboutlightingcontrols.org</a> or the Library of Congress website for more details).</p>	High Pressure Sodium				<input type="checkbox"/> 150HPS120	<input type="checkbox"/> 250HPS120	<input type="checkbox"/> 400HPS120		<input type="checkbox"/> 150HPS208	<input type="checkbox"/> 250HPS208	<input type="checkbox"/> 400HPS208		<input type="checkbox"/> 150HPS240	<input type="checkbox"/> 250HPS240	<input type="checkbox"/> 400HPS240		<input type="checkbox"/> 150HPS277	<input type="checkbox"/> 250HPS277	<input type="checkbox"/> 400HPS277		<input type="checkbox"/> 150HPS347	<input type="checkbox"/> 250HPS347	<input type="checkbox"/> 400HPS347		<input type="checkbox"/> 150HPS480	<input type="checkbox"/> 250HPS480	<input type="checkbox"/> 400HPS480		Lamp	E-23 1/2, Clear	E-18, Clear	E-18, Clear	Socket	Mogul Base	Mogul Base	Mogul Base	ANSI Ballast	S-55	S-50	S-51	Pulse Start Metal Halide				<input type="checkbox"/> 250PMH120	<input type="checkbox"/> 320PMH120	<input type="checkbox"/> 350PMH120	<input type="checkbox"/> 400PMH120	<input type="checkbox"/> 250PMH208	<input type="checkbox"/> 320PMH208	<input type="checkbox"/> 350PMH208	<input type="checkbox"/> 400PMH208	<input type="checkbox"/> 250PMH240	<input type="checkbox"/> 320PMH240	<input type="checkbox"/> 350PMH240	<input type="checkbox"/> 400PMH240	<input type="checkbox"/> 250PMH277	<input type="checkbox"/> 320PMH277	<input type="checkbox"/> 350PMH277	<input type="checkbox"/> 400PMH277	<input type="checkbox"/> 250PMH347	<input type="checkbox"/> 320PMH347	<input type="checkbox"/> 350PMH347	<input type="checkbox"/> 400PMH347	<input type="checkbox"/> 250PMH480	<input type="checkbox"/> 320PMH480	<input type="checkbox"/> 350PMH480	<input type="checkbox"/> 400PMH480	Lamp	ED-28, Clear	BT-28, Clear	BT-28, Clear	Socket	Mogul Base	Mogul Base	Mogul Base	ANSI Ballast	M-138	M-132, M154, or M170	M-131, M171				M-135/M-155
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<input type="checkbox"/> 250PMH277	<input type="checkbox"/> 320PMH277	<input type="checkbox"/> 350PMH277	<input type="checkbox"/> 400PMH277																																																																																		
<input type="checkbox"/> 250PMH347	<input type="checkbox"/> 320PMH347	<input type="checkbox"/> 350PMH347	<input type="checkbox"/> 400PMH347																																																																																		
<input type="checkbox"/> 250PMH480	<input type="checkbox"/> 320PMH480	<input type="checkbox"/> 350PMH480	<input type="checkbox"/> 400PMH480																																																																																		
Lamp	ED-28, Clear	BT-28, Clear	BT-28, Clear																																																																																		
Socket	Mogul Base	Mogul Base	Mogul Base																																																																																		
ANSI Ballast	M-138	M-132, M154, or M170	M-131, M171																																																																																		
			M-135/M-155																																																																																		
<p><b>Finish</b> TGIC powder coat.</p>	<p>Color: Black Dark Bronze Light Gray Stealth Gray Platinum Silver White Custom Color' Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC</p> <p>'Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>																																																																																				

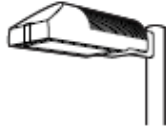
Type:  
Job: GRAND JUNCTION DOI

Page: 3 of 5



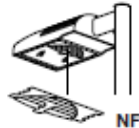
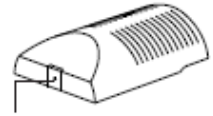
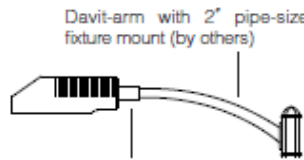
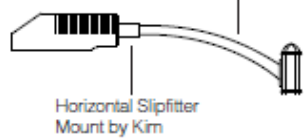


## Optional Features

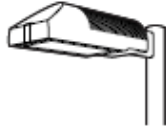
<p><b>Wall Mounting</b> Cat. No. <input type="checkbox"/> 1W <input type="checkbox"/> No Option</p> <p>Select from Mounting on page 2.</p>	<p>Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket (<b>WEB</b>) is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.</p> <div style="text-align: right;">  </div> <p style="text-align: right; font-size: small;">Wall mount using wall embedment bracket - J-box in wall (by others)</p>												
<p><b>Photocell Receptacle</b> Cat. No. <input type="checkbox"/> A-25 <input type="checkbox"/> No Option</p>	<p>Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA base photocell (by others). For all multiple-fixture pole mountings with two or three fixtures, one fixture has a receptacle to operate the others. Four fixtures (250 watt or less) also require one fixture with a receptacle. Four fixtures (400 watt) require two fixtures with receptacles.</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>Mounting (see page 2)</p> <p>S – Fixture with Photocell Receptacle S – slave unit(s)</p> </div> <div style="width: 50%;">  <p style="text-align: right; font-size: small;">Receptacle</p> <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 5px;">1A, 1W</td> <td style="border: 1px solid black; padding: 5px;">2B</td> <td style="border: 1px solid black; padding: 5px;">4C</td> <td style="border: 1px solid black; padding: 5px;">4C</td> </tr> <tr> <td style="border: 1px solid black; padding: 5px;">2L</td> <td style="border: 1px solid black; padding: 5px;">3T, 3Y</td> <td style="border: 1px solid black; padding: 5px;"></td> <td style="border: 1px solid black; padding: 5px;"></td> </tr> </table> <p>Allowable wattage per fixture:</p> <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;">150-400W</td> <td style="width: 25%;">150-250W</td> <td style="width: 25%;">400W</td> </tr> </table> </div> </div>	1A, 1W	2B	4C	4C	2L	3T, 3Y				150-400W	150-250W	400W
1A, 1W	2B	4C	4C										
2L	3T, 3Y												
	150-400W	150-250W	400W										
<p><b>Convex Glass Lens</b> Cat. No. <input type="checkbox"/> CGL <input type="checkbox"/> No Option</p>	<p>The 3/8" thick clear convex tempered glass lens replaces the standard flat glass lens. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houseside shielding.</p> <div style="text-align: right;">  </div> <p style="text-align: right; font-size: small;">Convex Glass Lens</p>												
<p><b>Polycarbonate Lens</b> Cat. No. <input type="checkbox"/> LS <input type="checkbox"/> No Option</p>	<p>Fixture supplied with a one piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens. 250 watt maximum. May be used with 400HPS in outdoor locations where ambient air temperature during fixture operation will not exceed 85°F.</p> <p><b>CAUTION:</b> Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.</p> <div style="text-align: right;">  </div> <p style="text-align: right; font-size: small;">Polycarbonate Lens</p>												



## Optional Features

<p><b>Houseside Shield</b> Cat. No. <b>(See right)</b> <input type="checkbox"/> No Option</p>	<p><b>(Types II, III, and IV only)</b> Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass streetside light and block houseside light, and a blackened panel added to the reflector to reduce houseside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, and a black anodized panel added to the reflector to reduce houseside reflections. Use with clear lamps only, as coated lamps reduce effectiveness.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p><b>HS</b> for flat lens</p> </div> <div style="text-align: center;">  <p><b>HSC</b> for convex lens or polycarbonate lens</p> </div> </div> <p>Cat. No. <input type="checkbox"/> <b>HS</b> Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps. Not for use with Type V light distributions. <input type="checkbox"/> <b>HSC</b> For use with all fixtures with convex glass lens. Not for use with Type V light distributions.</p>
<p><b>Neighbor Friendly Shield</b> Cat. No. <input type="checkbox"/> NFS <input type="checkbox"/> No Option</p>	<p><b>(Type IV only)</b> Stamped internal shield and blocking panels are used to direct and redirect lighting into a forward throw distribution. The amount of light directed and redirected toward the back of the luminaire is dramatically reduced to create extremely low glare behind the pole. Only available on the Type IV reflectors.</p> <div style="text-align: center;">  <p><b>NFS</b></p> </div>
<p><b>Tamper-Resistant Latch</b> Cat. No. <input type="checkbox"/> TL <input type="checkbox"/> No Option</p>	<p>Standard die-cast latch is provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening.</p> <p><b>NOTE:</b> Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.</p> <div style="text-align: center;">  <p>Tamper-Resistant Latch</p> </div>
<p><b>Horizontal Slipfitter Mount</b> Cat. No. <input type="checkbox"/> HSF <input type="checkbox"/> No Option</p>	<p>Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Cast aluminum slipfitter with set screw anti-rotation lock. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Davit-arm with 2" pipe-size fixture mount (by others)</p> </div> <div style="text-align: center;">  <p>Horizontal Slipfitter Mount by Kim</p> </div> </div>





## Optional Features

### Special Options for Street Lighting

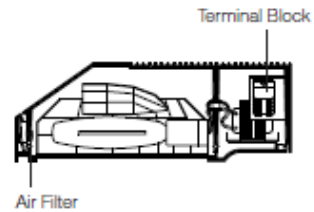
Cat. No. (See right)

**Terminal Block:** (For field wire connections.) 85AMP, 600V box clamp terminal block mounted to the housing inside the electrical compartment. Accepts #14-4 wire. Factory prewired to electrical module quick-disconnect plug.

- TB**
- No Option**

**Air Filter:** Allows for ventilation through the optical chamber, filtering all air particles above 500 microns. Mounted on solid wall between optical compartment and latch cavity.

- AF**
- No Option**



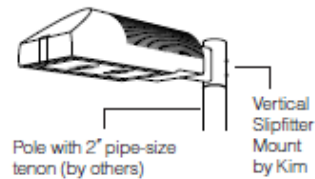
### Vertical Slipfitter Mounts

Cat. No. includes Mounting  
 Cat. No. (See right)

- No Option**

Allows fixture with standard support arm to be mounted to poles having a 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). All mounting configurations can be used (1A, 2B, 2L, 3T, 3Y, 4C). 4" square or round die-cast aluminum with flush cap, secured by four 3/8" stainless steel set point allen screws, finished to match fixture and arm.

**NOTE:** 3Y only available on round slipfitter.



- Cat. No.
- VSF-1A**
  - VSF-2B**
  - VSF-2L**
  - VSF-3T**
  - VSF-3Y**
  - VSF-4C**



Round

Stainless steel set screws



Square

- Cat. No.
- SVSF-1A**
  - SVSF-2B**
  - SVSF-2L**
  - SVSF-3T**
  - SVSF-4C**

- Mounting Configuration
- 1A** - single arm mount
  - 2B** - 2 at 180°
  - 2L** - 2 at 90°
  - 3T** - 3 at 90°
  - 3Y** - 3 at 120°
  - 4C** - 4 at 90°

# INCANDESCENT LAMP HOLDERS

103-7/308/309/306/103

Cat. #		Approvals
Job	Type	
GRAND JUNCTION DOI	FF-1	



### APPLICATIONS

- Ideal for a wide variety of Industrial and commercial applications as accent and general lighting

### SPECIFICATIONS 308/309

- Die cast bullet series 175 watt maximum
- Open 308 Series is used indoors or aimed down outdoors. Provides shielding of PAR 38 lamps
- 309 Series has extension ring and weathertight lens. Improves shielding and allows universal aiming in wet locations
- NEW! 15 watt 120-277V LED unit available saves energy and maintenance - Bronze finish 50,000 hour typical life. 3,500K/253 lumens



- Multiple powder paint finishes

### SPECIFICATIONS 306

- Cast aluminum housing with decorative "visor" styling. Designed for maximum heat dissipation for long lamp life
- Lens is thermal shock and impact resistant and mounted to cast door for easy service
- High temperature silicone gaskets seal housing and cushion lamp for all-weather protection
- Universal adjustable 1/2" NSPM threaded mounting arm with lock nut. Relamp without disturbing original aiming. Floating-end prong porcelain socket
- Factory wired for fast, easy installation
- Gray powder paint finish

### LISTINGS

- Listed to UL1598 for use in wet locations

### SPECIFICATIONS 103-7

- Cast aluminum lamp housing with 1/2" NSPM male swivel mounting arm. For all-weather protection
- Universal aiming with PAR 38 lamps
- Factory wired for fast, easy installation
- Gray, green and black powder paint finishes

### LISTINGS

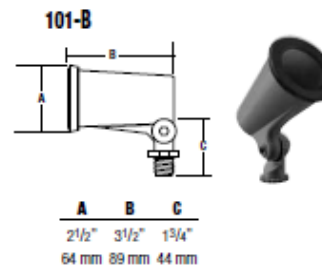
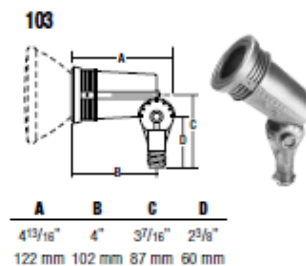
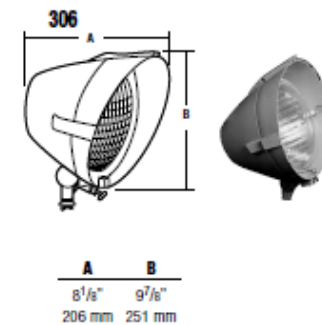
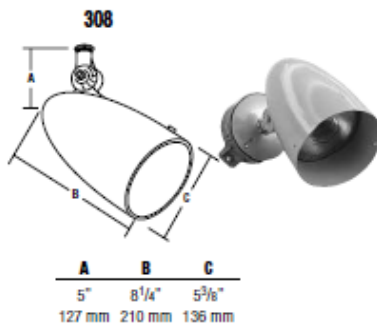
- Listed to UL1598 for use in wet locations

### SPECIFICATIONS 103

- Industrial grade with silicone "O" ring gasket for 150 watt maximum PAR or R lamps
- Large 1/2" knuckle provides firm mounting
- Natural aluminum finish

### SPECIFICATIONS 101B

- Economy PAR lampholder with front EPDM gasket for up aiming capability in wet locations
- 150W max., bronze finish



### ORDERING INFORMATION

see back

## ORDERING INFORMATION

101-B

Catalog Number	Description	Gasket	Finish	Weight lbs. (kg)
101-B	Unshielded, compact	Neoprene	Bronze	.5 (.23)

103

Catalog Number	Description	Gasket	Finish	Weight lbs. (kg)
103	Unshielded, full size	Silicone	Natural Aluminum	.75 (.3)

103-7 Series

Catalog Number	Description	Gasket	Finish	Weight lbs. (kg)
103-7	Shielded, bell shape	Silicone	Gray	1.25 (0.6)
103-71	Shielded, bell shape	Silicone	Bronze	1.25 (0.6)
103-72	Shielded, bell shape	Silicone	Black	1.25 (0.6)
103-73	Shielded, bell shape	Silicone	Green	1.25 (0.6)
103-74	Shielded, bell shape	Silicone	White	1.25 (0.6)

306

Catalog Number	Description	Finish	Weight lbs. (kg)
306	1/2" Swivel knuckle mount, 12" leads, hinged door and lens	Gray	3.375 (1.7)

306 REPLACEMENT PARTS

Catalog Number	Description
1306C	Lens & Gasket
207-5011-0264	Bronze knuckle

Note: PAR 56 lampholders for 300w (maximum) incandescent or 500w quartz; Lamp not included

### ACCESSORIES - Order Separately

Catalog Number	Description
S-307	Wire guard for PAR and R lamps, for use with 103 fixture
1048LH	Lens holder for PAR/R 30 or A lamps, for use with 103-7 Series
1052-C	Clear tempered lens for use with 1048LH holder
1324	Wire guard for PAR lamps, for use with 103-7 Series
1308	Plated wire guard for 306 (0.2lbs (.09kg))
1031-3	Ground spike with splice box and 6' cord set - 1/2" top hub
S329B	4" Round wet location outlet box with cover - 1/2" hubs



1324



1031-3

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Outdoor Lighting

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## ORDERING INFORMATION

306

Catalog Number	Description	Finish	Weight lbs. (kg)
<b>Damp Location Listed - Aim Down Outdoors<sup>1</sup></b>			
308-M	8 1/4" long	Gray	2.25 (1)
308-13-M	8 1/4" long	Garden Green	2.25 (1)
308-14-M	8 1/4" long	Matte Black	2.25 (1)
308-M51-M	8 1/4" long	Dark Bronze	2.25 (1)
<b>Wet Location Listed - Universal Aiming<sup>2</sup></b>			
309-ML	9 7/8" long	Gray	3 (1.4)
309-13-ML	9 7/8" long	Garden Green	3 (1.4)
309-14-ML	9 7/8" long	Matte Black	3 (1.4)
309-VG-ML	9 7/8" long	Verdi	3 (1.4)
309-M51-ML	9 7/8" long	Dark Bronze	3 (1.4)
309-M54-ML	9 7/8" long	White	3 (1.4)
<b>LED - Wet Location Listed - Universal Aiming - 15w</b>			
30910LEDML	9 7/8" long	Bronze	5 (2.2)

- 1 Use medium base PAR 38 lamps or smaller, 150w maximum  
 2 Use PAR 38 or BR40 lamps, 150w maximum

### ACCESSORIES - Order Separately

Catalog Number	Description	Weight lbs. (kg)
264 0097 9702	Clear lens	.5 (0.2)
1324	Zinc-plated wire guard	.25 (0.1)
309-S	Shield, 7" X 45", black	1.7 (0.8)
C-5	Wall or tree box, 3 mounting lugs in body; 2 1/2" hubs in "L" shape layout, side access plate	.25 (.11)
S-329-B	Cast round box, 4", 6-sided 1/2" back hub (wall or ceiling)	.75 (.3)
NM-BC	Non-metallic high impact phenolic weatherproof box & cover, box is drilled at 180° for two burial cable connectors (included), allowing feed-through capability, gasketed cover has weathertight 1/2" hub; brass cover with screws; gray	
1414-BOX	Cast iron box - two side hubs, one top (1/2"); heavy-duty; gray	.8 (.4)
1031-3	Cast spike with internal splice box, 1/2" NPSM hub for fixture & 6' #18/3 grounded cord set; gray	1.75 (.8)



1324



309-S



1031-3



NM-BC

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Type:  
Job: GRAND JUNCTION DOI  
Catalog number:

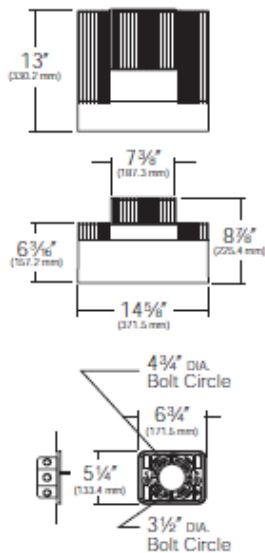
Approvals:

\_\_\_\_\_  
Fixture    Electrical Module    Finish    Options  
See page 2    [See pages 3-4]

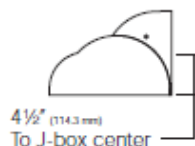
Date:  
Page: 1 of 5

## Specifications

Maximum Fixture  
Weight (150HPS) = 26 lb



**Mounting Plate**  
Attaches directly to any  
standard 4" J-box (by others)



**Reflector Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

**Ballast Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

**Lens Frame:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/8" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

**Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

**Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for PMH lamp modes.

**Mounting Plate:** Mounting plate attaches directly to any standard 4" junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

**Finish/Color:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

### Listings and Ratings

UL cUL 1598 <sup>1</sup>	CE	25C Ambient
	IP66 Rated	

<sup>1</sup>Suitable for wet locations

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Type:  
 Job: GRAND JUNCTION DOI

Page: 2 of 5



### Standard Features

<p><b>Fixture</b>          Cat. No. designates <b>WD14</b> fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).</p>						
<p><b>Finish</b>          Super TGIC powder coat paint over a titanated zirconium conversion coating.</p>	<p>WD Fixture          Light Distribution:      Type II      Type III      Type IV      Wall Grazer      Spot          Cat. No.: (Up 14")    <input type="checkbox"/> <b>WD14U2</b>   <input type="checkbox"/> <b>WD14U3</b>   <input type="checkbox"/> <b>WD14U4</b>   <input type="checkbox"/> <b>WD14UG</b>   <input type="checkbox"/> <b>WD14US</b>          Cat. No.: (Down 14") <input type="checkbox"/> <b>WD14D2</b>   <input type="checkbox"/> <b>WD14D3</b>   <input type="checkbox"/> <b>WD14D4</b>   <input type="checkbox"/> <b>WD14DG</b>   <input type="checkbox"/> <b>WD14DS</b></p> <p>Color:    Black    Dark Bronze    Light Gray    Stealth Gray*    Platinum Silver    White    Custom Color†          Cat. No.: <input type="checkbox"/> <b>BL</b>   <input type="checkbox"/> <b>DB</b>            <input type="checkbox"/> <b>LG</b>    <input type="checkbox"/> <b>SG</b>            <input type="checkbox"/> <b>PS</b>            <input type="checkbox"/> <b>WH</b>   <input type="checkbox"/> <b>CC</b></p> <p>*Custom colors subject to additional charges, minimum quantities and extended lead times.          †Consult representative. Custom color description: _____</p>					



## Standard Features

### Electrical Module

PMH = Pulse Start Metal Halide  
 HPS = High Pressure Sodium  
 PL = Compact Fluorescent Triple Tube  
 IF = Induction Fluorescent



Lamp Lamp Line  
 Watts Type Volts  
 150 PMH 277

Lamp and electrical data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

**NOTE:** For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.

**WARNING:** Fixtures must be installed and grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury. For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative. Lamps by others.

### Cat. Nos. for Electrical Modules available:

Pulse Start Metal Halide					
<input type="checkbox"/> 50PMH120 <sup>1</sup>	<input type="checkbox"/> 70PMH120 <sup>1</sup>	<input type="checkbox"/> 100PMH120 <sup>1</sup>	<input type="checkbox"/> 125PMH120 <sup>1</sup>	<input type="checkbox"/> 150PMH120 <sup>1</sup>	
<input type="checkbox"/> 50PMH208 <sup>1</sup>	<input type="checkbox"/> 70PMH208 <sup>1</sup>	<input type="checkbox"/> 100PMH208 <sup>1</sup>	<input type="checkbox"/> 125PMH208 <sup>1</sup>	<input type="checkbox"/> 150PMH208 <sup>1</sup>	
<input type="checkbox"/> 50PMH240 <sup>1</sup>	<input type="checkbox"/> 70PMH240 <sup>1</sup>	<input type="checkbox"/> 100PMH240 <sup>1</sup>	<input type="checkbox"/> 125PMH240 <sup>1</sup>	<input type="checkbox"/> 150PMH240 <sup>1</sup>	
<input type="checkbox"/> 50PMH277 <sup>1</sup>	<input type="checkbox"/> 70PMH277 <sup>1</sup>	<input type="checkbox"/> 100PMH277 <sup>1</sup>	<input type="checkbox"/> 125PMH277 <sup>1</sup>	<input type="checkbox"/> 150PMH277 <sup>1</sup>	
<input type="checkbox"/> 50PMH347 <sup>1</sup>	<input type="checkbox"/> 70PMH347 <sup>1</sup>	<input type="checkbox"/> 100PMH347 <sup>1</sup>		<input type="checkbox"/> 150PMH347 <sup>1</sup>	
<input type="checkbox"/> 50PMH480 <sup>1</sup>	<input type="checkbox"/> 70PMH480 <sup>1</sup>	<input type="checkbox"/> 100PMH480 <sup>1</sup>			
Lamp	ED-17 Clear	T6 Clear, or ED-17 Clear	ED-17 Clear	ED-17 Clear	T6 Clear, or ED-17 Clear
Socket	Medium Base	G-12 Base, or Medium Base	Medium Base	Medium Base	G-12 Base, or Medium Base
ANSI Ballast	M148, M110	M143, M98	M140, M90	M150	M142, M102

High Pressure Sodium		
<input type="checkbox"/> 70HPS120	<input type="checkbox"/> 100HPS120	<input type="checkbox"/> 150HPS120
<input type="checkbox"/> 70HPS208	<input type="checkbox"/> 100HPS208	<input type="checkbox"/> 150HPS208
<input type="checkbox"/> 70HPS240	<input type="checkbox"/> 100HPS240	<input type="checkbox"/> 150HPS240
<input type="checkbox"/> 70HPS277	<input type="checkbox"/> 100HPS277	<input type="checkbox"/> 150HPS277
<input type="checkbox"/> 70HPS347	<input type="checkbox"/> 100HPS347	<input type="checkbox"/> 150HPS347
<input type="checkbox"/> 70HPS480 <sup>2</sup>	<input type="checkbox"/> 100HPS480 <sup>2</sup>	<input type="checkbox"/> 150HPS480 <sup>2</sup>
Lamp	ED-17 Clear	ED-17 Clear, ED-17 Clear
Socket	Medium Base	Medium Base
ANSI Ballast	S-62	S-54 S-55

Fluorescent	Compact Fluorescent		Induction
	<input type="checkbox"/> 42PL120 <sup>3</sup>	<input type="checkbox"/> 57PL120 <sup>3,4</sup>	<input type="checkbox"/> 55IF120
<input type="checkbox"/> 42PL208 <sup>3</sup>	<input type="checkbox"/> 57PL208 <sup>3,4</sup>	<input type="checkbox"/> 55IF208	
<input type="checkbox"/> 42PL240 <sup>3</sup>	<input type="checkbox"/> 57PL240 <sup>3,4</sup>	<input type="checkbox"/> 55IF240	
<input type="checkbox"/> 42PL277 <sup>3</sup>	<input type="checkbox"/> 57PL277 <sup>3,4</sup>	<input type="checkbox"/> 55IF277	
Lamp	Coated	Coated	Induction
Socket	GX24q-4 Base	GX24q-5 Base	—
ANSI Ballast	—	—	—

<sup>1</sup>Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.

<sup>2</sup>Remote battery pack and test switch available for 57W CFL lamps - consult factory.





<sup>3</sup>480 volt with medium base lamp sockets may require approval by the local building code authority.

**\*CAUTION:** All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.

**NOTE:** Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probe start metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims ([http://www.aboutlightingcontrols.org/education/papers/2008\\_energy\\_law.shtml#metahalide](http://www.aboutlightingcontrols.org/education/papers/2008_energy_law.shtml#metahalide)).




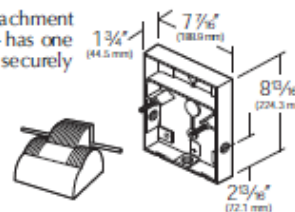



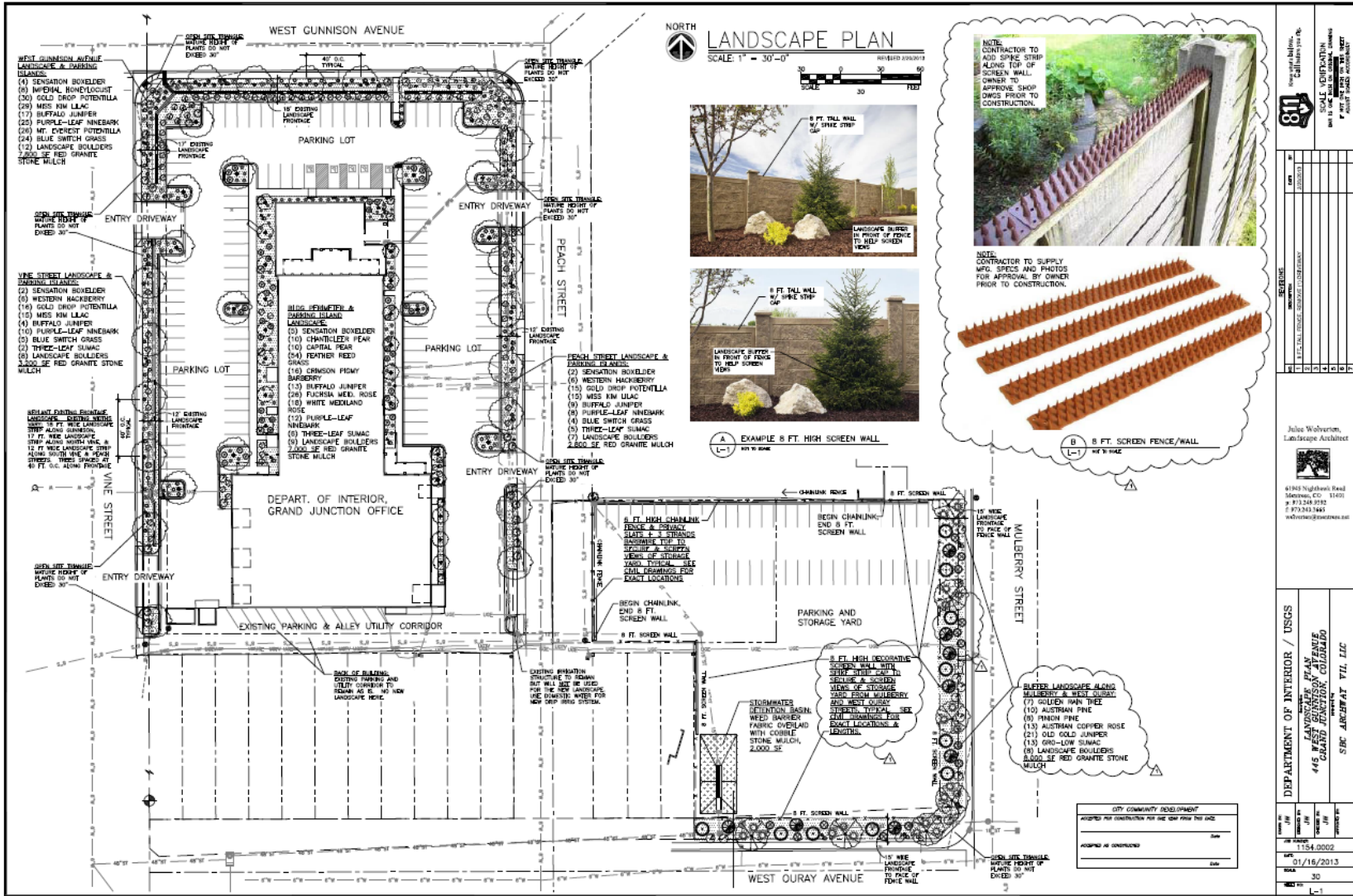
## Optional Features

<p><b>Base Socket</b>          Cat. No. <input type="checkbox"/> G12  <input type="checkbox"/> No Option</p>	<p>G12 base socket available for 70W and 150W Pulse Start Metal Halide lamps only.</p>																	
<p><b>Photocell Control</b>          Cat. No. (see right)  <input type="checkbox"/> No Option</p>	<p>Factory installed inside housing with fully gasketed sensor on side wall.</p> <table border="0"> <tr> <td>Cat. No.</td> <td>Line Volts:</td> <td>Cat. No.</td> <td>Line Volts:</td> </tr> <tr> <td><input type="checkbox"/> A-30</td> <td>120V</td> <td><input type="checkbox"/> A-33</td> <td>277V</td> </tr> <tr> <td><input type="checkbox"/> A-31</td> <td>208V</td> <td><input type="checkbox"/> A-34</td> <td>480V</td> </tr> <tr> <td><input type="checkbox"/> A-32</td> <td>240V</td> <td><input type="checkbox"/> A-35</td> <td>347V</td> </tr> </table>	Cat. No.	Line Volts:	Cat. No.	Line Volts:	<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V	<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-34	480V	<input type="checkbox"/> A-32	240V	<input type="checkbox"/> A-35	347V	 <p>Photocell Control</p>
Cat. No.	Line Volts:	Cat. No.	Line Volts:															
<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V															
<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-34	480V															
<input type="checkbox"/> A-32	240V	<input type="checkbox"/> A-35	347V															
<p><b>Houseside Shield</b>          Cat. No. <input type="checkbox"/> HS  <input type="checkbox"/> HSC  <input type="checkbox"/> No Option</p>	<p>Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.</p> <p><b>CAUTION:</b> Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.</p> <table border="0"> <tr> <td>Approximate Light</td> <td>Type II</td> <td>Type III</td> <td>Type IV</td> </tr> <tr> <td>Reduction Toward Wall</td> <td>-43%</td> <td>-74%</td> <td>-77%</td> </tr> </table>	Approximate Light	Type II	Type III	Type IV	Reduction Toward Wall	-43%	-74%	-77%	 <p>HS for flat lens      HSC for Lexan® enclosure</p>								
Approximate Light	Type II	Type III	Type IV															
Reduction Toward Wall	-43%	-74%	-77%															
<p><b>5° Shield</b>          Cat. No. <input type="checkbox"/> 5DS14  <input type="checkbox"/> No Option</p>	<p>Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.</p>  <p>5° Shield</p>																	
<p><b>Lexan® Non-yellowing Enclosure:</b>          Cat. No. <input type="checkbox"/> LS  <input type="checkbox"/> No Option</p>	<p><b>For DOWN fixture models only.</b> Clear convex vacuum formed non-yellowing Lexan® enclosure with gasket replaces standard tempered glass lens.</p> <p><b>NOTE:</b> Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and MH lamps. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance.</p>  <p>Lexan® enclosure</p>																	



## Optional Features

<p><b>Wire Guard</b>          Cat. No. <input type="checkbox"/> <b>WG14</b>  <input type="checkbox"/> <b>No Option</b></p>	<p>11 ga. (.12" dia.) BB Wire, (.75" sq. welded mesh pattern,) 11 3/8" x 10 1/4" x 1 1/2" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform. Finished to match the fixture.</p> <p><b>NOTE:</b> Only available with flat lens applications.</p>	 <p>Wire Guard</p>
<p><b>Fusing</b>          Cat. No. (see right)  <input type="checkbox"/> <b>No Option</b></p>	<p>Line Volts: 120V 208V 240V 277V 347V 480V          Cat. No.: <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>DF</b> <input type="checkbox"/> <b>DF</b> <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>DF</b></p>	
<p><b>Quartz Standby</b>          Cat. No. <input type="checkbox"/> <b>QS</b>  <input type="checkbox"/> <b>No Option</b></p>	<p>Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to HID lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.</p>	
<p><b>Surface Conduit Mount</b>          Cat. No. <input type="checkbox"/> <b>SCM14U</b>  <input type="checkbox"/> <b>SCM14D</b>  <input type="checkbox"/> <b>No Option</b></p>	<p>Cast aluminum junction box and fixture mount for attachment (by others) to existing walls, beams or columns. <b>SCM14</b> has one 3/4" NPT conduit tap in each side and bottom. Must be securely mounted to wall surface. Finished to match the fixture.</p> <p><b>SCM14U</b> for UP fixtures only.  <b>SCM14D</b> for DOWN fixtures only.</p> <p><b>Note:</b> Must be securely mounted to all surface.</p>	
<p><b>Battery Back-up:</b>          Cat. No. <input type="checkbox"/> <b>EM</b>  <input type="checkbox"/> <b>No Option</b></p>	<p>Internal battery pack provides 90 minutes of supplement light at 750 lumens on 26, 32, or 42 watt compact fluorescent lamps. (Remote mounted battery pack also available for 57W CFL - consult factory.)</p>	



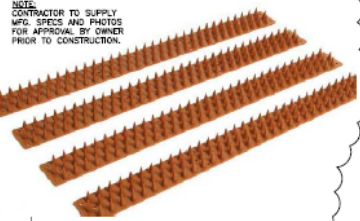
**LANDSCAPE PLAN**  
SCALE 1" = 30'-0"

DATE: 08/16/2013  
SCALE: 1" = 30'-0"



(A) 6 FT. HIGH SCREEN WALL  
12' WIDE

(B) 8 FT. SCREEN FENCE/WALL  
12' WIDE



DESIGNED BY: **8** J.W. WILSON ARCHITECTS  
SCALE: 1/8" = 1'-0"  
DATE: 08/16/2013  
PROJECT: 1154.0002

NO.	DATE	DESCRIPTION
1	08/16/2013	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

Julie Wickham,  
Landscape Architect  
4188 Nighthawk Road  
Steamboat, CO 80487  
P: 970.563.3667  
juliew@wilton.com

DEPARTMENT OF INTERIOR / USGS  
LANDSCAPE PLAN  
445 WEST GUNNISON AVENUE  
GRAND JUNCTION, COLORADO  
1154.0002  
DATE: 08/16/2013  
SCALE: 1/8" = 1'-0"  
SHEET: 30  
OF: 30  
L-1

CITY COMMUNITY DEVELOPMENT	
APPROVED FOR CONSTRUCTION FOR THE CITY PER THE USE:	DATE:
APPROVED AS CORRECTED:	DATE:



# LEGEND, DETAILS, NOTES

SCALE: NOT TO SCALE

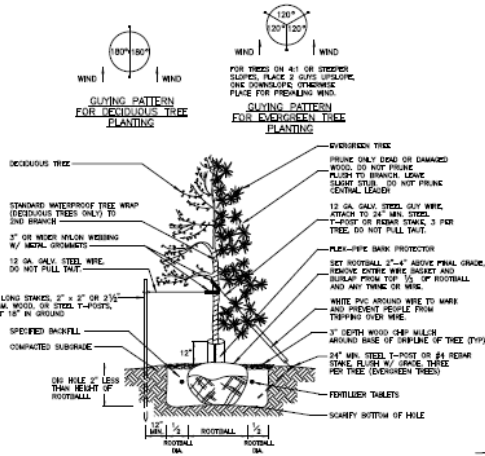
## LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REMOVE ALL OF THE EXISTING TREES AND VEGETATION FROM THE SITE DURING CONSTRUCTION.
3. REMOVE ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE FINISHING BED. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND LAWN UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, WEEDING, BOTTLEING, ETC..
5. WEEDING OFF THE PLANS TO ACCURATELY LAYOUT ALL REMOVED AND PLANT LOCATIONS INCLUDING EXIST, REMO, SITE REPAIRS, AND PLANTING AREAS.

6. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE USING DOMESTIC NOTES. INCLUDE A BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER. USE LOW VOLUME DRIP IRRIGATION TO ALL PLANT MATERIAL. 2" DRIP LATERAL PER ROWS AND 4" DRIP LATERALS PER TREE, TYPICAL.
7. ALL NEW BED AREAS SHALL HAVE A MINIMUM OF 6" BONES OF TOPSOIL. ALL FINISHING LOT PLANTINGS SHALL HAVE A MINIMUM OF 12" OF TOPSOIL. TOPSOIL SHALL BE FREE OF STONES LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MPPM/CM.
8. WHEN INSTALLING PLANT MATERIAL, PLANTING MIX SHALL BE COMPOSED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR SAWDUST), 2 PARTS COMPOST TO 2 PARTS TOPSOIL. AFTER FINISHING THE PLANTING BEDS, THE TOPSOIL SHALL BE RAKE WITH PLANT MIX.
9. PLANT MATERIAL HAS CHOSEN FOR ITS SPECIFIC WATER, HEAT, COLOR, AND DROUGHT TOLERANCE. AND PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. ALL LANDSCAPE SHRUBS SHALL BE INSTALLED WITH WEED BARRIERS AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.

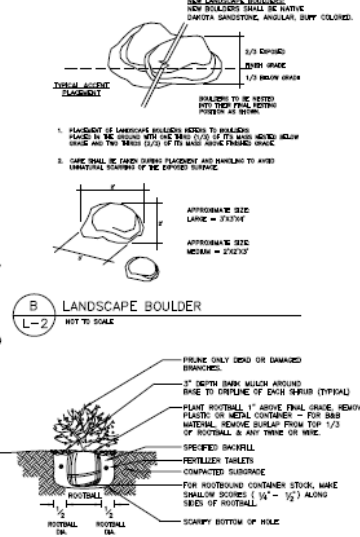
11. SPECIFIED CEDAR BARK MULCH SHALL BE PLACED AROUND THE PERIPHERY OF EACH PLANT TO MAINTAIN A MINIMUM OF 3 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. REMEMBER, KEEP MULCH 2" AWAY FROM PLANT STEMS.
12. SHRUB BEDS SHALL HAVE "HEIGHT AND 5" WEED BARRIERS (FRAMES OR APPROVED EQUAL) INSTALLED UNDER MULCH. UNLESS NOTED OTHERWISE - CIRCULAR BEDS ARE 4" AND RECTANGULAR BEDS ARE 2" HIGH. DRIP LATERALS TO BE PLACED WITH 6" LEAD STITCHES AT MAX. 4' O.C.
13. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLES PRIOR TO PLANTING. PLANTING HOLES OR DAMAGED BRANCHES ARE TRIMMED AFTER PLANTING.

14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK. CLIENTS' CATIONS. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEMS TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DORMANT PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.



**A TREE PLANTING SECTION**  
NOT TO SCALE

DEPARTMENT OF THE INTERIOR - GRAND JUNCTION OFFICE  
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:  
199,169 SF (4.54 ACRES) IMPROVED AREA  
199,169 / 2500 = 796 REQUIRED TREES  
199,169 / 300 = 631 REQUIRED SHRUBS  
76 2" CALIPER SIZE & 5 FT. 888 TREES REQUIRED  
76 3" CALIPER SIZE & 5 FT. 888 TREES PROVIDED.  
COMMENTS (80) 2" CALIPER DECIDUOUS TREES TO 3" CALIPER = 3 SHRUBS/1" CALIPER INCREASE = 80 X 3 SHRUBS = 180  
100 SHRUB REDUCTION = 631 SHRUBS - 180 SHRUBS = 451  
451 5-GALLON SHRUBS REQUIRED  
451 5-GALLON SHRUBS PROVIDED



**B LANDSCAPE BOULDER**  
NOT TO SCALE



**C SHRUB PLANTING SECTION**  
NOT TO SCALE

CITY COMMUNITY DEVELOPMENT  
ACCEPTED FOR CONSTRUCTION PER THE NEW HOME PLAN L.A.S.  
ACCEPTED AS CONTRACTOR  
DATE: 04/18/13  
SIGNATURE: [Blank]

## PLANT LEGEND: TREES = 78 TOTAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
⊙	ACER NEGUNDO	SEABRASH BIRCHLEAF	1" CAL.	15 TOTAL	10 TALL, 5 SPREAD, RED FALL COLOR
⊙	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	1" CAL.	12 TOTAL	40 TALL, 15 SPREAD, YELLOW FALL COLOR
⊙	SLEISTERIA TREMANTHOS SPERMAL.	EMERALD HONEYLOCUST	1" CAL.	8 TOTAL	40 TALL, 15 SPREAD, YELLOW FALL COLOR
⊙	NOELAULNIA REPENSATA	ROUNDER BARK TREE	1" CAL.	7 TOTAL	15 TALL, 15 SPREAD, ORNAMENTAL POS.
⊙	FRAX BOVEM	FRAX FRAX	4 FT. B&B	4 TOTAL	25 TALL, 15 SPREAD, GREEN EVERGREEN
⊙	FRAX VIRGINICA	AUSTRIAN FRAX	4 FT. B&B	10 TOTAL	40 TALL, 15 SPREAD, GREEN EVERGREEN
⊙	PRUNUS CALLERYANA 'CAPITAL'	CAPITAL PEAR (PINK/LEAF)	1" CAL.	15 TOTAL	15 TALL, 12 SPREAD, PURPLE FALL COLOR
⊙	PRUNUS CALLERYANA 'CHARLESELE'	CHARLESELE PEAR (PINK/LEAF)	1" CAL.	15 TOTAL	15 TALL, 12 SPREAD, RED CRANKEE FALL COLOR

## PLANT LEGEND: SHRUBS = 451 TOTAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
⊙	ROSAE CINEREA	ROSAE CINEREA	5 GALLON	16 TOTAL	2 TALL, 2 SPREAD, RED FOLIAGE
⊙	CALAMAGROSTIS NAVAL PENSYLVANICA	FEATHER REED GRASS	5 GALLON	54 TOTAL	4 TALL, 5 SPREAD, ORNAMENTAL GRASS
⊙	SPYRIDA PATULA 'SASSI' REP.	SASSI RED LILAC	5 GALLON	89 TOTAL	4 TALL, 4 SPREAD, BLUE FLOWERS
⊙	POTENTILLA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GALLON	81 TOTAL	2 TALL, 5 SPREAD, YELLOW FLOWERS
⊙	POTENTILLA 'MT. EVEREST'	MT. EVEREST POTENTILLA	5 GALLON	24 TOTAL	4 TALL, 4 SPREAD, WHITE FLOWERS
⊙	JUNIPERUS COMMUNIS 'SYPHALLI'	REDWALD JUNIPER	5 GALLON	45 TOTAL	2 TALL, 4 SPREAD, GREEN EVERGREEN
⊙	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GALLON	21 TOTAL	2 TALL, 4 SPREAD, BLUE-GREEN EVERGREEN
⊙	PHYSCOPARUS 'SABLE'	PURPLE LEAF NINEBARK	5 GALLON	95 TOTAL	4 TALL, 4 SPREAD, PURPLE FOLIAGE
⊙	RHUS ARBORESCENS 'SANGLOUV'	SMOLOW ARBORESCENS	5 GALLON	13 TOTAL	3 TALL, 4 SPREAD, ORANGE FALL COLOR
⊙	RHUS TRILOBATA	TRILOBED ARBORESCENS	5 GALLON	13 TOTAL	3 TALL, 4 SPREAD, ORANGE FALL COLOR
⊙	ROSA 'FROSTED WIGWAG'	AUSTRIAN COPPER ROSE	5 GALLON	13 TOTAL	3 TALL, 4 SPREAD, YELLOW/ORANGE
⊙	ROSA X YUCHIANA 'VEERLANT'	FUTURIST ROSE, ROSE	5 GALLON	24 TOTAL	2 TALL, 4 SPREAD, PINK SUMMER FLOWERS
⊙	ROSA X WHITE 'WHELAN'	WHITE WHELAN ROSE	5 GALLON	16 TOTAL	2 TALL, 4 SPREAD, WHITE FLOWERS
⊙	PANDOLIN VERGATUS 'HEAVY METAL'	BLUE SWITCH GRASS	5 GALLON	30 TOTAL	4 TALL, 3.5 SPREAD, ORNAMENTAL GRASS

## SITE LEGEND:

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
⊙	SHREDED CEDAR BARK MULCH	853 SF	PLACE 2" FT. DIA. AROUND TREES & 1" FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 1" DEEP OVER LANDSCAPE FABRIC.
⊙	1" RED GRANITE MULCH	28,800 SF	PLACE 1" DEEP OVER LANDSCAPE FABRIC IN DESIGNATED LANDSCAPE AREAS
⊙	1" WASHED ROUND CORNELL MULCH	2,000 SF	PLACE 1" DEEP OVER LANDSCAPE FABRIC IN DESIGNATED BARKEN AREAS
⊙	2" 5/8" BIRCH BARK MULCH (WITH 1/4" 3/8" BIRCH BARK MULCH UNDER) WITH 1/4" 3/8" BIRCH BARK MULCH UNDER	800 CWT	CONTRACTOR TO SUPPLY 1/4" 3/8" BIRCH BARK MULCH OR PRODUCT FOR APPROVAL PRIOR TO CONSTRUCTION, INSTALL PER INDUSTRY STANDARDS, SEE C&E DRAWINGS FOR EXACT LOCATIONS. SEE THE DETAIL ON SHEET L-1.
⊙	2" 5/8" BIRCH BARK MULCH (WITH 1/4" 3/8" BIRCH BARK MULCH UNDER) WITH 1/4" 3/8" BIRCH BARK MULCH UNDER	800 CWT	INSTALL PER INDUSTRY STANDARDS, SEE C&E DRAWINGS FOR EXACT LOCATIONS
⊙	LANDSCAPE BOULDER	44 BA	BURY 1/1" DEPTH TO LOOK NATURAL IN LANDSCAPE. SEE DETAIL THIS SHEET

831  
SCALE: VERTICAL  
SCALE: HORIZONTAL  
SCALE: 1" = 10'-0"

DATE: 01/18/13  
DRAWN BY: [Blank]  
CHECKED BY: [Blank]  
APPROVED BY: [Blank]

Jade Wolterton  
Landscape Architect

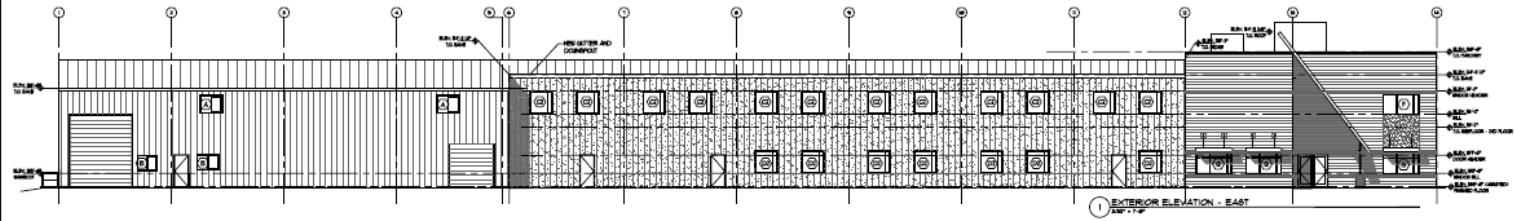
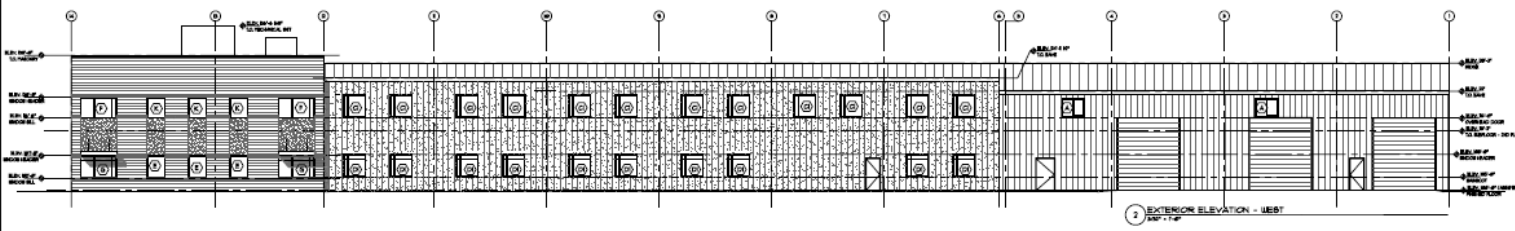
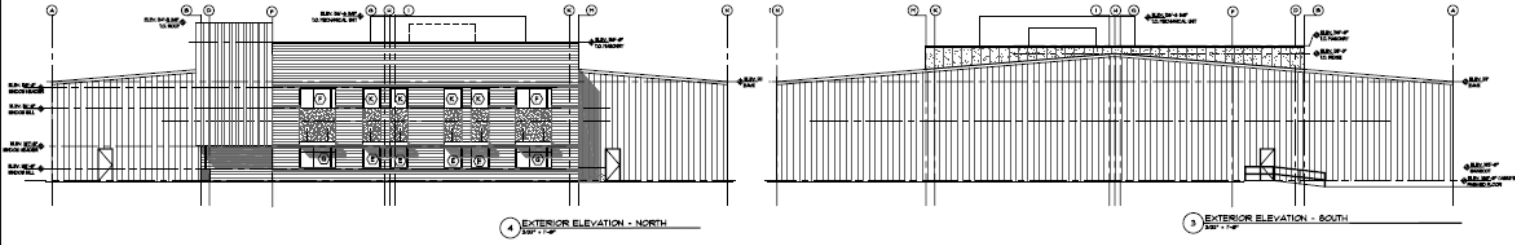
6145 N. Grand Blvd.  
Greeley, CO 81411  
P: 970.338.8300  
F: 970.343.9885  
www.jadewolterton.com

DEPARTMENT OF INTERIOR / USGS  
LANDSCAPE PLAN  
445 GRAND JUNCTION  
COLORADO  
SBC ARCHITECT PVI, LLC

PROJECT NO: 1154-0022  
DATE: 01/18/13  
SCALE: 3/8"  
SHEET NO: L-2

Grand Junction - Department of the Interior  
 445 West Gunnison Avenue  
 Grand Junction, Colorado

EXTERIOR FINISH LEGEND	
[Pattern]	SMOOTH FACE CMU
[Pattern]	W/PLY FACE CMU
[Pattern]	PAINTED SMOOTH FACE CMU
[Pattern]	EXISTING METAL PANEL
[Pattern]	NEW METAL PANEL
[Pattern]	STANDING SEAM METAL ROOF



**TAAG**  
 ARCHITECTS

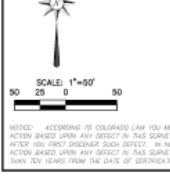
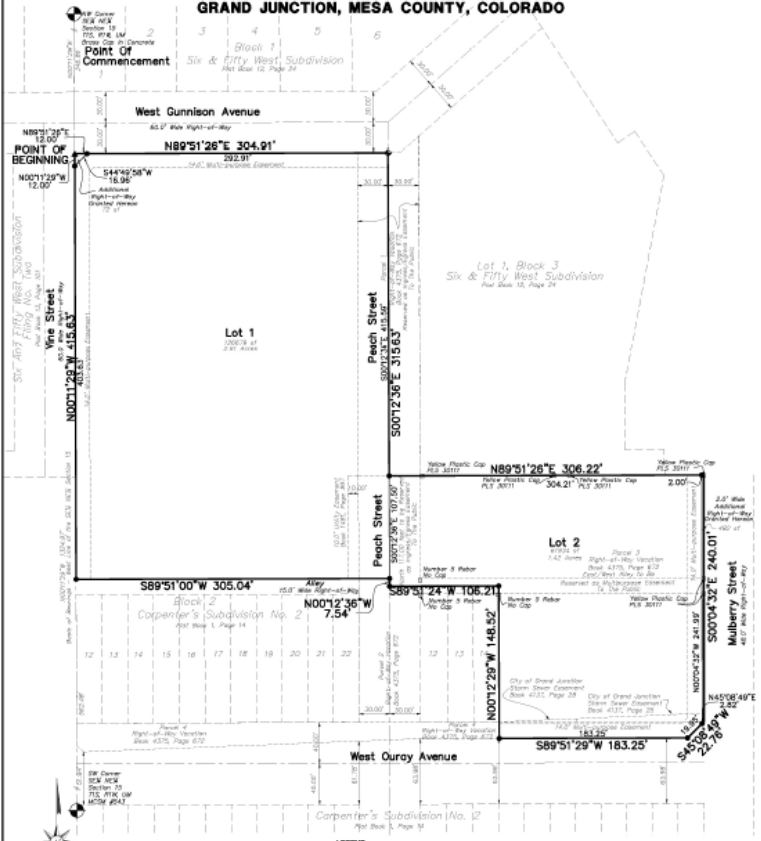
1630 Walnut Street  
 Suite 420  
 Denver, CO 80202  
 303-824-2745  
 303-424-2777 FAX  
 www.taagdenver.com

Issue Record	Date

Project No: 12012.00  
 Date: 03.11.2013  
 Drawn: +  
 Checkd: B.A.M.  
 Drawing Title:  
 EXTERIOR  
 ELEVATIONS

Sheet No.  
**A4.1**

**ARCHWAY SUBDIVISION**  
**LOTS 1 THROUGH 6, INCLUSIVE IN BLOCK 2 OF SIX AND FIFTY WEST SUBDIVISION**  
**AS SHOWN IN PLAT BOOK 12, PAGE 24, MESA COUNTY RECORDS**  
**LOTS 1-4, LOTS 5-8, AND LOTS 15-22 IN BLOCK 1, LOTS 1 AND 2 IN BLOCK 2**  
**OF CARPENTER'S SUBDIVISION NO. 2**  
**AS SHOWN IN PLAT BOOK 1, PAGE 14, MESA COUNTY RECORDS**  
**IN THE SE1/4 NE1/4 SECTION 15**  
**TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN**  
**GRAND JUNCTION, MESA COUNTY, COLORADO**



- LEGEND**
- ▲ ALIQUOT SURVEY MARKER AS NOTED
  - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 2770
  - SET 3/4" DIA. 30-31-100 IN CONCRETE FOUND REBAR, AS NOTED
  - ▲ SET PK NAIL IN LEAD PLUGS
  - SET LEAD SPINE AND NUMBER, PLS 2770
  - DURABLE CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CSC-36-11-100
  - ▲ BOLD ANGLE OF ARC
  - RADIUS OF ARC
  - LENGTH OF ARC
  - CHORD DISTANCE OF ARC
  - CHORD BEARINGS OF ARC
  - EQUAL SYMBOL
  - PERCENT SYMBOL
  - AND SYMBOL

- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- U.S. UNITED STATES
- NOT TO SCALE
- COLORADO REVISED STATUTES
- SQUARES USED IN LEGAL DOCUMENTS (A-W - ONE HALF)
- PROFESSIONAL LAND SURVEYOR
- NAME
- LICENSE NUMBER
- LICENSE EXPIRES
- LICENSE (REGULAR)
- LICENSE (PROV. REG.)
- LICENSE (SPECIAL)
- LICENSE OF LAND MANAGEMENT
- LICENSE (SPECIAL)
- COLORADO DEPARTMENT OF TRANSPORTATION

**AREA SUMMARY**

LOTS	=	4.33 Acres	99.72%
ROAD ROW	=	0.01 Acres	0.23%
TOTAL	=	4.34 Acres	100.00%



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That **SEC Archway VII, LLC, a Colorado limited liability company** is the owner of that real property located in part of the Southeast Quarter of the Northwest Quarter (SEW NEW) Section 15, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2418, Page 899, Warranty Deed Book 2418, Page 891, and Warranty Deed Book 2418, Page 903 as follows).

Book 2418, Page 898:  
 Lots 1 through 6, inclusive in Block 2 of Six and Fifty West Subdivision, as shown in Plat Book 12, Page 24, Mesa County Records;  
 TOGETHER WITH all of that portion of the West one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672,  
 AND

Lots 1 and 2 in Block 2 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records;  
 TOGETHER WITH all of that portion of the West one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672,  
 Book 2418, Page 891:  
 Lots 1 through 4, inclusive, and Lots 15 through 22, inclusive, Block 1 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records;  
 TOGETHER WITH that portion of vacated alley adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672;  
 TOGETHER WITH that portion of vacated West Cury Avenue adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672

Book 2418, Page 892:  
 Lots 5, 6, 7, and 8, Block 1 of Carpenter's Subdivision No. 2, as shown in Plat Book 1, Page 14, Mesa County Records;  
 TOGETHER WITH that portion of vacated alley adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672;  
 TOGETHER WITH all of that portion of the East one-half of the vacated Peach Street adjacent to said lots as vacated by instrument recorded March 14, 2007 of reception number 2369143 at Book 4375 at Page 672,  
 All being located in the City of Grand Junction, Mesa County, Colorado  
 That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as **ARCHWAY SUBDIVISION**, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:  
 All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.  
 All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.  
 All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platting said burden or easement and easements by encroaching or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.  
 Owners hereby declare all lietholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, **SEC Archway VII, LLC, a Colorado limited liability company**, has caused their name to be heretofore subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

by \_\_\_\_\_ (Title)  
 for **SEC Archway VII, LLC, a Colorado limited liability company**

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ (Title)  
 of \_\_\_\_\_ A.D. 20\_\_\_\_  
 Witness my hand and official seal:

Notary Public  
 My Commission Expires \_\_\_\_\_

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ through \_\_\_\_\_ public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.  
 IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its \_\_\_\_\_ 20\_\_\_\_ with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_  
 By \_\_\_\_\_ (Title)  
 For: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ (Title)  
 A.D. 20\_\_\_\_ for \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
 Witness my hand and official seal:  
 \_\_\_\_\_ Notary Public

**TITLE CERTIFICATION**

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 We, \_\_\_\_\_ a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property to be insured to \_\_\_\_\_ and that the current laws have been paid that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record that of assessments, reservations and rights of way of record are shown hereon.  
 Date \_\_\_\_\_ by \_\_\_\_\_ Name And Title  
 for \_\_\_\_\_ Name Of Title Company

**GENERAL NOTES**

Beats or easings in the west line of the SEW NEW Section 15, T1S, R1W, Ute Meridian which bears North 00°12'24" West, a distance of 124.97 feet, established by observation of the MCDPS control network, which is based on the NAD 83 for horizontal and NAVD 88 for vertical information. Both monuments on the line are Alquist Survey Markers.  
 All land units shown hereon in U.S. Survey feet.  
 Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".  
 Easement and Title information provided by \_\_\_\_\_ Title Company, Policy No. \_\_\_\_\_ dated \_\_\_\_\_ 20\_\_\_\_

**FOR CITY USE ONLY**

Associated Recorded Documents  
 Book Page Tax  
 Declaration of Covenants and Restrictions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CITY OF GRAND JUNCTION APPROVAL**

This plat of **ARCHWAY SUBDIVISION**, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 City Manager \_\_\_\_\_  
 Mayor \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office of \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 20\_\_\_\_ and was duly recorded in Book \_\_\_\_\_ Page(s) No. \_\_\_\_\_  
 Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fees \_\_\_\_\_  
 \_\_\_\_\_ Clerk and Recorder  
 By \_\_\_\_\_ Deputy

**ARCHWAY SUBDIVISION**  
 IN THE SEW NEW SECTION 15  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST  
 UTE MERIDIAN  
 GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
 1873 Highway 50 Unit C  
 Grand Junction, Colorado 81503  
 Telephone: 970-254-8849 Fax 970-241-0451

PLAT NO. 15-04	SUBJECT	GRAMM	CHIT	SECT	OF
DATE RECORDED	2023	098	208	408	1

**Preliminary**  
 (COLORADO PROFESSIONAL SURVEYOR PLAT NO. 2023)

6 PAGE DOCUMENT

**CITY OF GRAND JUNCTION  
ORDINANCE NO.4040**

**AN ORDINANCE VACATING RIGHTS-OF-WAY WITHIN THE EL POSO  
NEIGHBORHOOD INCLUDING PORTIONS OF PEACH STREET, WEST OURAY  
AVENUE, WEST GRAND AVENUE, AND VARIOUS ALLEYS**

**RECITALS:**

A vacation of dedicated rights-of-way has been requested by the City of Grand Junction.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development 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:

The following described dedicated rights-of-way is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Portions of the vacated areas shall be retained as a multi-purpose easements and/or Ingress/egress easements per the following legal.

The following rights-of-way are shown on "Exhibit A" as part of this vacation of description.

Dedicated rights-of-way to be vacated:

**DESCRIPTION**

Nine parcels of land located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

**Parcel No. 1**

All that portion of Peach Street right of way lying between Block 2 and Block 3, Six and Fifty West Subdivision, as same is recorded in Plat Book 12, Page 54 in the office of the Mesa County Clerk and Recorder, which is south of the following described line: Beginning at the Northeast corner of Lot 1, said Block 2, and considering the North line of the NW1/4SE1/4 of said Section 15 to bear S89°43'12"W with all bearings herein being relative thereto; thence N89°52'50"E a distance of 41.23 feet; thence N48°43'19"E a distance of 24.91 feet, more or less, to the Northwest corner of Lot 1, said Block 3, and which is north of the South line of said Six and Fifty West Subdivision.

Containing 19,091.64 square feet, or 0.438 acres, more or less, as described.

**Parcel No. 2**

All that portion of Peach Street right of way lying between Block 1 and Block 2, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, north of the north right of way of West Ouray (formerly platted as Apple Street) extended between said Block 1 and Block 2 and south of the North line of said Carpenter's Subdivision No. 2.

Containing 14,511.25 square feet, or 0.333 acres, more or less, as described.

**Parcel No. 3**

All the alley right of way that lies within Block 1, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, terminating at the East line and West line of said Block 1, and also terminating at the North line of said Carpenter's Subdivision No. 2.

Containing 6,949.50 square feet, or 0.159 acres, more or less, as described.

**Parcel No. 4**

A portion of the right of way of West Ouray Avenue (platted as Apple Street) lying south of Block 1 and Block 2, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, more particularly described as follows: Beginning at the Southeast corner of Lot 22, Block 1, said Carpenter's Subdivision No. 2, and considering the North line of the NW1/4SE1/4 of said Section 15 to bear S89°43'12"W with all bearings herein being relative thereto; thence S45°00'00"W a distance of 22.77 feet; thence S89°42'52"W a distance of 259.40 feet; thence S87°36'40"W a distance of 328.23 feet; thence N46°17'12"W a distance of 8.97 feet; thence N00°11'05"W a distance of 21.83 feet to the Southwest corner of Lot 12, Block 2, said Carpenter's Subdivision No. 2; thence N89°42'52"E, along the North line of said West Ouray Avenue as extended between Block 2 and Block 1, said



Carpenter's Subdivision No. 2, a distance of 610.00 feet, more or less, to the point of beginning.

Containing 11,674.80 square feet, or 0.268 acres, more or less, as described.

Parcel No. 5

A portion of the right of way of West Ouray Avenue (platted as Apple Street) abutting Block 3 of Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, and Trujillo Subdivision, as same is recorded in Plat Book 17, Page 26 in said office; more particularly described as follows: Beginning at the Northeast corner of Lot 1, said Trujillo Subdivision, and considering the North line of the NW1/4SE1/4 of said Section 15 to bear S89°43'12"W with all bearings herein being relative thereto; thence S89°42'52"W, along the South line of West Ouray Avenue, a distance of 275.00 feet to the Northwest corner of Lot 11, Block 3 of said Carpenter's Subdivision No. 2; thence N00°11'05"W a distance of 6.17 feet; thence N43°42'48"E a distance of 3.60 feet; thence N87°36'40"E a distance of 257.53 feet; thence S40°00'00"E a distance of 23.67 feet, more or less, to the point of beginning.

Containing 3,626.78 square feet, or 0.083 acres, more or less, as described.

Parcel No. 6

A portion of right of way for West Ouray Avenue (platted as Apple Street) and Peach Street abutting the North half of Block 4, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 4 said Carpenter's Subdivision No. 2, and considering the North line of the NW1/4SE1/4 of said Section 15 to bear S89°43'12"W with all bearings herein being relative thereto; thence S89°42'52"W, along the South line of West Ouray Avenue, a distance of 275.00 feet to the Northwest corner of Lot 11, Block 4; thence S00°11'05"E, along the East line of Peach Street, a distance of 125.00 feet to the Southwest Corner of said Lot 11; thence S 89°48'55"W, along the Westerly extension of the South line of said Lot 11, a distance of 13.51 feet; thence N00°10'47"W a distance of 131.56 feet; thence N45°15'30"E a distance of 20.55 feet; thence N89°42'52"E a distance of 258.52 feet; thence S50°00'00"E a distance of 20.08 feet, more or less, to the point of beginning.

Containing 7,536.58 square feet, or 0.173 acres, more or less, as described.

Parcel No. 7

The East 7.0 feet of the right of way of Peach Street as it lies adjacent to and abutting Lot 12, Block 4 Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder, terminating at the Westerly extension of the North and South lines of said Lot 12.

Containing 875.00 square feet, more or less, as described.

Parcel No. 8

The East 125 feet of that alley right of way lying within Block 4, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14 in the office of the Mesa County Clerk and Recorder and terminating at the Northerly extension of the West line of Lot 18 and at the East line of said Block 4.

Containing 2,500.00 square feet, or 0.057 acres, more or less, as described.

Parcel No. 9

A portion of the right of way of Grand Avenue abutting Coleman Subdivision, as recorded in Plat Book 16, Page 268 in the office of the Mesa County Clerk and Recorder, and the North half of Block 7, Carpenter's Subdivision No. 2 as recorded in Plat Book 1, Page 14 in said office, more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 7, said Carpenter's Subdivision No. 2, and considering the North line of the NW1/4SE1/4 of said Section 15 to bear S89°43'12"W with all bearings herein relative thereto; thence S89°43'12"W, along the South line of Grand Avenue, a distance of 417.78 feet, more or less, to a point on the West line of said Block 7; thence N40°48'56"W, along the Northwesterly extension of the West line of said Block 7, a distance of 39.47 feet the North line of the NW1/4SE1/4 of said Section 15; thence N89°43'12"E, along the North line of the NW1/4SE1/4 of said Section 15, a distance of 443.45 feet to a point on the Northerly extension of the East line of said Lot 1; thence S00°15'04"E, along said Northerly extension, a distance of 30.00 feet, more or less, to the point of beginning.

Containing 12,918.51 square feet, or 0.297 acres, more or less, as described.

See Exhibit "A" attached hereto and incorporated by this reference as if fully set forth.

Provided, however, that the Peach Street of way vacated hereby in said Parcel No.'s 1 and 2 is reserved as a multipurpose easement for the use of City approved public utilities as a perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

Also provided that all of said Parcel No. 1 and the north 117.00 feet of said Parcel No. 2 be reserved as an ingress/egress easement for the use of the public.

Also provided that said the East/West alley within said Parcel 3 herein vacated be reserved as a multipurpose easement for the use of City-approved utilities and public providers as a perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Also provided that said Parcels 4 through 9 herein vacated be reserved as multipurpose easements for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Introduced for first reading on this 21<sup>st</sup> day of February, 2007

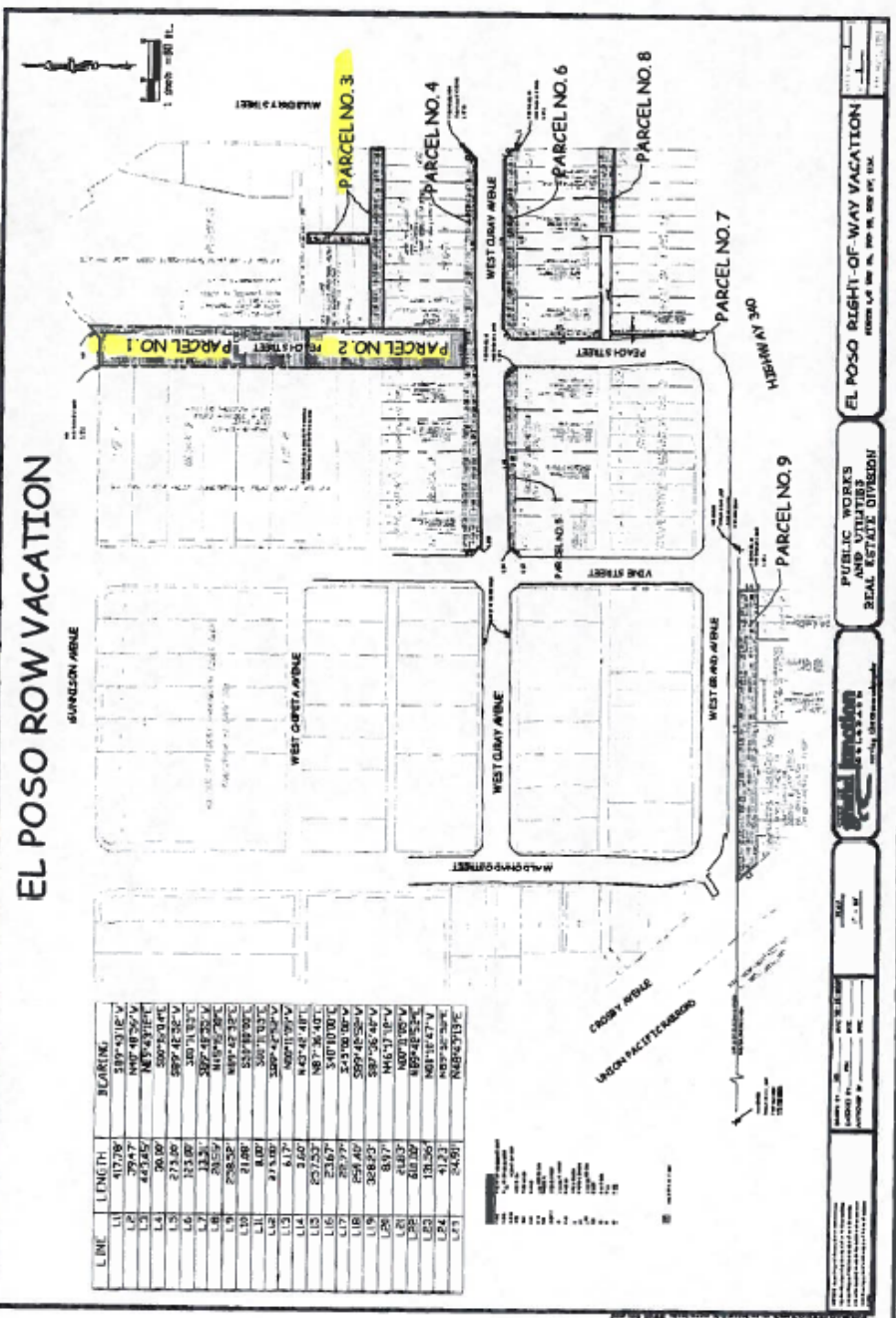
PASSED and ADOPTED this 7<sup>th</sup> day of March, 2007.



Stephanie Lee  
City Clerk

[Signature]  
President of City Council

# Exhibit A



EL POSO RIGHT-OF-WAY VACATION  
 PUBLIC WORKS AND UTILITIES  
 REAL ESTATE DIVISION  
 MESA COUNTY, COLORADO



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4080**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE WEST OURAY  
REZONE TO C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 302 W. OURAY AVENUE**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the West Ouray Rezone to the C-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned C-1 (Light Commercial).

A parcel of land situate in the NE ¼ of Section 15, Township One South, Range One West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

All that part of Block one in Carpenter's Sub-division No.2, Reception Number 9732, Mesa County records, described as follows:

Lots 1 through 8, together with Lots 15 through 22, together with the vacated north-south alley, together with all that portion of the vacated east-west alley lying east of the westerly line of said Lot 15;

AND ALSO that portion of vacated street right-of-way described as follows: All that portion of vacated Ouray Avenue lying between Lots 15 through 22 in Block One of Carpenter's Sub-division No.2 and the northerly right-of-way line of Ouray Avenue as relocated, together with all that portion of vacated Peach Street lying north of the westerly extension of the northerly line of the east-west alley in said Block One.

CONTAINING 1.18 Acres (51,401 Sq. Ft.), more or less, as described.



**INTRODUCED** on first reading the 2<sup>nd</sup> day of May, 2007 and ordered published.

**ADOPTED** on second reading the 16<sup>th</sup> day of May, 2007.

ATTEST:

*/s/* James J. Doody  
President of the Council

*/s/* Stephanie Tuin  
City Clerk

RECEIVED

FEB 19 2013

COMMUNITY DEVELOPMENT  
DEPT.

February 9, 2013

TO: The City of Grand Junction Planning Commission

RE: Proposal/Request for Conditional Use for the NW Corner of Mulberry and West Ouray (Parcel #'s 2945-151-02-012 & 2945-151-02-013) in the City of Grand Junction.

This letter is in reference to the request for proposal/conditional use permit for two (2) parcels located on the NW corner of Mulberry and West Ouray. These parcels are located in the El Poso Neighborhood, also known as the Maldonado Subdivision.

Mr. Van Rapp, the Principal of the development firm, SBC Archway, LLC, is proposing a storage yard that will store various vehicles, some equipment – possibly heavy, trailers and other properties unknown. This storage would be surrounded by a fence topped with three or more strands of barb-wire.

As property owners, lifetime residents and neighborhood supports, we are registering our complete objection to the request for conditional use permit/proposal for the parcels noted above within the El Poso Residential Neighborhood. The proposal/request is unacceptable on many levels. First and foremost, it is completely inappropriate to put a storage lot at the entrance of any established residential neighborhood or subdivision. To do so, when multiple generations of lower socio-economic households have demonstrated the will to build and beautify with little to spare, is without consideration and respect of El Poso efforts over the past 90+ years. Let alone put a storage yard in one of the oldest established residential neighborhoods located in the heart of the City of Grand Junction. El Poso is one of a kind. It is a tight-knit, safe neighborhood where residents not only help and care for one another, they often team up to help others living elsewhere.

The proposed storage area is visible from two major thoroughfares into the city. The fact that the primary entrance descends into the neighborhood directly looking at the corner parcels would make this request appear to have been made without due concern as to the character and integrity of the neighborhood. The residential neighborhood has worked hard on improvements, including a sewer system, new houses, sidewalks, gutters, lighting, underground electrical and other major utility upgrades over the past 90+ years. It would be an eye-sore and blight to the neighborhood, as well as adversely affect residential property values in the area.

While the parcels have been vacant for some time, this does not mean that any type of industrial-looking development is appropriate. The zoning is dubious at best. The property was re-zoned in 2007 for a specific type of "residential friendly" development based on a "gentleman's agreement" that never materialized. Proof includes attached documented notes for the Neighborhood Meeting Minutes dated March 22, 2007 for the development proposal, along with pictures of the specific development for which the zoning change was approved.

We would also like to address the manner in which this process has been presented. The heavy handed approach and deception by Mr. Van Rapp has been evident at both Neighborhood Meetings. During the December 19, 2012 Neighborhood Meeting, he presented this proposal/request by interjecting, "Look folks, this is a done deal, it is going to happen," throughout the course of this meeting. This approach led other participants and interested parties thinking the decision had been made, allowing for the wareyard, with the remaining decisions regarding aesthetics and other utility concerns, i.e., re-direction of

irrigation, drainage and water retention matters, etc. The City Planning representative, Brian Rusche, clearly showed a biased trend towards the developer and never explained or countered the "done deal" statements made by Van Rapp. Fast forward to the Second Neighborhood Meeting on January 30, 2013 held at Inside Story-Carpet One. City Planning supervisor, Ms. Lisa Cox, explained the process for planning and development within the City of Grand Junction, and clarified the process had other avenues allowing for voices to be heard and for further consideration as to this proposed development. At this point, many parties finally registered the fact that we have a choice, along with additional opportunities to voice objections and concerns as the process proceeds; for which our neighborhood has continued discussions as new information comes our way. Of great concern, was the response and tone of Mr. Van Rapp. When dissention arose regarding the development proposal, he responded, "Would you rather have a gas station there." This was taken as a threat and upset many of the residents and interested parties.

A special note should also reflect the rushed process for the initial Neighborhood Meeting on December 19, 2012, with the strategy involving minimum notification time in the multiple holiday month of December. Suspicious is the fact that both Neighborhood Meetings were pressed for completion, even though first meeting information by Van Rapp indicated plans for purchase and development began before Gene Taylor passed away. This is a ram-rodged approach at best. Most concerning was the fact that the December 19<sup>th</sup> Meeting Minutes compiled by Austin Civil Group, Inc., did not clearly reflect the meeting in it's entirety, especially when dissention arose and/or when major concerns were addressed during this meeting. Note: January 30<sup>th</sup> Meeting Minutes have not been submitted to the City as of this date.

Signed:

Marilyn Trueblood  
Print Name

Marilyn Trueblood  
Signature

FRANK MALDONADO  
Print Name

Frank Maldonado  
Signature

ALMA BERA  
Print Name

Alma Bera  
Signature

Julia Maldonado  
Print Name

Julia Maldonado  
Signature

DOUGLAS P. MURPHY  
Print Name

Doug P. Murphy  
Signature

Marvin E. Maldonado  
Print Name

Marvin E. Maldonado  
Signature

Kim R. DeCoursey et AL  
Print Name

Kim R. DeCoursey et AL  
Signature

Sabrina L. Maldonado-Soto

Print Name email - sbean@rocksoliddev.com

Sabrina L. Maldonado-Soto

Signature print. com

Daniel J. Maldonado

Print Name

on-line-et. AL.

Signature

Dolores S. Trujillo

Print Name dolores.trujillo@d57schools.org

Dolores S. Trujillo

Signature d57schools.org

Daniel L. Trujillo

Print Name

Signature

Ruby Martinez V

Print Name

Ruby Martinez V

Signature

Ramon Vasela

Print Name

Ramon Vasela

Signature

ANDREW D. MURPHY

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Andrew D. Murphy

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Maria M. Murphy

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John S. Trujillo

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Frank M. Cordova

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Joslyn Maldonado

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Rico Martinez

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Selena Martinez

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Jasmine Trujillo

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DANIEL L. TRUJILLO JR

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Daniel L. Trujillo Jr.

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Greg Varela

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Amy Varela

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Chelsey Varela

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Philip DO

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Consuelo Matiz

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Angelica Martinez

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Jose Pablo Martinez

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Andres Martinez

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MARGARITO DIAZ

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Daniel Marquez

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Leecian Rose Garcia

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Victoria Marquez

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Joan Cordova

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Charles Cordova

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Juanita A. Trujillo

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Juanita Trujillo

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John Ball  
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Matthew Trueblood  
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Sasha Spencer  
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Fabian Maldonado  
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FRANKIE MALDONADO  
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Adrian Maldonado  
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Elena Maldonado  
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BILL WILLIAMS  
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Randy Lawson  
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DIONICIA ARRIETA  
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Anni Luna  
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Anni Luna  
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Lorenzo Olivas  
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Denali Vezakis  
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Phoenix cordova  
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Jeanne L. Cordova Dickey  
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Marcia M. Cordova  
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Phrankie cordova  
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JASON ARCHULETA  
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Sheila Cordova  
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Shelly Cordova  
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Shelly F. Cordova  
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Malik Dickey  
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Steve Alire  
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Arlinda Alire  
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SBC Archway VIII, LLC  
6161 South Syracuse Way, Suite 330  
Greenwood Village, Colorado 80111

March 1, 2013

To the City of Grand Junction Planning Commission:

**RE: Proposed Department of Interior Facility - 445 West Gunnison Avenue, Grand Junction, CO.**

RECEIVED

MAR 1 2013

COMMUNITY DEVELOPMENT  
DEPT.

In 2011 the Federal Government's General Services Administration (GSA) advertised and solicited to lease approximately 45,000 square feet of office, warehouse and support space in Grand Junction, Colorado. This leased space is to house various departments and local personnel of the Department of the Interior. Rather than soliciting a new "build-to-suit" building, the GSA specifically mandated that the leased space was to be located in an existing building. It is our understanding that this "existing space" requirement was requisite to helping the Grand Junction community in reusing, rebuilding and improving empty and/or potentially empty commercial buildings within the community rather than exacerbating the problem by constructing another new building. Grand Junction has a number of underutilized; or worse yet, completely vacant commercial properties that are in desperate need of rehabilitation and reuse. These worn out and empty commercial properties are a detriment to the entire Grand Junction community.

In the fall of 2012, GSA selected the location and lease proposal submitted by SBC Archway for the soon to be vacated Gene Taylor's Sporting Goods store located at 445 West Gunnison Avenue. As the property could be readapted to meet the government lease requirements and it had the correct commercial zoning as verified by the City, it was in direct response to this selection by GSA that SBC Archway purchased the property.

After the formal selection and lease execution by GSA, SBC Archway's engineering consultants sent out public notifications to the surrounding neighbors as prescribed by the City of Grand Junction's planning requirements. A timely "neighborhood meeting" was scheduled as required and was attended by myself and a City of Grand Junction Senior Planner; Mr. Brian Rusche, along with other project consultants and engineers to discuss the various aspects of the project with members of the immediate neighborhood. Specifically, this neighborhood meeting was to be focused on the "accessory use" request of the secured parking and storage yard as it relates to the building and to the overall project. At the first public meeting and in response to comments and discussions from the neighbors related to other possible uses of the property, I politely explained, "it was a done deal" referring to the government lease and to our purchase of the property. I went on to offer SBC Archway's willingness to incur the cost of making changes to the proposed screen/security fence design, relocation of a buried neighborhood irrigation pipeline, installation of quality landscaping features and to work on closing off an existing driveway along the east boundary of the proposed storage yard. These changes are described in more detail below. A sincere effort has been made to demonstrate the good neighbor policy that is a hall-mark of SBC Archway's developments.

The former Gene Taylor's Sporting Goods building is approximately 40 years old, run down and is in desperate need of rehabilitation and reuse. While understanding and being sympathetic to the loyal following

and to the community goodwill that Mr. Taylor created at the property over many years, SBC Archway has set out to revamp, reconstruct and rehabilitate the property to meet the Government's specific use requirements. SBC Archway will spend over Seven Million Dollars (\$7,000,000) in purchasing and readapting the building and property. Most of this money will be spent on exterior building and site improvements that will be readily visible to the community, including; a new entry addition, new roofing, new siding, new doors and windows, new sidewalks, new parking lots and completely new landscaping. The desirability of having a fully remodeled, fully occupied and vibrant office building located in a downtown neighborhood, rather than in the outlying suburbs, will benefit Grand Junction's downtown community as a whole and will be a positive addition to the surrounding neighborhood.

It is also true as noted, as part of the Federal Government's use of the building, along with their office and warehouse space, that they will require a secured government vehicle parking and storage yard. This secured yard is planned to be located within the currently vacant and commercially zoned property to the east of the main building. This vacant property is bordered on the north by existing commercial retail buildings; on the east by Mulberry Street and along its south border by West Ouray Avenue and existing residential properties. SBC Archway, its design consultants and contractors have held three separate meetings with both the surrounding residential and commercial neighbors to hear and to address their concerns regarding the secured parking and storage yard plan. With the neighborhood's direct input and at their specific request, we have modified the secured parking/storage yard's fencing to be an attractive eight foot (8') tall, solid masonry wall installed along all of the public streetscape and along all areas of the property abutting residential properties. As an additional buffer and to soften the wall, we have also included an approximate sixteen foot (16') wide heavily landscaped area behind the public sidewalk and in front of the proposed wall along West Ouray Avenue and an approximate twenty-one foot (21') wide landscape area in front of the wall along Mulberry Street. In addition, and even though we are not utilizing the system, we have addressed the neighbor's concerns regarding the existing underground irrigation system that crosses our property by re-engineering and agreeing to re-pipe the system. We have also addressed the neighborhood's concern of the project adding traffic on Mulberry Street by eliminating the existing driveway out of the property along Mulberry.

We and our consultants have, at all times, acted in a professional manner in all of our meetings with our neighbors and have adapted and modified our plans in numerous ways to address the neighborhood's concerns regarding various design aspects of the project. The overriding direction to make these modifications and changes came from our first neighborhood meeting, when it was asked of us by several of the neighbors in attendance, to address their concerns "as if it were your own neighborhood".

We do believe that we are part of the neighborhood and we strive to be good neighbors. We also believe that this project upon completion will compliment the surrounding area; and that in its entirety, it will benefit the total Grand Junction downtown community in an enormously positive manner.

SBC Archway VIII, LLC



Van E. Rapp  
Managing Member