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HISTORIC PRESERVATION BOARD AGENDA

250 NORTH 5TH STREET

TUESDAY, MAY 7, 2019 @ 4:30 PM

Meeting Location

City Hall - Community Development Conference Room 4:30 pm

Call to Order/Announcements

Approval of Minutes

Approve Minutes of the April 2, 2019 Meeting

Discussion Items

Lincoln Park Historic District Proposed Guidelines and Standards

Updates

Historic Preservation Award - Lincoln Park Golf Course Clubhouse

Other Business/Public Comment

Sugar Beet Development Proposal

June and July Meeting Agendas

Adjournment

Historic Preservation Board Special Meeting

Minutes – April 2, 2019

Present: Ron Parron, Mikhail Blosser, Troy Reynolds, Greg Gnesios, Priscilla Mangnall and Jody Motz.

Not Present: Brandon Stam

Also Present: Shelly Dackonish, City Staff Attorney; Jay Valentine, General Services Director; Mike Jurca, Director of Golf; Bennett Boeschstein and Elizabeth Rowan, Citizens Lincoln Park Historic District

1. Call to Order/Announcements

The meeting was called to order by Chair Ron Parron at 4:350 pm at the Lincoln Park Golf Course Club House

2. Approval of Minutes

Chair Parron asked for a motion to approve the minutes of the March 5, 2019 meeting. Priscilla Mangnall moved to approve the minutes as written. Troy Reynolds seconded the motion which passed unanimously by a vote of 6-0.

3. Discussion Items

Lincoln Park Historic District Guidelines and Standards. Board members discussed the proposed guidelines and standards for the Lincoln Park Historic District with input from the residents and City Staff Attorney in attendance regarding the following general topics:

- 1) Language of “encouraged” and “discouraged” is difficult to enforce and who does enforce?
- 2) As written, the Board’s consideration of applications would just be to listen and offer suggestions but owners would not have to comply, applicants seeking advice.
- 3) “Acceptable” and “Unacceptable” with illustration may be helpful
- 4) Approach suggestions as something that can be let go, neighborhood doesn’t feel as strongly about
- 5) Board may set conditions if inclined to approve – enforcement?
- 6) The neighborhood voted on which design elements should or should not be regulated. General consensus of the neighborhood was that guidelines were more desirable.
- 7) Biggest fears of the neighborhood are demolition and reconstruction. Set a minimum square footage to which demolition applies.

- 8) Clearly set minimum standards (necessity) and guidelines (not necessity).
- 9) For purposes of applications, all homes will be considered contributing.
- 10) The guidelines and standards would be adopted as an overlay as part of the Zoning and Development Code.
- 11) The process for review needs to be included in the guidelines and standards.

The Board will continue a more detailed discussion at its next meeting based on receiving a summary of the neighborhood's analysis and basis for formulation of the proposed guidelines and standards. The Staff Attorney stated that the Board should make a motion and vote on a set of comments to provide back to the neighborhood.

Tour of Lincoln Park Golf Course Club House and Consideration of Historic Preservation Award.

The Board toured the club house with Jay Valentine and Mike Jurca describing recent work that had been done to the interior of the structure to open up spaces and uncover historic elements such as the fireplace and an interior stone wall. The building was originally constructed in 1926 when the golf course was constructed. At that time, it was the residence of the head golf pro. There was a later addition when converted to the golf club house. The exterior remains in good condition and has not been substantially modified since its original construction.

The Board decided to move forward with a 2019 Historic Preservation Award to the General Services Department/Golf Division to be presented at an event held at the golf course.

6. Adjournment

The meeting was adjourned at 5:45 pm.

LINCOLN PARK HISTORIC DISTRICT GUIDELINES AND STANDARDS (RED = Notes from initial discussion – Mikhail)

Standards and Guidelines: There should be set standards for all households within the district; agreed upon the district and the board)

- Guidelines are subjective and ultimately decided by the board to be approved or denied.

These guidelines and standards are meant to promote compatibility with other structures in the Lincoln Park Historic District and to preserve the historic character of the District. A Committee of dedicated residents from the Lincoln Park Historic District met for several months during early 2019 to draft these Guidelines and Standards. Committee members were: Greg Reed, Kirsten Armbruster, Aki and Sheree Fukai, Rand Porter, Bill Scheskie, Stephanie Matlock, Barb Sullivan, Elizabeth Rowan, and Bennett Boeschstein.

The Lincoln Park Historic District (**LPHD**) Guidelines and Standards shall be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. The **LPHD** Guidelines and Standards include specific materials, styles, orientation, and other design criteria, which, when in conflict with another adopted standard, the more restrictive standard shall apply. Interpretation of the application of guidelines and standards for the **LPHD** shall be the responsibility of the City of Grand Junction Historic Preservation Board.

All structures existing within the **LPHD** at the time of the adoption of these guidelines and standards which do not meet the requirements of these guidelines and standards are considered acceptable and may continue indefinitely as long as they maintain their current size and scope. These structures may not be expanded, altered, or enlarged without meeting the newly adopted guidelines and standards.

GUIDELINES

FENCES:

- **Front Fence** – City Code must be followed, as far as size. What materials are being used should be approved by the board and board should agree on what materials can be used (GUIDELINE) – Find resources for fencing materials approved by board and district

Fencing materials and styles in the front yard are encouraged to complement the character of the **LPHD**. Fence styles, especially in the front yard, are encouraged to be compatible with the characteristics of the house. Materials such as solid wood, solid vinyl, galvanized steel, and chain link with slats are discouraged. All fencing must be in compliance with City Code.

DETACHED STRUCTURES:

- **Detached Structures** – Should be located in the rear of property. (WAS A TIE VOTE FROM DISTRICT COMMITTEE) – City standards? Boards thought (STANDARD)

Detached accessory dwelling units, accessory buildings, and garages are encouraged to be set back 1/3 from the front facade of the house and 0 lot line setback from the alley. Detached structures are encouraged to be architecturally compatible with the house. Chicken coops are allowed in the rear part

of the lot, subject to regulations of City Code.

WINDOWS:

- **Windows** – Can be modern built windows, but aesthetic matches neighborhood. (STANDARD)

In new construction, additions and remodels, street facing windows are encouraged to be of similar proportion, size, and character with neighboring homes and other homes in the **LPHD**.

FRONT PORCHES:

- **Front Porches** – Must be congruent with time period and match aesthetic of the neighborhood. (STANDARD)

Front porches are encouraged to be maintained as an integral part of the overall house and style.

STREET SCAPE:

- **Street Scape** – HPB should set standard on street scape regulation (STANDARD)

The **LPHD**'s unique streetscape has historical significance in its own right. Residents are encouraged to maintain, and restore where missing, the historic spacing of street trees along the streets within the **LPHD**. Street trees in the **LPHD** provide full canopy coverage shade for residents and pedestrians. Street trees should remain intact, with new trees planted to fill in where they may be missing or as aging trees are replaced. Residents are encouraged to call the City of Grand Junction Forestry Division at 254-3849, which offers free removal, replacement, and pruning of trees in the City-owned right of way. Russian olive trees should not be considered as a replacement.

Residents are encouraged to maintain landscaping between the curb and sidewalk in the park strip. Materials should be primarily non-invasive plants and/or inorganic mulch such as rocks and gravel, which will control weeds and maintain soil moisture. Organic mulch is strongly discouraged.

Planting park strips with dense, tall materials is discouraged, as this impedes visibility and safety for pedestrians and vehicles.

Residents are encouraged to maintain park strip trees and landscaping with regular watering and are encouraged to assist their neighbors with watering, when possible.

STANDARDS

MANUFACTURED AND MODULAR HOMES:

- **Manufactured Homes** – Committee says they are okay as long as they are double wide and fit HUD standards. (My suggestion is unless pre-existing then they are not allowed; should be STANDARD)
- **Staff Comment** – This is an unnecessary section. The other standards and guidelines will address what any new construction will look like, whether it is a manufactured home or not. As written, this implies the examples provided are not desired **IF** they are manufactured homes. So does that mean someone can site-build a home that looks like the undesirable example?

Any new manufactured and modular homes proposed for construction in the **LPHD** shall be double-wide and look-alike to the existing homes in the District. Look-alike standards include pitched roofs and front doors facing the street. New manufactured and modular homes must be HUD approved and constructed on a permanent foundation (wheels must be removed). If an existing manufactured home is proposed to be moved from its foundation, the District's demolition standards shall be followed.

No used manufactured homes may be built in the **LPHD**.

DEMOLITION:

- **Demolition – ALL DEMOLITION MUST BE APPROVED BY HISTORIC PRESERVATION BOARD BEFORE APPLYING FOR CITY APPROVAL. (STANDARD)**

A) Review criteria

Any applicant/owner requesting demolition of part or all of a primary structure within the **LPHD** shall demonstrate that the demolition is warranted. Approval of a Certificate of Appropriateness for the demolition may only be issued upon consideration of the following by the Grand Junction Historic Preservation Board (**GJHPB**):

- (1) Whether the applicant has made a good-faith effort to pursue reasonable, cost effective alternatives to demolition.
- (2) Whether the loss of part or all of the subject property would be detrimental to the quality and continuity of the **LPHD** or surrounding neighborhood.
- (3) Whether denial of the application would result in an undue economic hardship for the owner/applicant. Based on a thorough analysis of the financial, economic, and engineering information described below, the **GJHPB** may determine that there is an undue economic hardship if all the following criteria are met:
 - (a) No economically viable use consistent with zoning of the property will exist unless the demolition is approved. (Note: inability to put the property to its most profitable use does not constitute an undue economic hardship.)
 - (b) The hardship is peculiar to the building or property in question and must not be in common with other properties.
 - (c) The hardship is not self-imposed, caused by action or inaction of the owner, applicant or some other agent.
 - (d) The applicant/owner has attempted and exhausted all reasonable alternatives which would eliminate the hardship, such as offering the property for sale.

B) Submittal requirements

The applicant/owner for demolition of part or all of a primary structure shall provide information including but not limited to the following items in order for the **GJHPB** to evaluate the application:

- (1) An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the **GJHPB**.
- (2) A report from a licensed engineer or architect with experience in rehabilitation as to the structural

soundness of the structure and its suitability for economic rehabilitation.

- (3) Estimated current market value of the property by a licensed real estate appraiser of the property both in its current condition and after completion of the proposed demolition or removal and all appraisals obtained within the previous two years by the applicant or owner in connection with the purchase, financing or ownership of the property.
- (4) An estimate of the cost of restoration prepared by an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation or reuse of like structures in the District.
- (5) Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased and any terms of financing between the seller and buyer.
- (6) If the property is income-producing, the annual gross income from the property for the previous two years; and the depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- (7) Remaining balance on the mortgage or other financing secured by the property owner and annual debt service, if any, for the previous two years.
- (8) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- (9) Any listing of the property for sale or rent and price asked and offers received, if any, within the previous two years.
- (10) Assessed value of the property according to the two most recent Mesa County assessments.
- (11) Real estate taxes for the previous two years.
- (12) Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture, etc.
- (13) Current photographs of the building and land from the front street showing as much of the land and building as possible.
- (14) Current photographs of all exterior elevations from rooftop to ground.
- (15) A narrative summary of all special architectural features and details and materials used throughout the exterior of the structure.

C) Procedure

- (1) Upon submittal of the application for a certificate of appropriateness for demolition to the City, the Community Development Department shall review all the documentation submitted for completeness. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a recommendation to City Council.
- (2) The application, with the findings and recommendations of the Department and the Historic Preservation Board, shall be presented to the City Council in accordance with the administrative procedures and notice requirements. The City Council will have 90 calendar days to consider and render its decision. If approved, the Community Development Department shall issue a certificate of appropriateness in order for the applicant/owner to obtain a building permit for the demolition.
- (3) In the event of a natural disaster, or when the health, safety, and welfare of the occupants of the

primary structure is in imminent danger, applicant may request an expedited hearing process.

(4) If the City Council finds that all reasonable possibilities for saving a part or all of the structure have been exhausted and approves the demolition, all salvageable building materials shall be collected and then the waste should be removed as provided by the permit and asbestos or other hazardous material disposal procedures. The site shall then be planted and maintained until a new use goes into effect.

D) Penalty

If the applicant/owner of a structure within the **LPHD** abates or demolishes part or all of a building without first obtaining the certificate of appropriateness by following the procedures detailed herein, the applicant/owner shall pay a fine of \$250.00 per square foot of the affected area.

NEW CONSTRUCTION, ADDITIONS, AND REMODELS

- **New Construction** – Ok as long as it fits with the aesthetic of the district; plans must be submitted to HPB and LPHD (STANDARD)
- **Roofs** – District felt it wasn't necessary to regulate roofing, but if there are new builds in the district and pre-built homes are put in place. They should be regulated (Discussion with board suggested)
- **MULTIFAMILY** – Similar to new build on 12th and main – HISTORIC PRESERVATION BOARD SHOULD SET STANDARD IF THIS IS ALLOWED OR NOT.

A) Setbacks

Setbacks and placement of buildings within the **LPHD** will maintain the cohesive character within each block and within the **LPHD**.

Larger setbacks are recommended for Gunnison and Grand Avenues to preserve their historic value as major arterials and transportation routes for street cars and other public transit. Setbacks for primary structures within the **LPHD** shall be as follows:

Minimum Front Setback on Gunnison Ave (including porch) = 62 feet
Minimum Front Setback on Grand Ave (including porch) = 36 feet
Minimum Front Setback on remaining streets (including porch) = 31 feet
Minimum Front Setback Side Street = 10 feet
Minimum Side Setback = 10 feet on driveway side; 5 feet other
Minimum Rear Setback = 25 feet
Maximum Height = 40 feet, including a maximum of 2 stories (excluding attic and basement)

In the event of a natural disaster, such as a fire, replacement construction will be allowed using the original setbacks.

For setbacks on detached structures see Guideline regarding Detached Structures.

B) Compatibility

New construction in the **LPHD** is allowed, as long as the design, siting, and construction are compatible with the character of the **LPHD**. Siting is critical due to various lot configurations and in considering the overall appearance within the context of neighboring buildings set within the immediate block.

Important design considerations for new buildings include height, massing, scale, form, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Compatibility of proposed foundations, porches, landscaping, utility systems, and other site features is also important.

The historic **Lincoln Park School** was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains and should be preserved and adaptive reuse encouraged.

C) Lot size, Building Proportions, Mass, and Form

- (1) Maximum lot size in the 1200 block of Gunnison Ave. shall be 20,000 feet and maximum lot size everywhere else within the **LPHD** shall be 10,000 feet.
- (2) Buildings shall be similar in height and width to buildings on adjacent sites and block. Two alternatives to this standard are:
- (3) New buildings that are wider than the buildings on adjacent sites may be constructed by breaking the building mass or dividing the mass of the building width in appearance to conform to building widths on neighboring properties.
- (4) A new building which is wider and higher than buildings on adjacent sites may be constructed if the new building is broken up into smaller segments that are more similar to adjacent buildings and if the height of the building at the street facade and at the sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings to either side.
- (5) Foundation height shall be similar in proportion and appearance to neighboring buildings.
- (6) Buildings shall not be constructed which do not maintain or blend with the heights of buildings on adjacent sites.
- (7) Buildings shall not be constructed which do not maintain or suggest the widths of buildings on adjacent sites.
- (8) New buildings shall reinforce a pedestrian-friendly character from the front elevation by maintaining the similarity of building, roof form, and front porches traditionally found on the block.
- (9) New construction shall incorporate design elements such as roof forms, lines, openings, and other characteristics commonly found in the **LPHD**.
- (10) New construction may have a building form which is unique in the **LPHD** but relates to the neighboring buildings and to the neighborhood through its overall massing.
- (11) New construction shall not use massing and building forms which are foreign to the **LPHD** as determined by the Historic Preservation Board.

D) Orientation and Lot Coverage

- (1) New buildings shall be oriented parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. This is a consistent pattern throughout the **LPHD** which should be preserved to maintain the prevailing visual continuity.
- (2) General proportions of buildings-to-lot areas shall remain consistent with their historic appearance. Lot coverage shall be similar in proportion to the lot coverage of neighboring lots. Overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.
- (3) Accessory dwelling units, accessory buildings, and garages shall be subordinate to the primary residential building on the site by placing the structure to the rear of the lot. See also Guideline regarding Detached Structures.
- (4) Primary facades of a new building shall be oriented parallel to the street.
- (5) Primary entrances shall be provided on the street facade or off an entry patio or porch.
- (6) The primary entrance shall be enhanced through the use of steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building. See also Guideline regarding Front Porches.

E) Alignment and Spacing

- (1) Proportions of facades and spacing of buildings shall be consistent along the street within the **LPHD**. Along a block, the uniformity of the facades and the spacing of the buildings shall be consistent along the streets of the **LPHD**. Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape.
- (2) Porches, projecting bays, balconies, and other facade elements shall be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.
- (3) Front widths of new buildings shall correspond with existing building widths; however, a wider facade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions shall visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building shall be clearly of similar proportion to other buildings on the same block.
- (4) New building facades shall align with the facades of existing buildings on adjacent sites.
- (5) New buildings shall be constructed with similar spacing relative to other buildings along that street.
- (6) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to inside.
- (7) Primary entrances shall not be at-grade, as virtually all existing homes with historic significance provide a “stepping up” to the front entrance.

F) Exterior Materials

- (1) Exterior wall materials shall be those that are commonly present in the **LPHD**.
- (2) The predominant texture of the new building shall be consistent with the texture of historic materials in the **LPHD**.

(3) Allowable siding materials for new construction include, but are not limited to wood, painted composite wood-resin, aluminum, steel, or fiber cement siding.

(4) Metal buildings are prohibited. **What about metal sheds or metal waicottling on accessory structures?**

NO METAL BUILDINGS – almost like a mommy dearest reference

(G) Windows

(1) See Guideline regarding windows. **So is it a guideline or a standard?**

H) Trim and Details

Trim and Details – Must be congruent with current district home's aesthetic.

(1) Exterior trim details on new construction shall provide a visual link with adjacent homes and other homes in the block.

(2) Whenever possible, windowsills, moldings, and eave lines shall be aligned with similar elements on adjacent homes and other homes in the block.

I) Additions

- **Additions – Ok, but discussed size restriction (Board and district need a proposed size and what is allowed by the city) (STANDARD)**

(1) Additions shall not exceed 40 percent (40%) of the gross square footage (including basement) of the principal structure.

(2) Additions shall not alter the historical alignment of structures in relation to the streets within the **LPHD**.

(3) The setback of the addition shall preserve the historic eave or roof line of the original structure.

(4) The materials used for additions should be similar to materials used in the original construction.

MINUTES OF LP HISTORIC DISTRICT MEETING RE GUIDELINES/STANDARDS 12/6/2018

- Elizabeth Rowan (contact person for LP Neighborhood Assn & Historic District) introduced Bennett Boeschstein (City Council Rep. For LP District and Mayor Pro Tem) and Kris Ashbeck (Grand Junction Community Development Department & liaison with Grand Junction Historic Preservation Board). Approximately 25 homeowners were in attendance.
- Elizabeth explained some of the history of the LP Historic District. The original district was created in 1997 with 53 homes (1200&1300 blocks of Gunnison, Chipeta, and the north side Ouray). In May 2018, after approval by a majority of the homeowners, the district was expanded and 58 more properties were added to correspond to the boundaries of the LP Association. This expansion was also approved by the GJ Historic Board and the City Council.

During the expansion effort, it was explained there would be no guidelines or standards in place unless homeowners requested them. Since expansion, Elizabeth has received several inquiries from neighbors about whether we should have something in place to preserve the character of our district. That is the purpose of this meeting.

- Bennett spoke about characteristics of the Bungalow and Craftsman style homes in the LP Historic District. Homes range in age from 1910 (Lincoln Park School) to 1940.
- Elizabeth reiterated that tonight we will just be gathering and voting on ideas. After tonight we will need a committee to work further on this, and drafts of ideas will be circulated by email to everyone until we have something we think the majority of homeowners support. Kris explained the process for adoption of any standards and/or guidelines as follows: When the Committee has finally developed something, they will submit it to the City, who will make comments, recommendations, etc. The next step is to schedule it at a Public Hearing of the GJ Historic Preservation Board which will make their recommendations to the Planning Commission. The final step will be approval by the GJ City Council at a public hearing. Once finalized, every homeowner in the district will receive a copy of any guidelines and/or standards.
- Elizabeth explained that Guidelines are things that are encouraged or recommended; Standards are mandatory or required. It is anticipated that the LP Historic District Committee will come up with a document that includes both

standards and guidelines. Current structures which exist at the time of adoption will be grandfathered in as long as they are legal.

Standards and/or guidelines will address visual appearance from the street, and will not address interior construction.

- Kris Ashbeck explained that if we do adopt some guidelines and/or standards, the review process for the homeowner would begin prior to any construction with an application that would be submitted to GJ Community Development for review, then go to the GJ Historic Preservation Board for final approval. The Board can typically render a decision within one month. The decision can be appealed to City Council.
- Kris also reminded homeowners that a building permit is required prior to construction for any home located in the City limits.
- Bennett reviewed the ideas for guidelines and/or standards prior to the audience voting. Each idea had 3 subcategories to gauge importance of preservation: “Not necessary” (to regulate), “Encourage” (regulation), and “Require” (regulation).

New construction – OK, as long as design, siting, and construction are compatible with the character of the district and neighboring homes (height, scale, form, lot coverage, and orientation). **Those present overwhelmingly wanted to require a standard.**

Additions & Remodels – OK, as long as compatible with the character of the district and neighboring homes. A size restriction could be considered. **The majority of those present wanted to require a standard.**

Front Yard Fence Materials—Should they be regulated? The City Code has a limited height of 3 feet in the front for solid fences and 4 feet if 2/3 open fencing material, including 3 sides. **The majority of those present wanted to have a guideline regarding materials.**

Detached structures—Garages and accessory dwelling units—should they be located on the rear of the lot, subordinate to the primary residence? This was a tie vote between “not necessary” and “encouraged,” and will be addressed by the Committee accordingly. **The Committee subsequently decided to adopt a guideline for detached structures.**

Front porches—Maintained as an integral part of the overall building and style. **The majority of those present wanted to have a guideline regarding this.**

Windows—In new construction, additions, & remodels, windows should be of similar proportion and size to other homes in the district and neighboring homes. The majority of those present wanted to have a guideline regarding this.

Roofs—In new construction, additions, and remodels, the roof should be similar in overall size and slope to homes in the district and neighboring homes. Should a slope be defined? The majority of those present thought it was not necessary to regulate roofs, but the Committee felt it important to generally address this in manufactured homes, additions, and new construction.

Demolition—The owner would be required to consult the Historic Preservation Board prior to demolition of a primary structure within the district. The majority of those present wanted to require this and develop a standard.

Manufactured Homes—OK, as long as they are double-wide, HUD approved, and as long as they are compatible with the district and neighboring homes. The majority of those present wanted to require this and develop a standard.

Street Scape—Maintain and preserve the separation of the lot from the sidewalk and the street (park strip). This was a tie vote between “not necessary,” “encouraged,” and “required,” and will be addressed accordingly by the Committee. The Committee subsequently decided to adopt a guideline for street scape.

Other—When asked if there were any other ideas for guidelines or standards, the idea of multifamily housing came up. The majority of those present wanted to require a standard for this. The Committee folded this standard into New Construction.

- The following people agreed to serve on a committee to work on the guidelines and/or standards: Greg Reed (carpenter--11 year resident of LP), Kirsten Armbruster (engineer--1 year resident), Barb Sullivan (4 year resident—did major historic remodel), Sheree & Aki Fukai (1 year residents—specifically chose the house due to location in historic district), Rand Porter (realtor—7 year resident), Bill Scheskie (carpenter—1 year resident), Elizabeth Rowan and Bennett Boeschenstein (city planner/councilman—27 year residents). Stephanie Matlock (former chair of Fruita Historic Preservation Board--13 year resident) volunteered later. The committee will begin meeting in January, and will send out draft guidelines/standards by email to homeowners for their review.



Discouraged Fencing



Okay on Side, Discouraged on Front



Encouraged Acceptable
Fencing





New Windows on Right
are Acceptable

Acceptable Streetscape



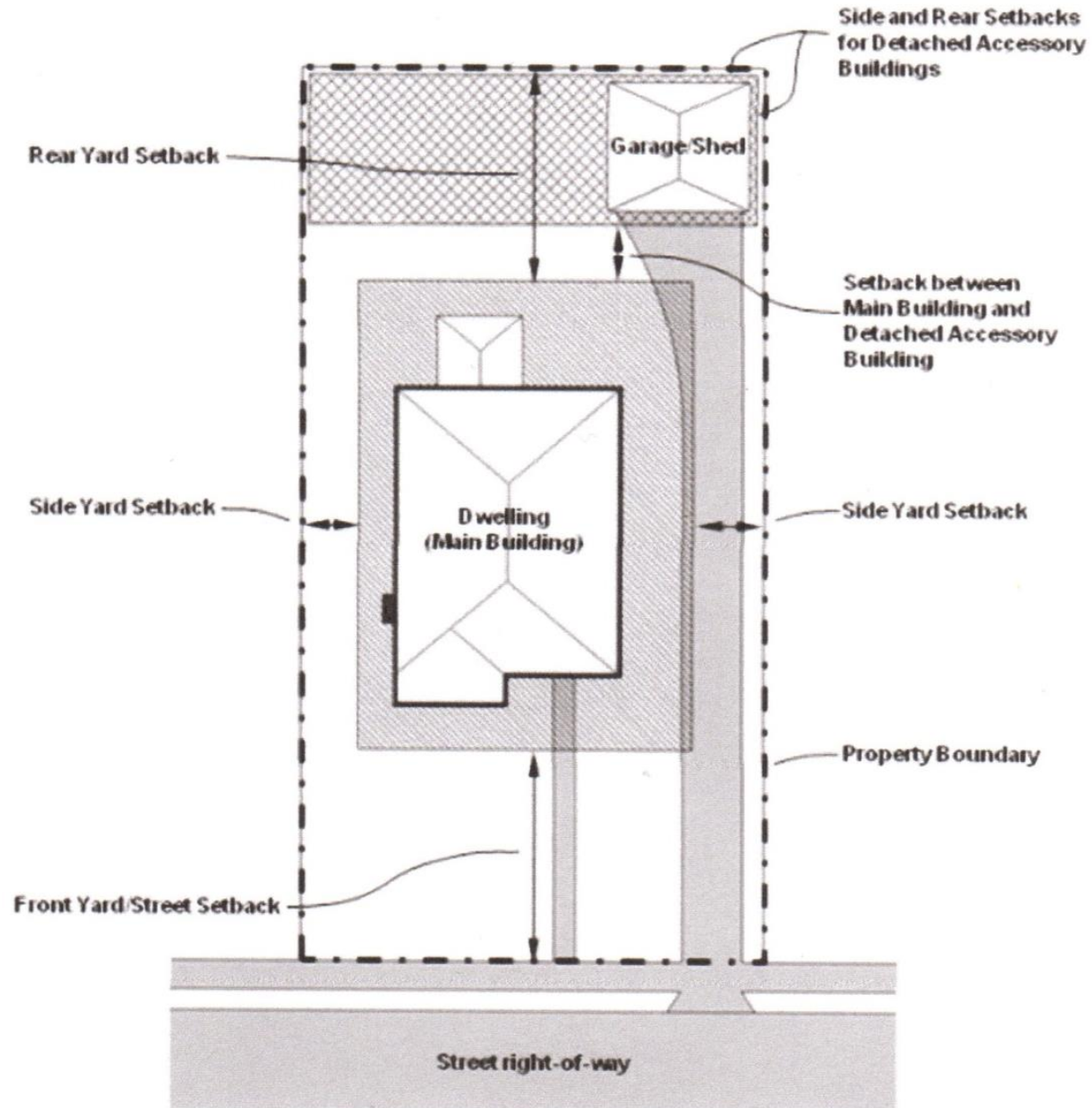


Acceptable Modular



Unacceptable Modular

Setback and Yard Requirements



Pre-Application Conference Information



Purpose

The information provided on this form, and the required site or subdivision sketch plan submitted with the application, will be reviewed by City staff to determine:

- the approvals necessary to construct your project;
- the material(s) necessary to submit a complete development application;
- whether the type of project you're proposing is consistent with adopted City codes, standards and policies; and
- an estimate of time and schedule to complete the development review process.

Required Information

This form must be completed and applicable information submitted to the Community Development Department with the required site or subdivision sketch plan via email to: comdev@gjcity.org or flash drive. Upon submittal, City staff has **10 working days** to review the proposal and will schedule a Pre-Application Conference for the end of the review period. All information, other than that provided by the City, is required in order to properly assess your proposal.

Optional Information

By providing the requested information, City staff will be able to provide a more detailed critique of your proposed design. This can be helpful in designing for, or accommodating, the more challenging or uncertain aspects of your project, such as traffic circulation, stormwater drainage, utilities, landscaping, *etc.*

City Response

At the Pre-Application Conference meeting, City staff will discuss the project with you to ensure that all those involved in the meeting have a good understanding of your goals and objectives. At the conference, City staff will provide written responses and commitments based upon the information submitted, to assist you with the preparation of your development application. If new issues are raised at the conference, that are not reflected on this form, City staff will provide written comments and direction on the new issues within five working days of the Pre-Application Conference.

I. Applicant Information

1. Project Name: Sugar Beet Mill Development (Final Development Name TBD)
2. Project Address: 919 & 1101 Kimball Ave
3. Project Tax #: _____
4. Applicant's Name: Western Slope Development Co.
5. Applicant's Address: 1513 Boulder Street, Suite A
Denver, CO 80211

6. Applicant's Phone Number: 240.381.8633
Email Address: brett@slaterea.com
7. Lead Representative Information (Person and Firm): _____
Name: Kenneth Andrews
Company: Arch11, Inc
Mailing Address: 1200 Bannock Street, Denver, CO 80220
Phone Number: 303.546.6868
Email Address: kandrews@arch11.com
8. Other representatives and services provided (persons and firm names)
Jason Newsome, Civitas – Landscape Architect
Robert Jones II, P.E. – Vortex Engineering – Civil Engineer

II. Project Narrative

1. On separate sheets, please provide a project narrative, which includes the following information:
 - A. A general description of the project (type of use and size/density) and the basic objectives you wish to accomplish (e.g., business establishment, relocation or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; *etc.*)
 - B. A general description of development phasing, if any.
 - C. A general description of the site, identifying its location, known or suspected environmental conditions (soils, wetlands, surface waters, topography, *etc.*), existing and/or proposed access points, location of outfalls, existing uses and/or structures on the site. In addition, an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
 - D. Please provide your anticipated dates for the following that are applicable to your project:
 - application submittal (intended or expected);
 - property closing;
 - expiration of any financial commitments;
 - construction initiation;
 - opening date/date of first Certificate of Occupancy; and
 - any other deadline that may be affected by the processing of the proposed application.
 - E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, *etc.*

III. Land Use and Zoning.

All information below may be obtained on the City's website at www.gjcity.org, Maps - Development Map

1. REQUIRED INFORMATION	
A. Zoning	C2
B. Future Land Use Classification	C2
C. Actual Use (e.g., retail, single family)	Retail, restaurant, office
D. Applicable Overlay Districts	Downtown Overlay
E. Area Plans	
F. Corridor Plans	Riverside Parkway Commercial and Industrial.
G. Floodplains	Not Applicable
H. Wetland	Not Applicable
I. Airport Environs	Not Applicable
J. Wildfire Hazard Area	Not Applicable
K. Geologic Hazard Area	Not Applicable
L. Ridgeline Protection Area	Not Applicable
M. Hillside Development Area	Not Applicable
N. Approved Planned Development	Not Applicable
O. Adjoining Zoning	
North	I-2
South	PD
East	I-2
West	I-1
P. Adjoining Land Use Classifications	
North	Industrial
South	Parks and Open Space
East	Industrial
West	Commercial / Industrial
Q. Adjoining Actual Uses	
North	Commercial
South	Parks and Open Space
East	Vacant / Industrial
West	Commercial / Industrial

IV. Site Design.

For the construction of buildings or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section “V. Subdivision Design.” Requirements for the site plan sketch are attached to this form.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures	1	+3 in P-1 / P-2 TBD
B. Approx. total gross floor area		
1. Residential	0	0 SF P-1 / P-2 TBD
2. Retail	0	17,900
3. Office	0	37,800
4. Wholesale	0	n/a
5. Industrial	0	n/a
6. Other	9729	12,972
C. Approx. Floor Area Ratio (gross sq. ft. divided by sq. ft. of lot)	0.048	0.34 P-1 / P-2 TBD
D. Maximum Building Height	35	35 in P-1 / P-2 TBD

2. INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front		P-1: Multiple buildings, Varies. see dimensions on Sheets L-1.01 and L-1.02. Note that setback dimensions are given off of existing property lines. These areas may include proposed decel lanes, detached sidewalks and landscape buffers. P-2 TBD
Sides	Mill Building – 12' from N property line, 73.5' from S property line	See above

Rear		See above
B. Lot coverage by buildings (area and %)	12,234.1 SF (6%) Of P-1 Area (See sheet L1.02 for delineation)	38,629 SF (20%) of P-1 Area (See sheet L1.02 for delineation)
C. Lot coverage by paving (area and %)	n/a	119,347 SF (60%) includes parking lots, walks and plaza space.
D. Lot coverage by landscaping (area & %)	n/a remaining 186,900 SF of P-1 area is a mix of gravel drives, parking and unmaintained landscape with no clear delineation.	41,202 SF (20%) includes tree islands, landscape buffers, and water quality areas.
E. Proposed methods of screening of adjoining uses	none	Landscape and architectural treatments
F. Building orientation/location of entries	North and west on existing	Varies on multiple buildings. See supplemental drawings
G. Planned development default zone		C-2
H. Variations from default zone	none	none
I. Hours of operation	8AM-5PM	7AM-9PM, food and beverage TBD
J. Number of employees	3-10	TBD
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/ auditorium seats, etc.)		The mill building is becoming a food and beverage hall with as many as 250 seats interior plus exterior "Beer Park" with TBD Seating count
L. Type of construction (e.g., wood or steel frame, masonry, etc.)	Brick	TBD
M. Proposed method of managing stormwater		See narrative

V. Subdivision Design.

For projects that involve the creation of a subdivision, the following information must be provided in addition to a subdivision sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots		
B. Average lot size		
C. Type(s) of units (e.g., single family attached or detached, duplex)		
D. Proposed Density		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres)		
B. Minimum lot size (sq. ft./acres)		
C. Minimum lot width		
D. Number of flag lots		
E. Type of perimeter enclosure		
F. Open space: passive vs. active (area and %)		
G. Streets & Rights-of-Way (area and %)		
*Proof of that a Homeowners/Property Owners Association has been created is required prior to a subdivision plat being recorded.		

VI. Utilities.

1. Please provide the information requested below that is applicable to your project.

Utility	Nearest Location	Utility Provider (Company, District, etc.)
Telephone	Kimball & Riverside Parkway	Charter
Cable TV	Kimball & Riverside Parkway	Charter
Electricity	Kimball & Riverside Parkway	Xcel Energy
Natural Gas	Kimball & Riverside Parkway	Xcel Energy
Domestic Water	Kimball & Riverside Parkway	City of Grand Junction
Fire Hydrants	Kimball & Riverside Parkway	City of Grand Junction
Drainage District	Kimball & Riverside Parkway	City of Grand Junction
Sanitation Sewer	Kimball & Riverside Parkway	City of Grand Junction
Irrigation Drain	N/A	N/A
Storm Sewer	Kimball & Riverside Parkway	City of Grand Junction

2. List any utilities that are not currently available or extended to the property:

N/A

REQUIREMENTS FOR SITE SKETCH PLAN

PRE-APPLICATION SUBMITTAL

ITEM	GRAPHICS STANDARDS	REQUIRED	OPTIONAL
A	Scale: 1" = 20', 30', 40' or 50'	X	
B	Sheet size: 24"x36", smaller, if possible, no larger	X	
C	Orientation and North arrow	X	
D	Neatness and legibility	X	
1	Show approximate parcel boundary	X	
2	Show all existing and <u>proposed</u> streets, and rights-of-way	X	
3	Show <u>existing and proposed</u> easements		X
4	Show existing and proposed irrigation ditches, pipes, pumps, structures, etc.	X	
5	Show building footprint (locate front)	X	
6	Show parking and storage areas	X	
7	Show <u>existing</u> natural and manmade drainage systems, wetlands, ponds, retention/detention basins and location of inflow and outflow from this site.	X	
8	Show <u>proposed</u> drainage concepts and improvements, including retention/detention basins and location of inflow and outflow from site.		X
9	Show miscellaneous structures, fences, walls.	X	
10	Show existing or proposed contours.		X
11	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		X
12	Show existing location of adjacent streets and adjacent access points on both sides of the street.	X	
13	Show length of existing street frontage.	X	
14	Show proposed access points.	X	
15	Show existing curb, gutter and sidewalk improvements.	X	
16	Show landscape areas and numbers; types of materials		X
17	Show sign locations and types		X
18	Show existing and proposed potable water and sanitary sewer main lines (not individual services).	X	

REQUIREMENTS FOR SUBDIVISION SKETCH

PRE-APPLICATION SUBMITTAL

ITEM	GRAPHICS STANDARDS	REQUIRED	OPTIONAL
A	Scale: 1" = 20', 30', 40' or 50'	X	
B	Sheet size: 24"x36", no larger	X	
C	Orientation and North arrow	X	
D	Neatness and legibility	X	
1	Name of subdivision and total site acreage (approximate)	X	
2	Show approximate subdivision perimeter boundaries	X	
3	Show general layout of existing and proposed lots, parcels, tracts, rights-of-way and easements on site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement and right-of-way width.	X	
4	Show proposed outlots, open space, <i>etc.</i>	X	
5	Show existing natural and manmade drainage systems, wetlands, ponds, retention/detention basins and location of inflow and outflow from the site.	X	
6	Show proposed drainage concepts and improvements, including retention/detention basins and location of inflow and outflow from site.		X
7	Show general existing contours on the site and any major proposed changes to site grading.		X
8	Indicate land use breakdown by percentage (lots, tracts, rights-of-way), and number of lots.	X	
9	Show and identify existing building(s) and use(s) which are currently on the site.	X	
10	Show and identify existing and proposed streets and intersections.	X	
11	Show proposed street sections and driveways.		X
12	Show existing and proposed potable water, sanitary sewer, and irrigation facilities, not individual services.	X	
13	Show double-frontage lots.		X
14	Show irregular-shaped lots		X
15	Show land-locked lots (acres and signage)		X
16	Show existing and proposed irrigation ditches, pipes, ponds/basins, pumps, structures, <i>etc.</i>	X	

Sugar Beet Re-Development

Project Narrative in Support of Pre-Application Conference Application

April 05, 2019

General Project Vision:

The proposed **Sugar Beet** is a redevelopment being undertaken by Western Slope Development CO., (WSDC) located at 919 & 1101 Kimball Ave. on the eight-acres of land formerly associated with the Holly Beet Sugar Mill. It is a mixed-use project with retail, office, hospitality and residential uses that are synergistic with the ongoing development in area and looks to be model for the revitalization of the Riverside and Industrial corridor now defined by Riverside Parkway.

With the current construction progress underway of the *Los Colonias Park* and the pending construction of the *Riverfront at Los Colonias* business park development located east of the subject property, WSDC sees great potential in a sympathetic and synergistic development that will support the light industrial, commercial and recreation uses in the Riverfront district of Grand Junction. In addition to distinct recreation and entertainment uses of *Los Colonias Park*. The uses on the subject site will be retail, hospitality, food and beverage, and class "A" office spaces paired with a co-working facility. In Phase Two, supporting residential development, a hotel and structured parking are being studied.

The vision for this project is to create a strong sense of "place" in the southern downtown area of Grand Junction, becoming a catalyst for a vibrant, outdoor oriented community and a leading example of contextually and environmentally sensitive redevelopment along the Riverside Corridor. At completion the development will redevelop the existing mill building into a food and beverage service "hall", add approximately 55,000 SF of mixed office and retail space, add a mix of residential townhomes, flats, and condominium units, and provide outdoor park and amenity spaces to all uses. Additionally, under study is the potential for a small 30 key boutique hotel concept along the western edge of the site at 9th street and Riverside Parkway.

The existing 10,000 SF Mill Building will be renovated and expanded through the addition of mezzanine space to 13,000 SF, becoming a food service "hall" and outdoor "beer park" concept. When complete, the hall will house five to ten vendors including coffee shop, bakery, butcher, farm stalls, food vendors and other hospitality services supported by a common bar to serve the entire facility. It is expected that this next incarnation of the Beet Mill will become a new culinary center for the region and a community gathering place.

The development is forward looking in its support of the outdoor lifestyle of Grand Junction and supports bicycles, pedestrians, car share programs and mass transportation as fundamentals over the single user automobile. Energy use and the creation of sustainable environs are of great importance and efforts are being taken to study innovative active and passive means to reduce the developments environmental impact.

Development Phasing

The proposed plan for review will develop in two phases, Phase I addressing the eastern four acres and Phase II the western four acres.

Phase I:

The first phase of redeveloping this property will address the easternmost 4 acres of land, with a scope to include the adaptive reuse of the existing mill building, the addition of two new buildings on either side of the mill encompassing a mix of office and retail lease space, the supporting amenity spaces, site circulation and parking for phase one. Additionally, the first phase will construct the complete circulation and access infrastructure for the development, including utility and drainage system preparation for phase two.

In phase one there will be two new buildings constructed adding approximately 55,000 SF of mixed office / retail uses. Building One, located to the west of the existing mill building, will comprise of approximately 12,500 SF of retail space on the ground floor, and a 2nd floor holding 7,500 SF co working spaces with a common outdoor roof deck. To the east of the Mill Building, Building Two will have 5,500 SF of ground floor retail anchoring the west end of the building and 30,000 SF of office space split between

the two floors. Connecting the three buildings proposed in Phase One will be a pedestrian spine and open space of park like quality with outdoor amenities. A bosque of trees to gather in the shade, outdoor climbing rocks a play area for kids, a “beer park” associated with mill building for gathering outside in the sun to name a few.

Phase II

The second phase of the project is in study, and will develop the western 4 acres. Current proposed planning includes a mix of residential types varying from townhomes and flats, to a multifamily mixed-use product. Included in this current study is the support amenities, open space features and a potential small boutique hotel / hostel.

Site Description

The contiguous eight-acre property is bounded along the north by Kimball Ave, to the south by Riverside Parkway, the west by 9th Street and the east by vacant land owned by the City of Grand Junction.

The property is a flat site with a very gentle slope of 5 feet of fall over 2000 feet of length, with the high point at the northeastern corner and low point at the northwestern corner of the property.

There are two small triangular insertions of land that are owned by the City of Grand Junction and are being leased to the Owner for development use within the limits of restrictive covenants controlled by the US Department of Energy.

The only existing structure on the site to remain is the single 10,000 SF brick building from the historic sugar beet mill that once occupied the site.

Over the past 100 years, the property has been used for various industrial purposes. Starting in the late 19th century, the first primary industrial use was for sugar beet processing, then uranium process storage and today the Mill building is being used for office and legal document storage.

The ownership is currently conducting a Phase I Environmental Site Assessment under CERCLA guidelines to assess the history of uses on the site. It has been disclosed that portions of the property were once under the purview for cleanup under CERCLA by the US Department of Energy and there are existing covenants on the triangular parcels being leased by the City of Grand Junction to ownership. With regards to the bulk of the property being purchased, there are no currently known RECs (Recognized Environmental Condition) that needs to be addressed until the Phase I ESA has been completed.

Soils:

Mesa County Area, Colorado

Ba—Massadona silty clay loam, 0 to 2 percent slopes

Map Unit Setting

- National map unit symbol: k06n
- Elevation: 4,490 to 4,920 feet
- Mean annual precipitation: 6 to 9 inches
- Mean annual air temperature: 50 to 55 degrees F
- Frost-free period: 140 to 180 days
- Farmland classification: Not prime farmland

Map Unit Composition

- Massadona and similar soils: 70 percent
- Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Massadona

Setting

- Landform: Fan remnants
- Down-slope shape: Concave

- Across-slope shape: Linear
- Parent material: Cretaceous source alluvium derived from clayey shale

Typical profile

- A - 0 to 2 inches: silty clay loam
- Bw - 2 to 12 inches: silty clay
- Bk_{yz} - 12 to 24 inches: silty clay
- BC_kyz₁ - 24 to 48 inches: fine sandy loam
- BC_kyz₂ - 48 to 60 inches: silty clay loam

Properties and qualities

- Slope: 0 to 2 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Well drained
- Runoff class: Low
- Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to moderately high (0.07 to 0.21 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 15 percent
- Gypsum, maximum in profile: 2 percent
- Salinity, maximum in profile: Moderately saline to strongly saline (10.0 to 30.0 mmhos/cm)
- Available water storage in profile: Low (about 5.3 inches)

Interpretive groups

- Land capability classification (irrigated): 7s
- Land capability classification (nonirrigated): 7c
- Hydrologic Soil Group: C
- Ecological site: Desert Clay (Castlevalley saltbush) (R034BY103UT)
- Hydric soil rating: No

Wetlands and Floodplain:

There are no known wetlands identified on the subject property according to the City's GIS maps.

Surface Waters:

None identified at this time

Stormwater & Drainage

- The topography of the site is generally flat with a gentle slope in a north to northwest direction with the highest point being at the east side. In general though, everything drains north and west toward Kimball St. There are no known off-site surface flows that enter the property.
- There is an existing storm sewer system in Kimball and Riverside Parkway.
- Proposed drainage for this property will follow the pattern that has been developed in the area. An underground detention basin will be installed to intercept runoff from the buildings and parking lots, treat the runoff for water quality and discharge to the City Storm Drain system. The minor and major storm events in excess of the water quality capture volume will be discharged directly to the City Storm Drain system.

- The underground detention basins have been designed to accommodate periodic maintenance and flushing. Inspections shall be done annually and is further documented and provided for in the Association's CCR's that will be recorded in conjunction with the Site Plan. Furthermore, maintenance easements in favor of the association are provided for.
- The property is located within the ZONE X-Outside the 0.2% Annual Chance Floodplain 100-year floodplain. All new buildings on the site will have the finished floor elevations set a minimum of 1.0' above the base flood elevation designations.

Other Constraints

- Potential Uranium Mill Tailings Contamination

Proposed Project Milestones:

The following are key milestone dates:

Anticipated Major Site Development Plan Submittal	June 20, 2019
Scheduled Property Closing for Sale to WSDC.	May XX, 2019
Construction Initiation	Jan 1, 2020 (Anticipated for Phase I)
Opening Date / First Cert. of Occupancy	Jan 1, 2021 (Anticipated)

Additional Information:

Parking

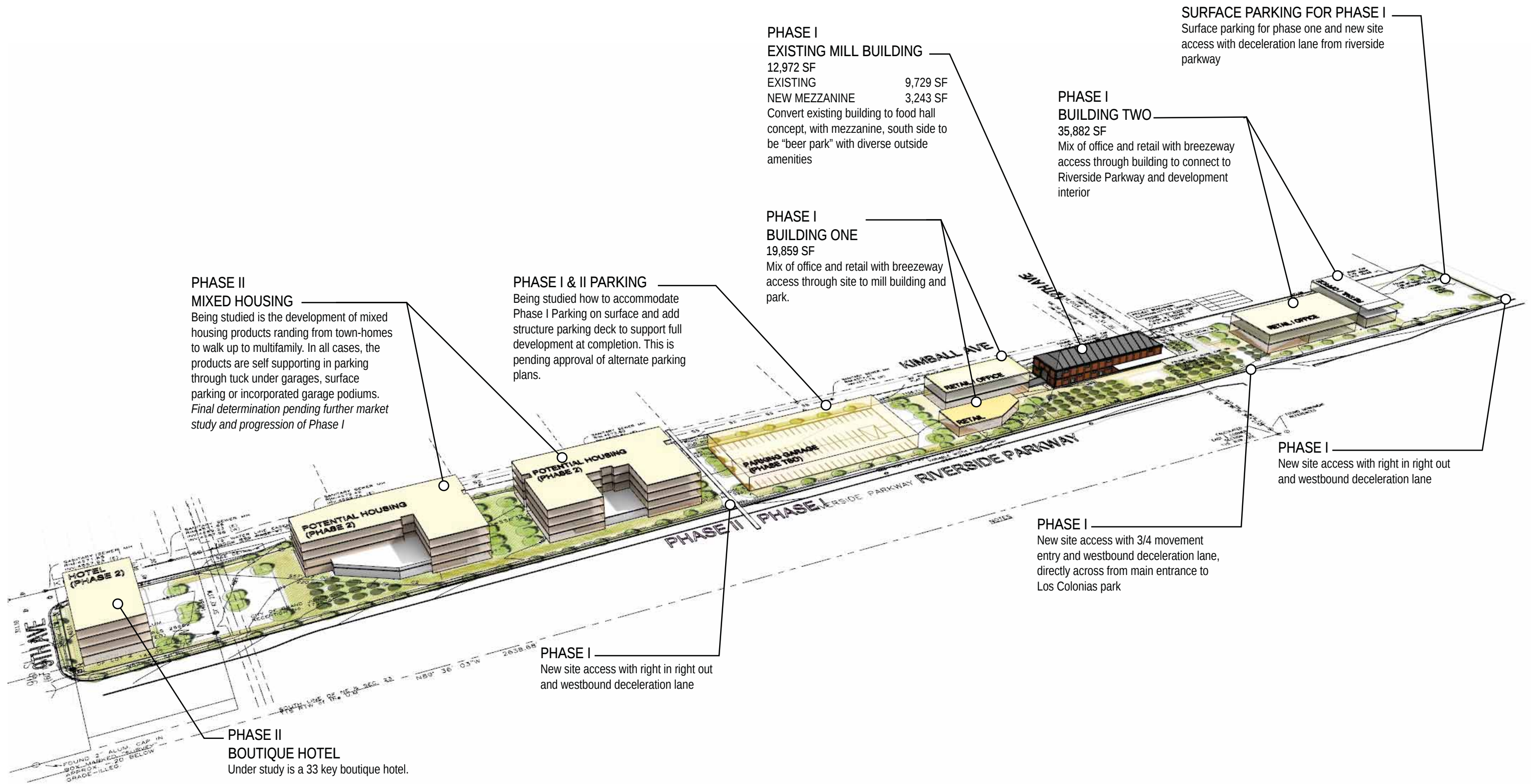
Given the diverse uses on the site and the varying hours of operation the project will be pursuing an Alternate Parking Plan in support of deviations from the City of Grand Junction standards. We are currently designing to meet "By-Right" parking requirements and finding that there is a very large proportion of the site being dedicated to parking, and are concerned how that will impact overall creation of a vibrant place. We are providing planning for surface, structured and off-street parking, but will want to further discuss hourly use based parking reductions and potentially sharing with offsite parking to optimize and meet the needs of the development while not creating a unnecessary burden on the creation of place.

SUGAR BEET | PRE-APPLICATION

SUGAR BEET DEVELOPMENT | GRAND JUNCTION COLORADO

05 APRIL 2019





PARKING LOAD: BUILDING #1

BUILDING #1 RETAIL SPACE 12,400 SF
PARKING @ 1/250 50 SPACES

BUILDING #1 OFFICE SPACE 7,400 SF
PARKING @ 1/ 400 19 SPACES

TOTAL PARKING LOAD 69 SPACES

PARKING LOAD: MILL BUILDING

RESTAURANT SEATING SPACE 12,972 SF
PARKING @ 1.5/100 194 SPACES

TOTAL PARKING LOAD 194 SPACES

PARKING LOAD: BUILDING #2

BUILDING #2 RETAIL SPACE 5,500 SF
PARKING @ 1/250 22 SPACES

BUILDING #2 OFFICE SPACE 30,400 SF
PARKING @ 1/ 400 76 SPACES

TOTAL PARKING LOAD 98 SPACES

TOTAL SITE PARKING LOAD 361 SPACES

BUILDING #1A

GROUND FLOOR RETAIL 7,400 SF
UPPER FLOOR OFFICE 7,400 SF
TOTAL BUILDING AREA 14,800 SF

BUILDING #1B

GROUND FLOOR RETAIL 5,000 SF
TOTAL BUILDING AREA 5,000 SF

MILL BUILDING

GROUND FLOOR 9,729 SF
UPPER MEZZANINE 3,243 SF
TOTAL BUILDING AREA 12,972 SF

BUILDING #2A

GROUND FLOOR OFFICE 4,500 SF
UPPER FLOOR OFFICE 7,200 SF
TOTAL BUILDING AREA 11,700 SF

BUILDING #2B

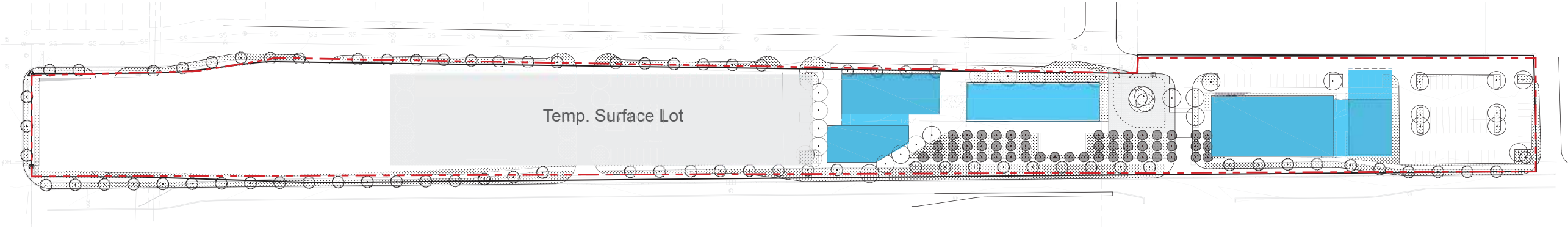
GROUND FLOOR RETAIL 5,500 SF
GROUND FLOOR OFFICE 6,500 SF
UPPER FLOOR OFFICE 12,200 SF
TOTAL BUILDING AREA 24,200 SF



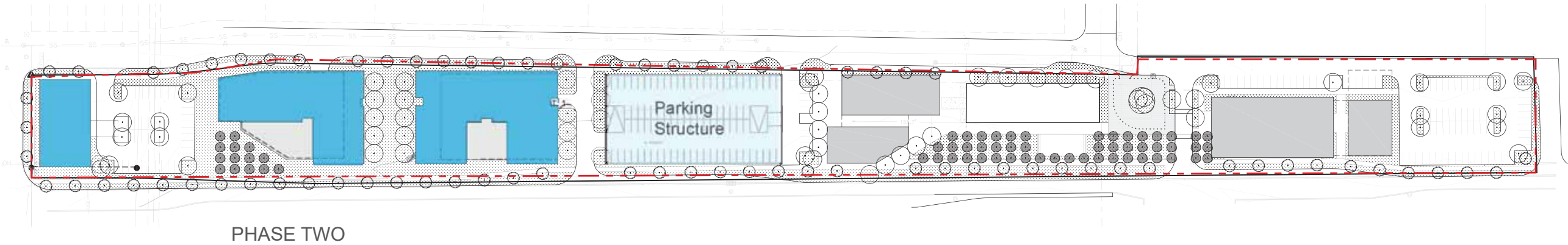
OVERALL NEW BUILDING SUMMARY

BUILDING #1 19,800 SF
BUILDING #2 35,900 SF
GROSS NEW BUILDING 55,700 SF

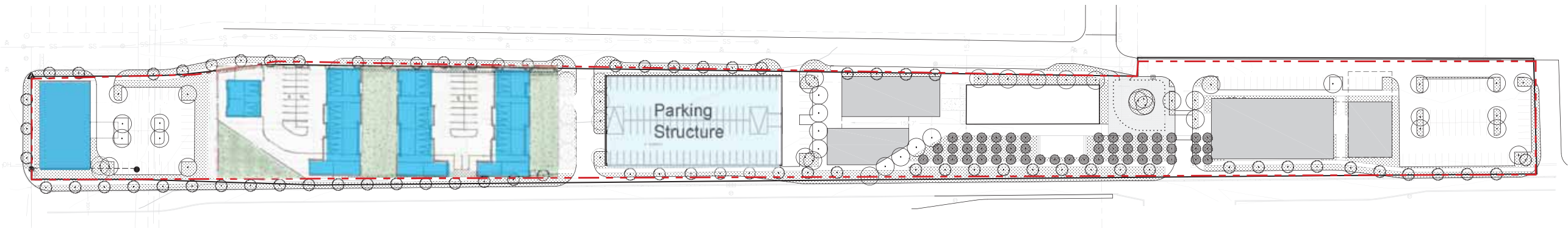
PHASE ONE



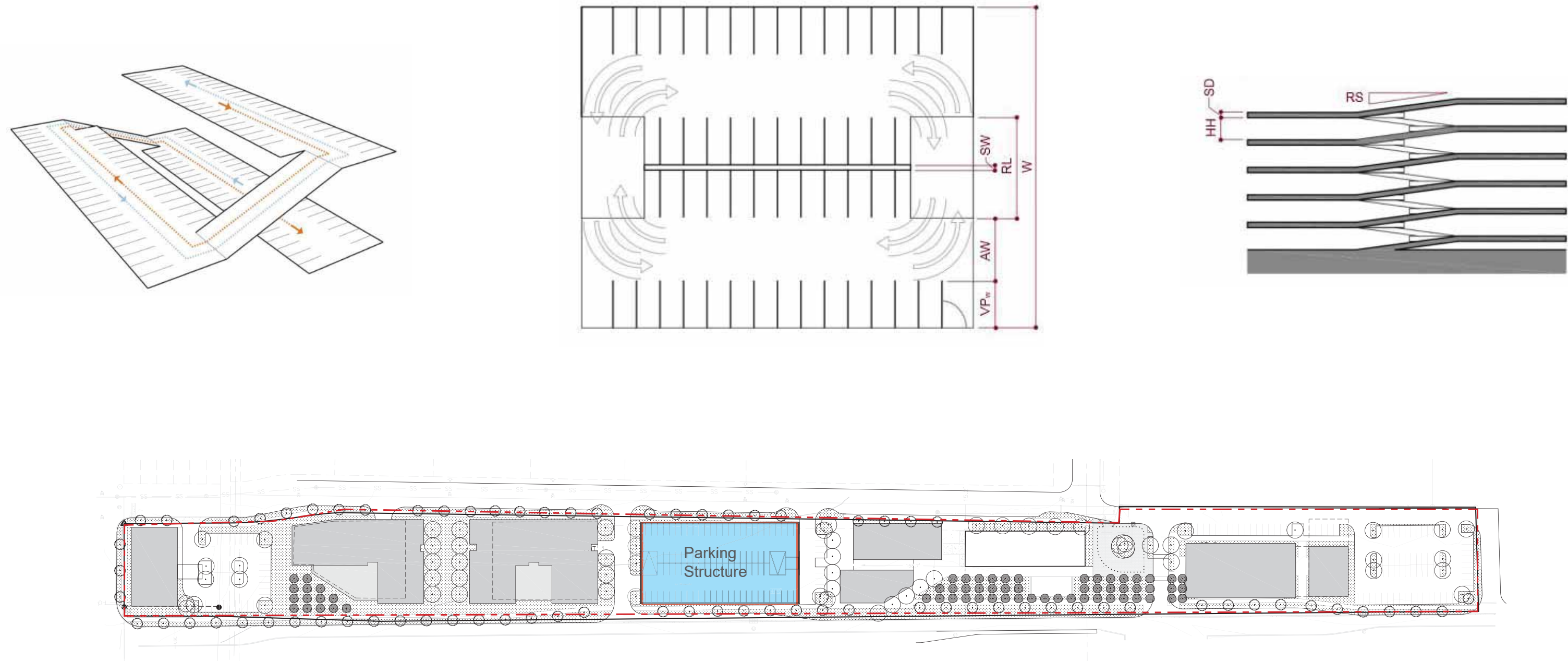
PHASE TWO - Podium Residential

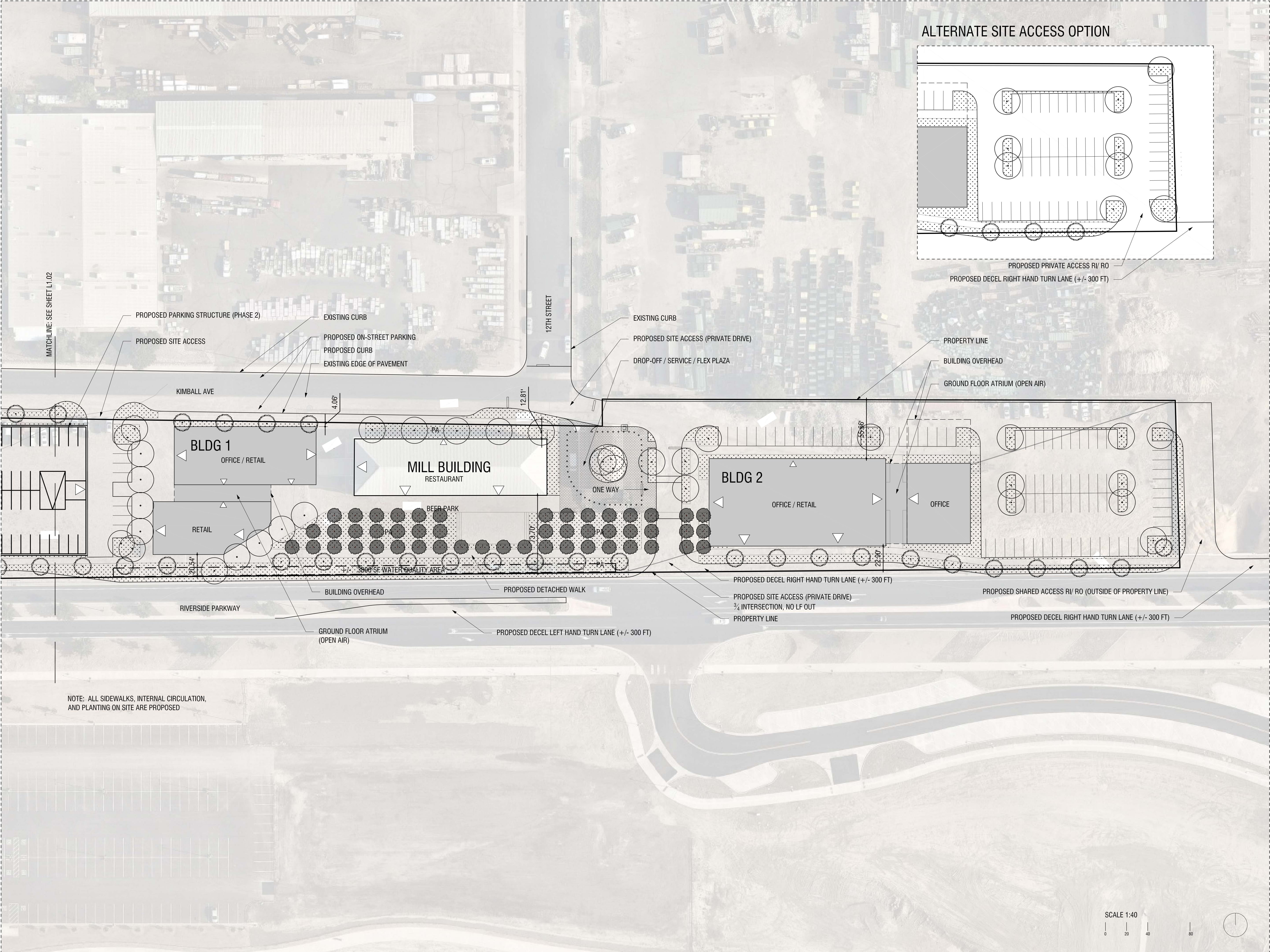


PHASE TWO ALTERNATE - 3 Story Walk Up (Stacked Flats) Residential



PARKING STRUCTURE TYPOLOGY





Arch 11

3100 CARBON PL. # 100
BOULDER, CO 80301

1200 BANNOCK ST
DENVER, CO 80204

303.546.6868
arch11.com

CIVITAS

1200 BANNOCK ST
DENVER, CO 80204

303.571.0053
civitasinc.com

SUGAR BEET

919 & 1101 KIMBALL AVE

PROJECT NUMBER:

ISSUE DATE:

PHASE:

DRAWN BY:

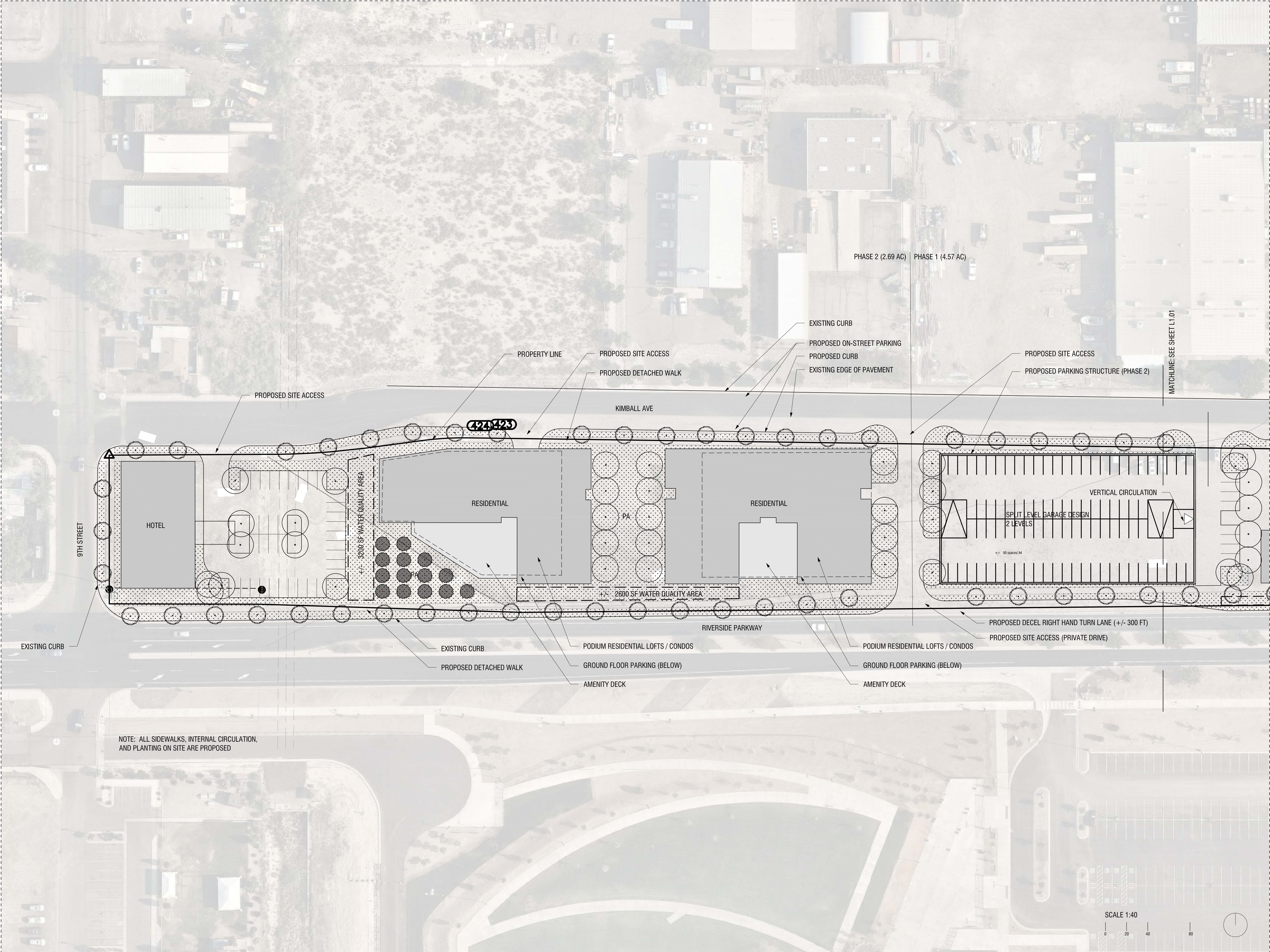
CHECKED BY:

No.	Description	Date
1	Pre App	4/9/2019

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SITE CONCEPT

L - 1.01



Arch 11

3100 CARBON PL. # 100
BOULDER, CO 80301
1200 BANNOCK ST
DENVER, CO 80204
303.546.6868
arch11.com

CIVITAS

1200 BANNOCK ST
DENVER, CO 80204
303.571.0053
civitasinc.com

SUGAR BEET

919 & 1101 KIMBALL AVE

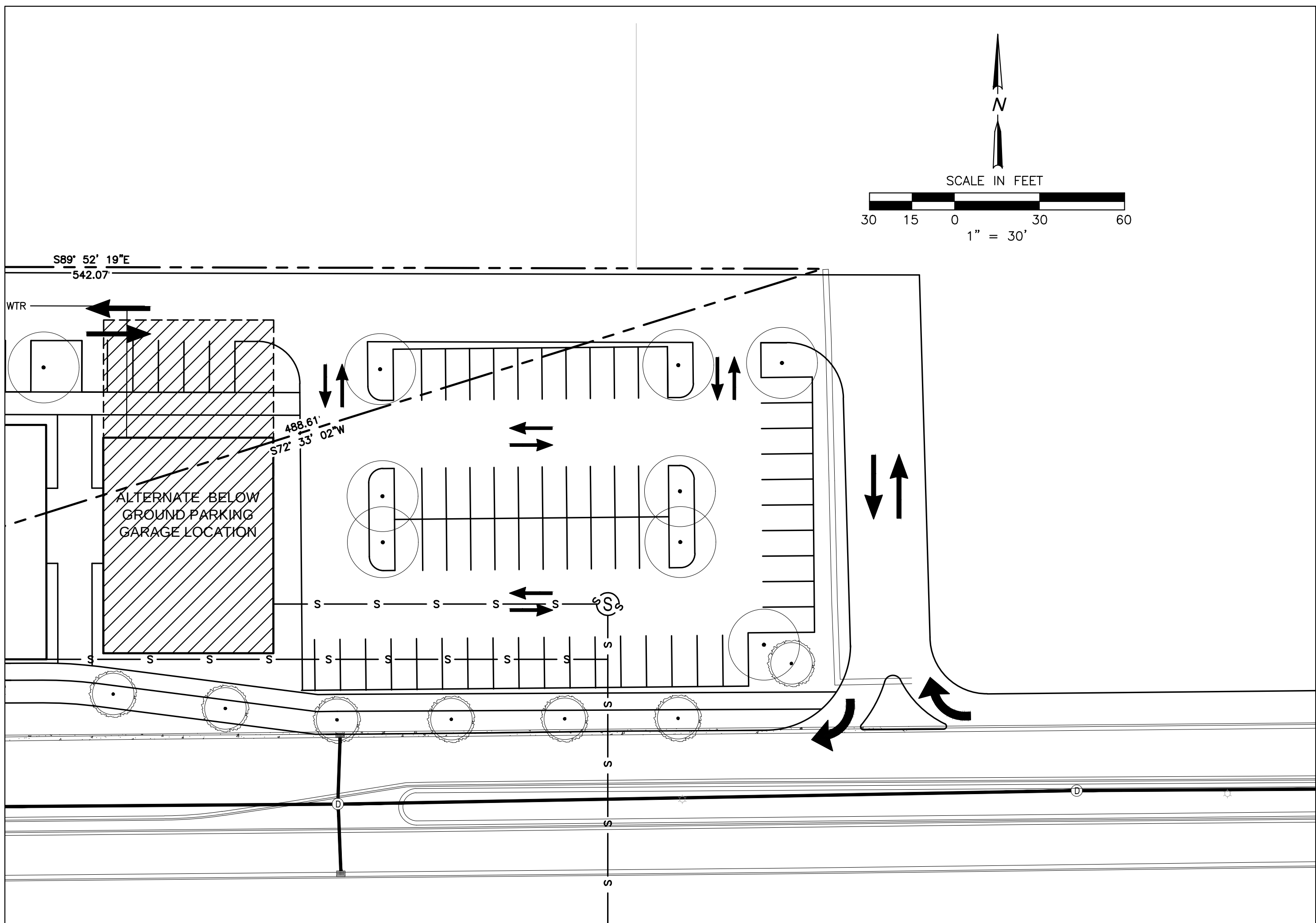
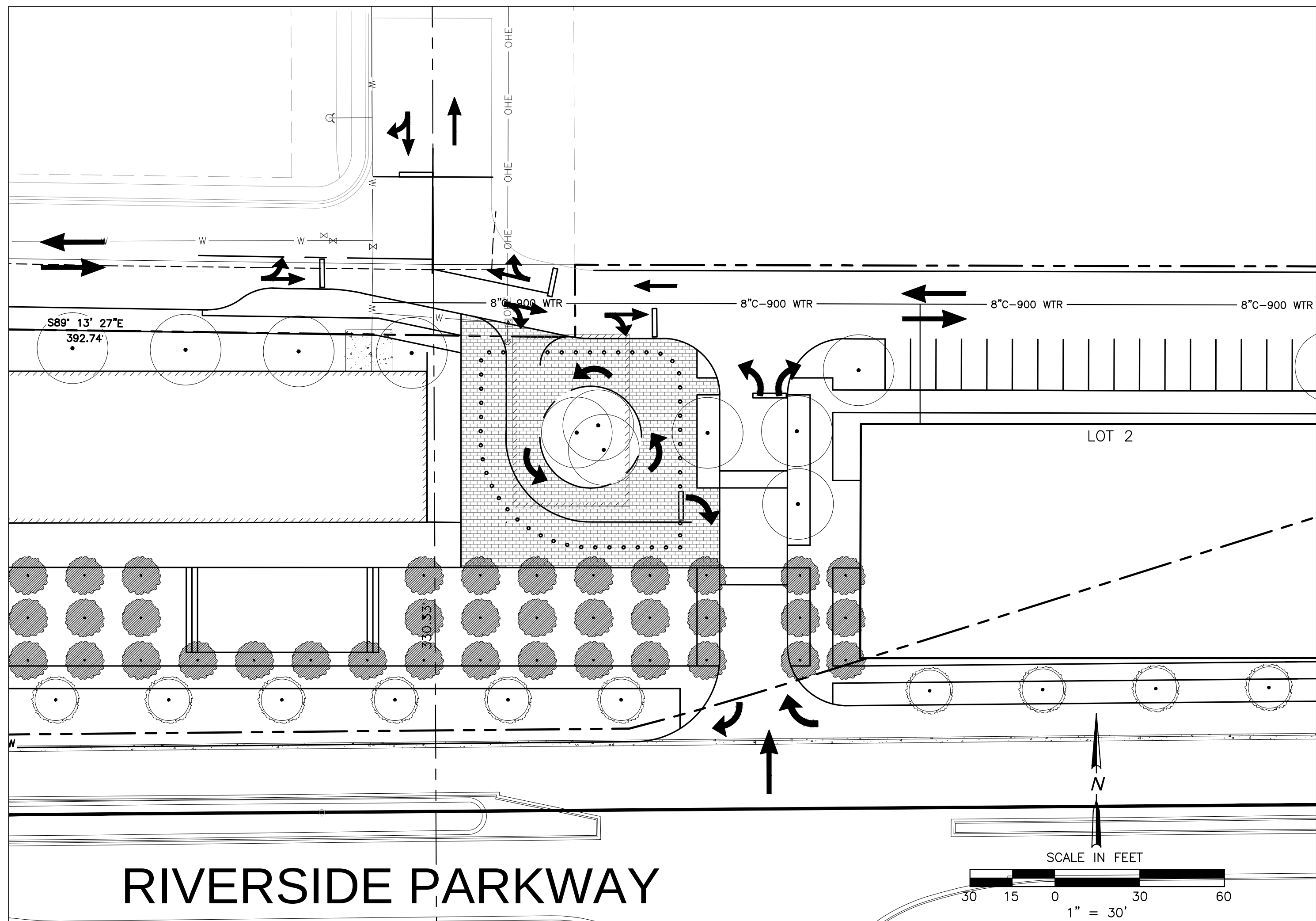
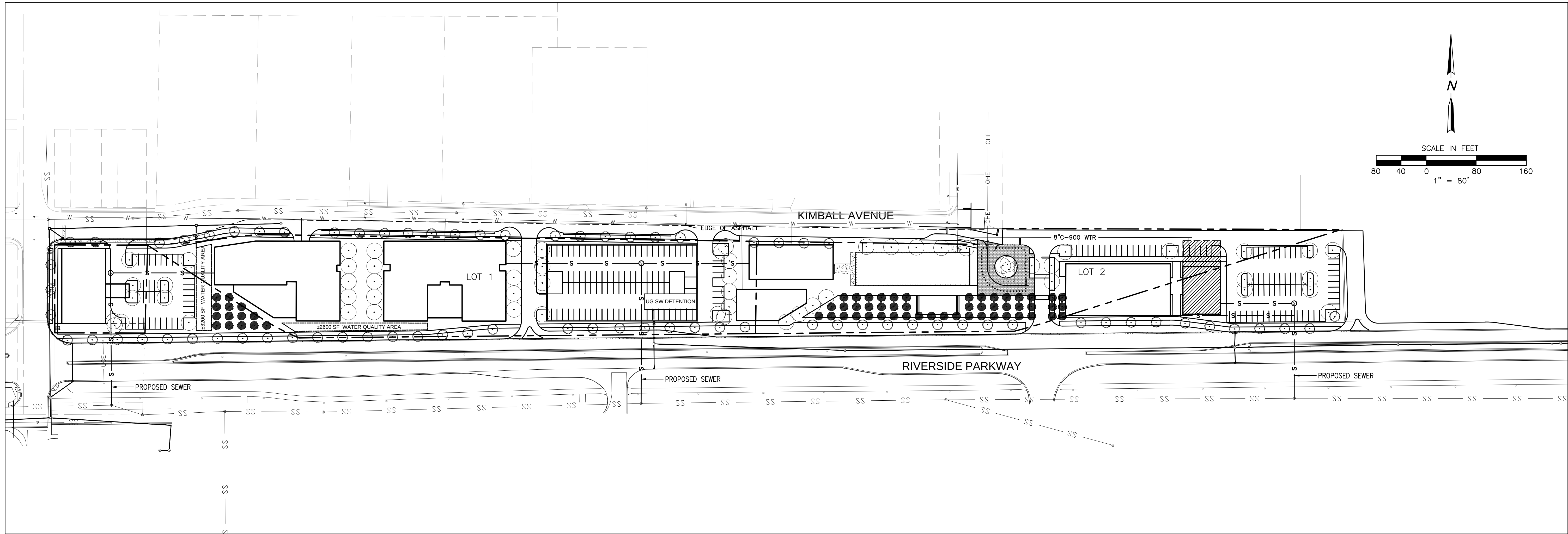
PROJECT NUMBER:
ISSUE DATE:
PHASE:
DRAWN BY:
CHECKED BY:

No.	Description	Date
1	Pre App	4/9/2019

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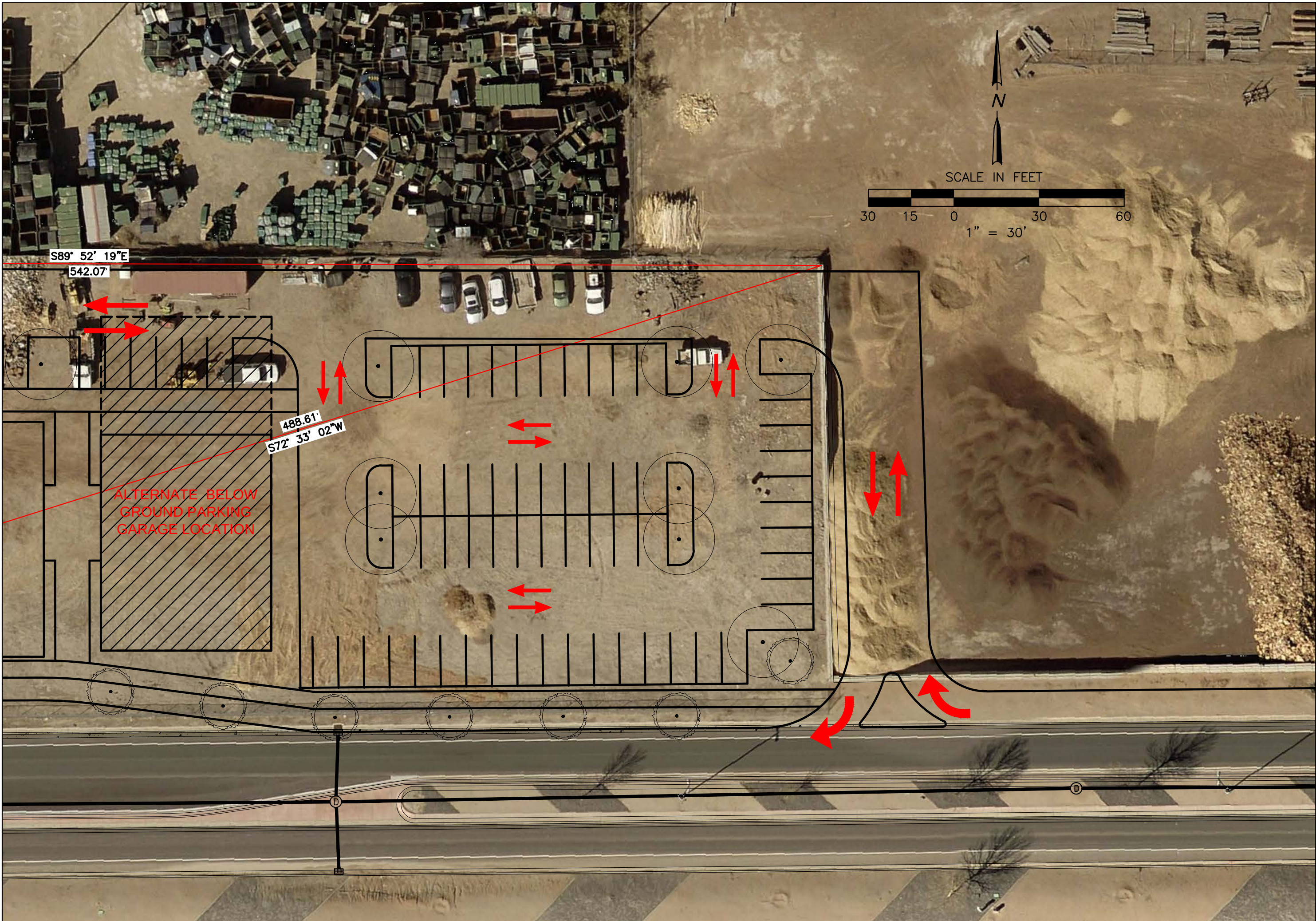
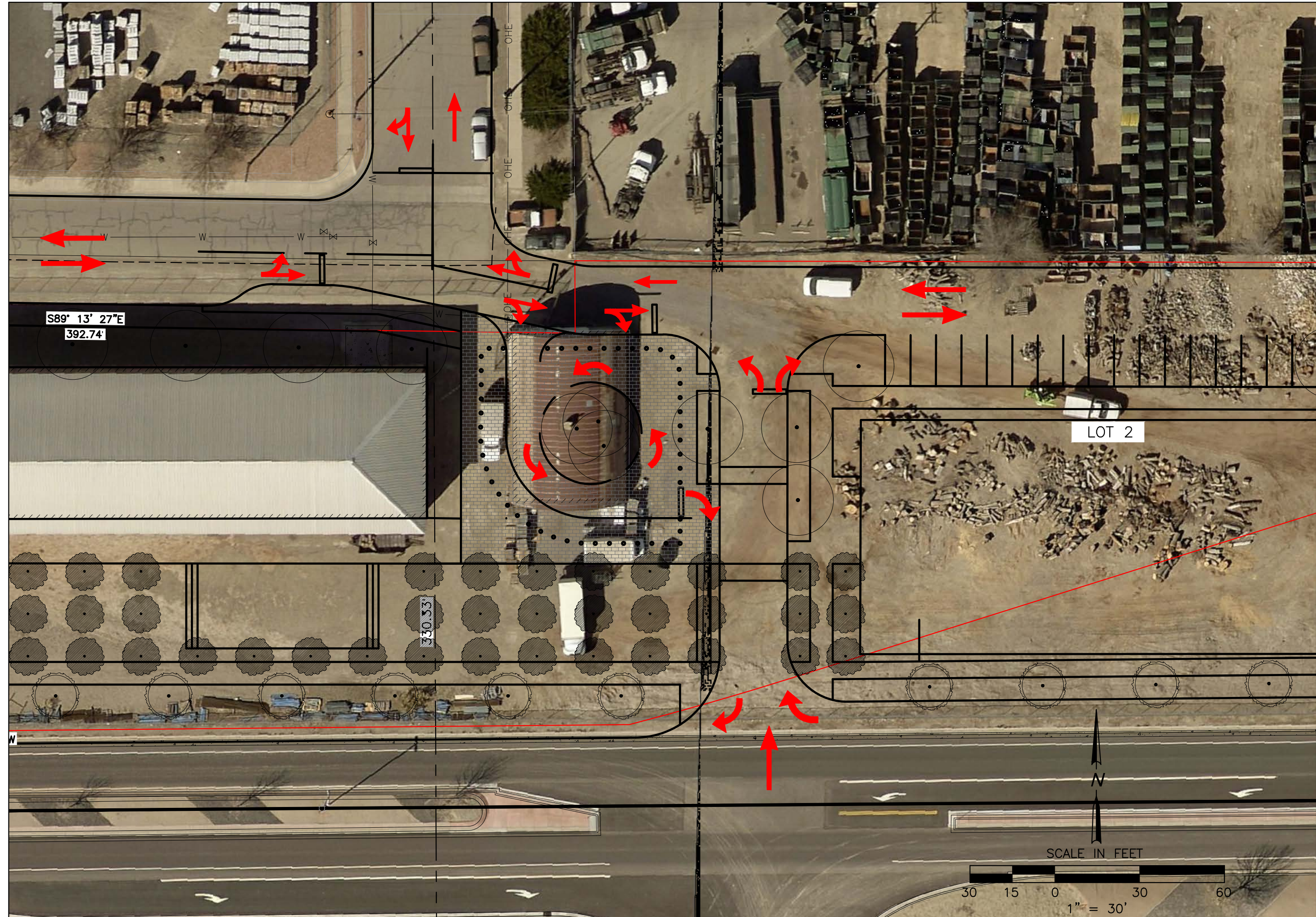
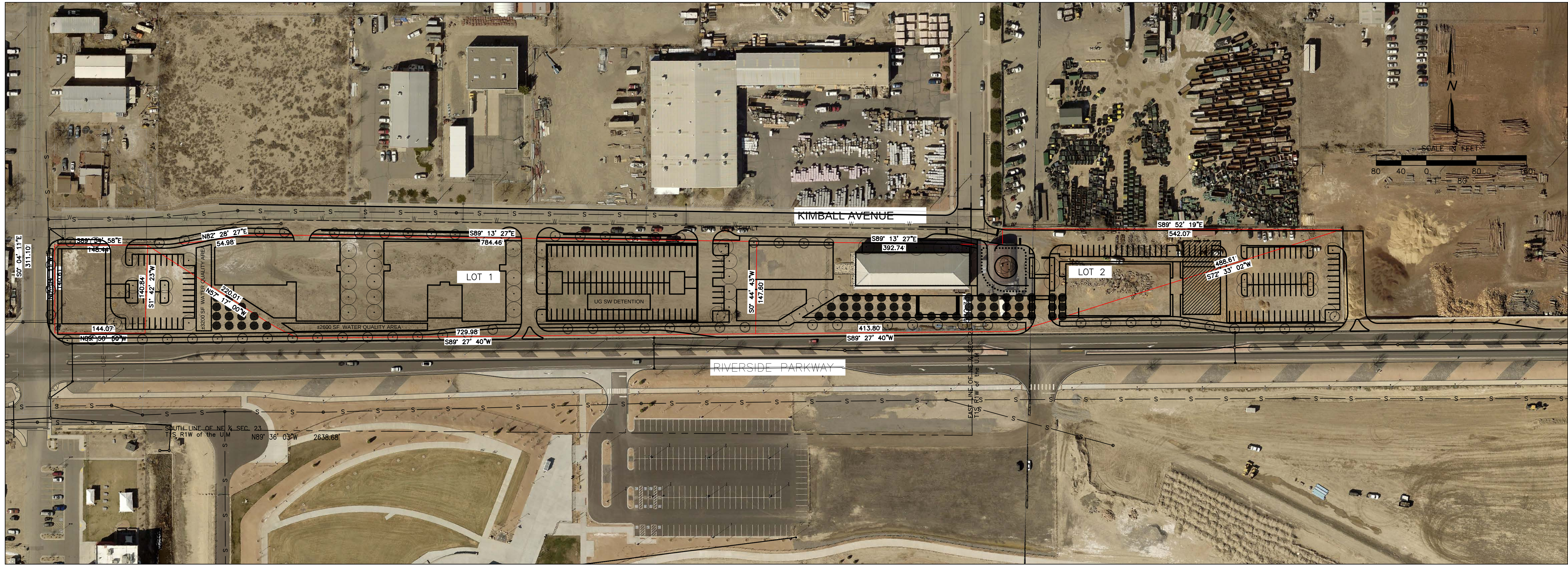
SITE CONCEPT

L - 1.02



REV.	DATE	COMMENT	BY

FOR REVIEW - NOT FOR CONSTRUCTION



REV.	DATE	COMMENT	BY