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

TUESDAY, MAY 28, 2019 @ 6:00 PM

Call to Order - 6:00 PM

1. Minutes of Previous Meeting(s)
2. Election of Officers
3. Consider a request by Trilogy Properties, LLC to Rezone a 1.07-acre property from an R-1 zone district (Residential - 1 du/acre) to an R-2 zone district (Residential - 2 du/Acre) at 2595 Music Lane.
4. Consider a request to rezone a property from I-2 (Heavy Industrial) to I-1 (Light Industrial) Located at 2285 River Road.
5. Consider an ordinance amending section 21.04.030 (e), Recreational Campgrounds, and other related sections of the Grand Junction Municipal Code and make a recommendation to City Council.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
April 23, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 pm by Vice Chair Wade.

Those present were Planning Commissioners; George Gatseos, Andrew Teske, Kathy Deppe, Keith Ehlers, Bill Wade and Ken Scissors.

Also present were Greg Caton, City Manager, Community Development Department – Tamra Allen, Community Development Director, Kathy Portner (Community Services Manager) and Scott Peterson (Senior Planner).

John Shaver (City Attorney), Jamie Beard (Deputy City Attorney), Trent Prall (Public Works Director), Rick Dorris (Development Engineer) and Secretary Lydia Reynolds.

There were approximately 85 citizens in attendance during the meeting.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the March 26, 2019 meeting.

Vice Chair Wade asked for a motion to approve the minutes. Commissioner Teske moved to approve the minutes. Commissioner Deppe seconded the motion.

The motion passed unanimously by a vote of 6-0.

2. Impact Fees Text Amendment File# ZCA-2019-116

Consider a request by the City of Grand Junction for a Group of Actions including 1) An Ordinance Amending Ordinance No. 3641, 2) An Ordinance Amending Section 21.06.010 of the Zoning and Development Code Concerning Infrastructure Standards, Transportation Capacity Payments Including Calculations Thereof, Credit and Approving Consumption-Based Calculation Methodologies and 3) A Resolution Amending Transportation Impact Fees and Establishing the Implementation Schedule.

Commissioner Deppe recused herself from this item and left the room.

Staff Presentation

Trent Prall began his presentation with an overview of recent roadway expansion projects and noted that there are 184 million dollars of future transportation capacity infrastructure needs. Mr. Prall displayed a graph of the history of sales and use taxes collected. Mr. Prall referred to a 2015 National Impact Fee Survey and displayed fee comparisons in other municipalities. Mr. Prall explained the proposed implementation schedule to the Transportation Capacity Payments and noted that by law, these cannot include fees for maintenance.

Commissioner Gatseos asked if any of the items will free up money for the City to use. Mr. Prall explained the different fees and how they can be used. Commissioner Wade asked what the increases would be for each increment over the next 3 years. Commissioner Scissors asked why we compare to cities such as Fruita or Palisade when they have different needs. Mr. Prall stated the study stands alone but they did look at data from other areas.

Public Comment

Rebecca Scarrow stated that several representatives of the industry that were at the last Planning Commission left with a different understanding as to when the item would come back to the Planning Commission. Ms. Scarrow gave a brief presentation that included how the City might collect the fees without an undue burden to developers. Commissioner Ehlers asked if they are more concerned with the fees going up or how they are implementing them. Ms. Scarrow stated that she is addressing the residential side and others will speak to commercial fees.

Kevin Cordova stated that he is a realtor and is concerned that with the proposed fees, many potential customers will not be able to get into a home. Commissioner Ehlers asked if they are more concerned with the fees going up or how they are implementing them. Mr. Cordova stated the proposed fees will have a negative effect on the housing market. Commissioner Gatseos noted that the fees have not been raised in 15 years.

Kelly Maves stated she is president of the Homebuilders Association and is a realtor. Ms. Maves stated that impact fees effect housing prices and asked the Commission to consider all the fees not just the TCP fees. Commissioner Wade asked if she is more concerned with the total cost or the implementation schedule.

Merritt Sixeby stated that there are not enough good paying jobs to allow people to buy the houses that are for sale. Mr. Sixeby noted that houses under \$300,000 are gone in a week. It appears there are people buying up properties for investments and not for homes.

Shauna Grieger noted that most builders agreed that fees need to go up, but they want to know what the whole amount is for all the fees. Commissioner Gatseos referred to a house bill 181 that was passed. Ms. Grieger noted that if there is an economic dip, builders will look elsewhere. Commissioner Ehlers asked if the fees were the biggest concern or the implementation. Ms. Grieger stated both are issues and developers need more input.

Ed Lenhart stated he was a builder and was concerned about both the increase and the implementation schedule. Mr. Lenhart stated he is building in Rifle and their increase in fees added to an already stagnant market.

Brian Bray stated that he was concerned about the implementation schedule. Mr. Bray wondered if the economy could be increased without raising these fees. Mr. Bray stated that Montrose was not in the comparisons and they are who we are commenting with.

Steve Votilla stated that he plans to build 60 apartments and he has already invested his money in the property and engineering. Mr. Votilla pointed out that he was not aware of the increase and he may not have bought the property if he had known the fees were going to increase so much. He would like to see a more graduated schedule.

Ron Abeloe stated that he thought the ordinance was not written well. Mr. Abeloe pointed out that infill properties will not be developed because of intersection improvements and undergrounding fees. Mr. Abeloe felt that their concerns were falling on deaf ears. Mr. Abeloe felt this was being rushed and he would like the City to take 3 or 6 more months to engage with the development community. Mr. Abeloe felt that the City could find more money other than to raise TCP fees. Mr. Abeloe stated the impact fees are tied to a CDOT index that is based on the front range. Commissioner Ehlers referred to a letter Mr. Abeloe wrote and asked if he had brought the questions in the letter to the staff. Mr. Abeloe stated he has discussions with staff before.

Mike Foster felt that putting capital requirements in addition to the TCP fees was a double-whammy. Mr. Foster stated that he used to buy land for builders on the front range and he always looked at the fee structures to decide what municipalities to build in. Mr. Foster also would like to see the first time homeowners not have the same fee as a larger home.

Dave Shepard gave statistics that illustrated how difficult it already is to get into an entry level home. Mr. Shepard discussed the need for better jobs.

Ted Ciavonne would like to see more incentives for infill areas.

Mark Austin stated that sales tax revenue comes from commercial development, so he thought increasing commercial fees didn't make sense.

Commissioner Questions for Staff

Commissioner Scissors asked Mr. Prall about affordability. Mr. Prall pointed out that there is a graduated schedule that should help. Commissioner Gatseos stated he is concerned with the impact of the commercial fees and asked if they looked at other options. Greg Caton, City Manager, stated that other cities have other mechanisms that make comparisons difficult. Mr. Caton stated that when looking at studies, the rate went as high as \$12,000 and they have compromised to the current amount. Mr. Caton pointed out the schedule was also reached through compromise. Mr. Prall briefly addressed the four points that were in Mr. Abeloe's letter. Commissioner Ehlers asked what options they have to address the urgency of the safety improvements fees. John Shaver, City Attorney explained the "administrative regulation" process and noted that it would allow for some fine-tuning.

Commissioner Discussion

Commissioner Scissors recognized that the issue is important and complicated and he is concerned that the public does not seem on the same page.

Commissioner Teske agreed with Commissioner Scissors and noted that the Commission is voting to move the item forward to the City Council who will make the final decision. Commissioner Teske noted that the decision to fund the infrastructure is one of three ways; increase taxes, increase fees or don't make improvements. Commissioner Teske thought the commercial component was very different than the residential.

Commissioner Gatseos felt the city staff has done due diligence and doesn't have a good feel for the commercial component. Commissioner Gatseos stated that he would have a hard time voting in favor at this time.

Commissioner Ehlers stated that projects are being denied because of traffic. Commissioner Ehlers stated he was sensitive to the issue. Commissioner Ehlers explained that the city is in the middle of a Comprehensive Plan and it will be interesting to see what direction the community will want growth.

Vice Chair Wade added that the Commission is an advisory board to the Council. Vice Chair Wade acknowledged that the fee increase is long overdue, but was concerned about the commercial component.

Tamra Allen responded to Commissioner Ehlers question on how they could motion and bring out points they would like Council to consider. Ms. Allen explained that the Commission could approve any items and then make a motion for the other items.

Mr. Caton explained that they could move the items forward with approval to City Council and continue discussion with the industry before the next City Council meeting.

Commissioner Scissors feels that if there are so many concerns then it should not be sent to City Council. Discussion continued regarding how to move forward with a motion.

Vice Chair Wade suggested that they take a motion, vote and depending on how that comes out, they may make suggestions for council.

Motion and Vote

Commissioner Ehlers made the following motion; On the request for a group of actions related to the update of the Transportation Impact Fees and the need for street safety improvements, File ZCA-2019-116, I move to forward a recommendation of Approval with the finds of fact as listed in the staff report for the following actions:

- 1) An amendment to section 21.06.010 of the Zoning and Development Code

That removes reference to Growth and Development related streets policy and updates the reference to new study

An ordinance amending section 21.06.010 of the Grand Junction Zoning and Development Code concerning infrastructure standards, Transportation Capacity Payments including calculations thereof, credits and approving consumption-based calculation methodologies

- 2) An amendment to section 21.06.010 of the Zoning and Development Code

That includes requirements for on-site safety improvements

(Same as above) an ordinance amending Section 21.06.010 of the Grand Junction Zoning and Development Code concerning infrastructure standards, Transportation Capacity payments including calculations thereof, credits and approving consumption-based calculation methodologies

- 3) Amendment to Ordinance No. 3641

That removes the Growth and Development related streets policy from the ordinance.

An ordinance amending Ordinance No. 3641 concerning the Growth and Development related street policy

4) A resolution updating the Transportation Impact Fees Schedule & Implementation Program

That includes (a) adoption of a 3-year implementation schedule, (b) “locks-in” the fee for single family residential and fee simple homes at time of planning clearance, (c) “locks-in” other multi-family (eg. apartments) and non-residential at time of application submittal, and (d) maintains the redevelopment boundary incentive

Resolution no. _____ -19 amending and restating Transportation Impact Fees arising out of and under the city of Grand Junction’s Zoning and Development Code and Code of Ordinances

The motion was seconded by Commissioner Teske. The motion was not approved by a vote of 1-4.

3. Sixbey Investments LLC Rezone FILE# RZN-2019-99

Consider a request by Sixbey Investments LLC to rezone 0.31 acres from R-4 (Residential – 4 du/ac) to R-O (Residential Office) located at 2670 Patterson Road.

Applicants Presentation

Ted Ciavonne stated he would like to reserve his time for rebuttal.

Public Comment

Amy Johnson-Lambert spoke in opposition to the rezone. Ms. Johnson-Lambert stated that she is concerned about losing the residential feel to her neighborhood, the traffic and lighting from the parking lot of a future development.

Georgia Mechem spoke in opposition to the rezone as she was concerned about traffic. Laura Bishop stated she was opposed to the rezone. She felt that a one level building with a few parking spaces would be ok, but the rezone would allow for more intense impact.

Jim Hogge stated he has not seen the plans, however he is concerned about the noise and traffic.

Marilyn Hammer was concerned about traffic and the increase in traffic due to an ATM there. Ms. Hammer would like to see a light at 26 3/4.

Steven Meacham spoke in opposition to the rezone.

Joe Bush was concerned that the rezone will be a doctor's office and generate too much traffic.

Applicants Rebuttal

Ted Ciavonne explained that it makes sense to have as few curb cuts as possible. Mr. Ciavonne gave a brief history of the parcel. Mr. Ciavonne gave several examples of R-O development in residential neighborhoods where it was compatible.

Commissioner Questions for Staff

Rick Dorris (Development Engineer) explained that the owner now has two adjacent properties and will widen the road there. Mr. Dorris addressed the questions regarding traffic.

Commissioner Discussion

Commissioner Ehlers stated that he feels the criteria has been met. Commissioners Gatseos, Teske, Wade and Scissors agreed with Commissioner Ehlers.

Motion and Vote

Vice-Chairman Wade, on the Rezone request to R-O (Residential – Office) for the property located at 2670 Patterson Road, City file number RZN-2019-99, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

The motion passed unanimously with a vote of 6-0.

4. Timberline Plaza Subdivision File# VAC-2019-123

Consider a request by Timberline Bank to vacate a portion of a 20-foot wide public Storm Sewer Easement, located at 649 Market Street.

Staff Presentation

Scott Peterson gave a brief PowerPoint presentation regarding the proposed vacation.

Commissioner Discussion

Commissioner Scissors recused himself from the vote.

Motion and Vote

Vice-Chairman Wade, on the Timberline Center Storm Sewer Easement Vacation request located at 649 Market Street, City file number VAC-2019-123, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

The motion passed by a vote of 5-0.

5. Storage City Condition Use Permit (CUP)

File# CUP-2019-15

Consider a request by Stephen and Cynthia Coop for a Conditional Use Permit (CUP) to allow development of a Mini-Warehouse complex in a B-1 (Neighborhood Business) zone district located at 3040 E Road

Staff Presentation

Kristen Ashbeck, Senior Planner gave a brief PowerPoint presentation of the proposed CUP.

Motion and Vote

Vice-Chairman Wade, on the application for a Conditional Use Permit for the proposed Storage City mini-warehouse complex located at 3040 E Road, CUP-2019-15, I move that the Planning Commission approve the application.

The motion was seconded by Commissioner Scissors. The motion passed unanimously by a vote of 6-0.

6. Halandras Planned Development

File# PLD-2019-132

Consider a request to amend the OneWest Planned Development and Outline Development Plan, located between G Road and Highway 6 & 50 west of 23 ¾ Road, as adopted by Ordinance No. 4676 to modify the name, allowed uses, bulk standards and phasing schedule.

Staff Presentation

David Thornton stated that this is a request to amend the OneWest Planned Development and Outline Development Plan, located between G Road and Highway 6 & 50 west of 23 ¾ Road, as adopted by Ordinance No. 4676 to modify the name, allowed uses, bulk standards and phasing schedule. Mr. Thornton gave a PowerPoint presentation of the proposed amendment to the Outline Development Plan. Mr. Thornton gave a PowerPoint presentation of the proposal.

Motion and Vote

Vice-Chairman Wade, on the request to approve the request for amendments to a Planned Development ODP as presented in file PLD-2019-132, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

The motion passed unanimously by a vote of 6-0.

7. Horizon Drive Business Improvement District (BID) Trail Network Plan

File# CPA-2019-110

Consider a request by the City of Grand Junction to amend the Comprehensive Plan to include the Horizon Drive Business Improvement District (BID) Trail Network Plan as a part of the Grand Junction Circulation Plan

Staff Presentation

Kathy Portner (Community Services Manager) stated that this proposal is to consider a request to amend the Comprehensive Plan to include the Horizon Drive Business Improvement District (BID) Trail Network Plan as a part of the Grand Junction Circulation Plan. Ms. Portner gave a PowerPoint presentation of the proposal.

Motion and Vote

Vice-Chairman Wade, on the Horizon Drive BID Trail Network Plan request, CPA-2019-110, I move that the Planning Commission forward to the City Council a recommendation of approval of the request to amend the Comprehensive Plan by adopting this Trail Network Plan with the findings of facts as listed in the staff report.

The motion passed unanimously by a vote of 6-0.

Item 8. Other Business

There was no other business.

Adjournment

The meeting was adjourned at 11:21 p.m.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 28, 2019

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Election of Officers

RECOMMENDATION:

EXECUTIVE SUMMARY:

Consistent with the Bylaws, a Chair and Vice Chair of the Planning Commission should be elected annually.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: May 28, 2019

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace R. Hochwalt, Associate Planner

Information

SUBJECT:

Consider a request by Trilogy Properties, LLC to Rezone a 1.07-acre property from an R-1 zone district (Residential - 1 du/acre) to an R-2 zone district (Residential - 2 du/Acre) at 2595 Music Lane.

RECOMMENDATION:

Staff recommends approval of the requested rezone.

EXECUTIVE SUMMARY:

The Applicant is seeking approval of a Rezone of 2595 Music Lane, a 1.07-acre property, from R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/Acre). The Applicant is requesting a Rezone in anticipation of subdividing the property into two parcels. The requested R-2 cone district is consistent with the Comprehensive Plan Future Land Use designation for the property of Residential Low (0.5 – 2.0 du/ac).

BACKGROUND OR DETAILED INFORMATION:

The subject property is a vacant site located at 2595 Music Lane that totals approximately 1.07 acres in size. The site is located just northwest of the Patterson Road and 26 Road intersection. The property is zoned R-1 (Residential – 1 du/acre), with a majority of the adjacent and nearby properties zoned R-1 and utilized for large lot single-family residential use. The property was annexed into the City in 2000, as part of the G Road South Enclave Annexation. When annexed, the property was zoned RSF-1 (comparable to the existing R-1 zone district of 1 dwelling unit per acre).

If a rezone is approved, the applicant intends to split the lot into two parcels, and

construct a single family residence on each parcel. This application for a Rezone has been submitted concurrently with an application for a Simple Subdivision for the property (see plan case SPN-2019-176).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on Monday, March 25, 2018 at 5:30 pm at the Traders Coffee Shop, located at 2648 Patterson Road in Grand Junction. The Applicant's representative provided an overview of the Rezone request and Simple Subdivision proposal for the property located at 2595 Music Lane. There were a total of eight people in attendance, including four citizens, the Applicant, Representative, and City planning staff. Attendees had concerns including the number and types of homes built, and the future of the neighborhood if the rezone was approved.

Public notice for this application was provided in accordance with Sec. 21.02.080(g) of the Code, including posting notification signs on the subject property on all public rights-of-way.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may Rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

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

The applicant has stated that the proposed density and designed lot layout will help meet the housing demand for Grand Junction. The existing property was annexed and zoned in 2000. In 2010, the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map which identifies this property to be designated as Residential Low (0.5 – 2.0 du/ac), which is the same designation that was identified on the property when it was annexed and zoned in 2000. Both the Applicants proposed zoning of R-2, as well as the existing zoning of R-1 implements the Future Land Use Map designation of Residential Low (0.5 – 2.0 du/ac). The existing zoning of R-1 continues to be a valid zoning under the Comprehensive Plan, and staff has found no other subsequent events to have invalidated the original premise of the existing zoning.

Therefore, Staff finds 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; and/or

The applicant has stated that the proposed rezone will help support the future housing needs of Grand Junction as the city continues to grow. The North Ridge Estates subdivision is a short distance east of the subject site and was platted in the late 1970's. This subdivision has an R-4 zoning designation. Additionally, there are two newer subdivisions zoned PD (Planned Development) a short distance to the west of the subject site: The Fall Valley Subdivision, which was platted in 1997 with a density of 2.9 units/acre; and the Beehive Estates Subdivision, platted in 2005 with a density of 4.2 units/acre. However, the immediate area of the subject site contains minimal vacant land (aside from the subject site itself) and is developed with single family residences situated on larger lots, most of which were constructed in or around the 1960's. The subject property is currently zoned R-1 (Residential, 1 du/acre), as well as all immediately adjacent properties.

Therefore, Staff finds this criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the proposed R-2 zone district. Ute Water and City sanitary sewer are presently located within the Music Lane right-of-way on the north side of the property. The property can also be served by Xcel Energy for electric and natural gas services. Access to commercial facilities, retail, offices and restaurants, etc., can be accessed off Patterson Road, less than half a mile south of the subject site. Grand Valley Transit (GVT) also provides bus service stops along Patterson Road and 1st Avenue. In addition, St. Mary's Hospital is located less than a mile southeast of the subject site, while Grand Junction Fire State #3 is less than a mile southwest of the subject site. Furthermore, the property is located within a mile of a number of schools including Pomona Elementary School, Tope Elementary School, and West Middle School. Staff has found there to be adequate public and community facilities available to serve the proposed R-2 zone district and its potential uses.

Therefore, Staff finds 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; and/or

The R-2 zoning district comprises the third largest amount of residential acreage within the city limits at over 1,371 acres. Of that acreage, it has been determined that approximately 10% of that acreage is vacant. Although there is a lack of developable residential land in the immediate area of the subject, there is ample developable/underdeveloped land for low density residential use within a half mile of

the subject site, primarily to the north.

Therefore, Staff finds this criterion has not been met.

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

Much of the immediate area of the subject site is developed and built-out, with all infrastructure and public and community facilities in place. A rezone to the R-2 zone district provides additional residential housing opportunities. Although in this case the rezone would only accommodate for one additional lot, it would make slightly more efficient use of the existing infrastructure.

Therefore, staff finds that this criterion has been met.

This Rezone request is consistent with the Future Land Use Map designation of Residential Low, which is implemented by residential development at densities between 0.5 du/Acre and 2 du/Acre. The Rezone is also consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Goal 1 – Policy A:

City and County land use decision will be consistent with the Future Land Use Map.

Goal 3:

The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the region.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing RZN-2019-175, a request to Rezone 1.07 acres from an R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/Acre) zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Staff recommends approval of the request to Rezone the property located at 2595 Music Lane from an R-1 (Residential - 1 DU/acre) to R-2 (Residential - 2 DU/Acre) zone district.

SUGGESTED MOTION:

Madam Chairman, on the Rezone request RZN-2019-175, I move that the Planning Commission forward a recommendation of approval for the Rezone of 2595 Music Lane from an R-1 (Residential - 1 DU/acre) to R-2 (Residential - 2 DU/Acre) zone district with the findings of fact listed in the staff report.

Attachments

1. Exhibit List - Harmony Rezone
2. Maps and Photos
3. Application Binder
4. Harmony Zoning Ordinance

EXHIBIT LIST

**HARMONY REZONE TO R-2, (RESIDENTIAL 2 DU/AC)
FILE NO. RZN-2019-175**

Exhibit Item #	Description
1	Staff Report dated May 28, 2019
2	Site Maps & Photographs
3	Development Application Binder dated February 15, 2019
4	Proposed City Zoning Ordinance
5	Staff Powerpoint Presentation dated May 28, 2019

Site Location Map



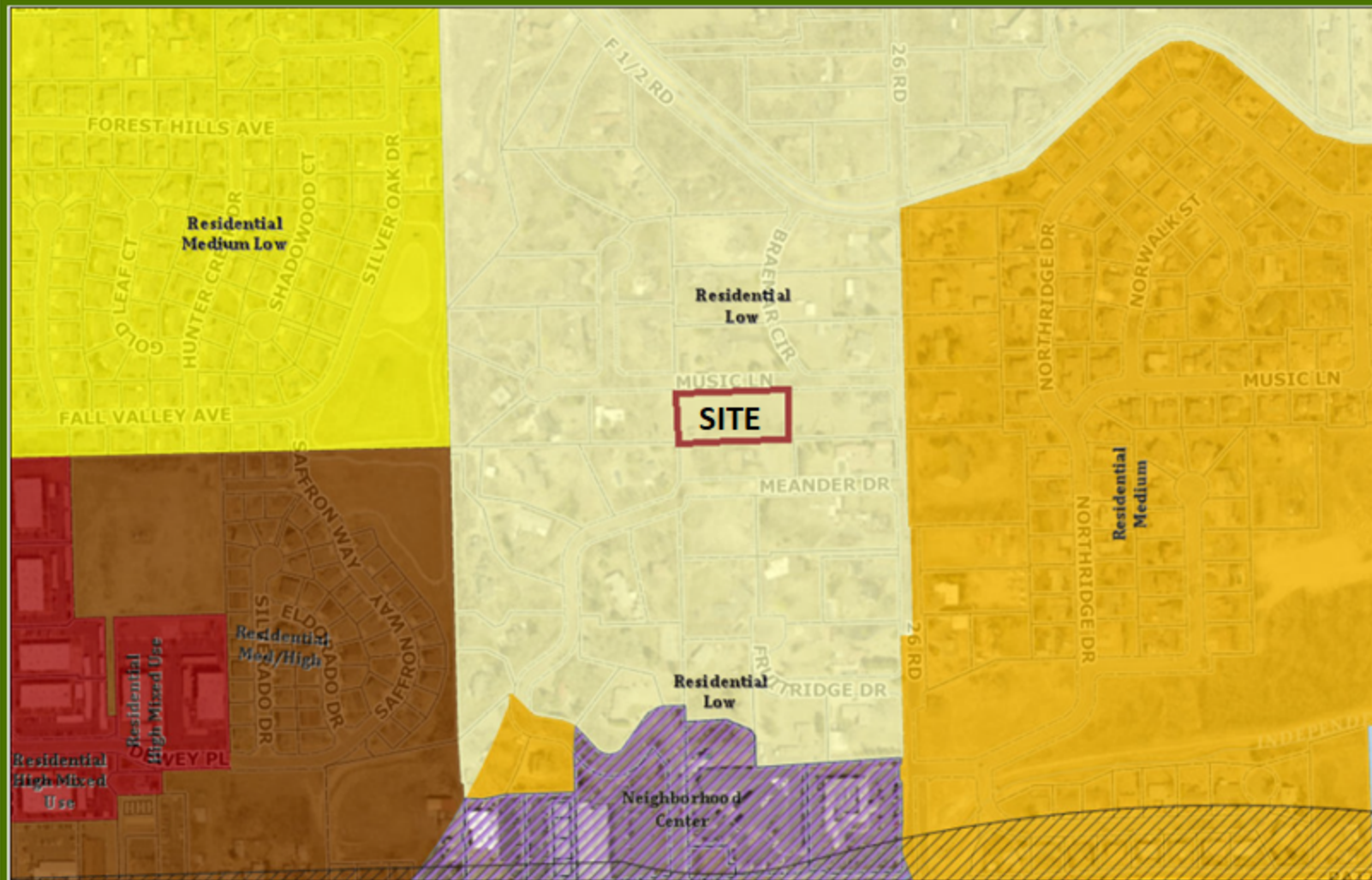
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Printed: 4/30/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

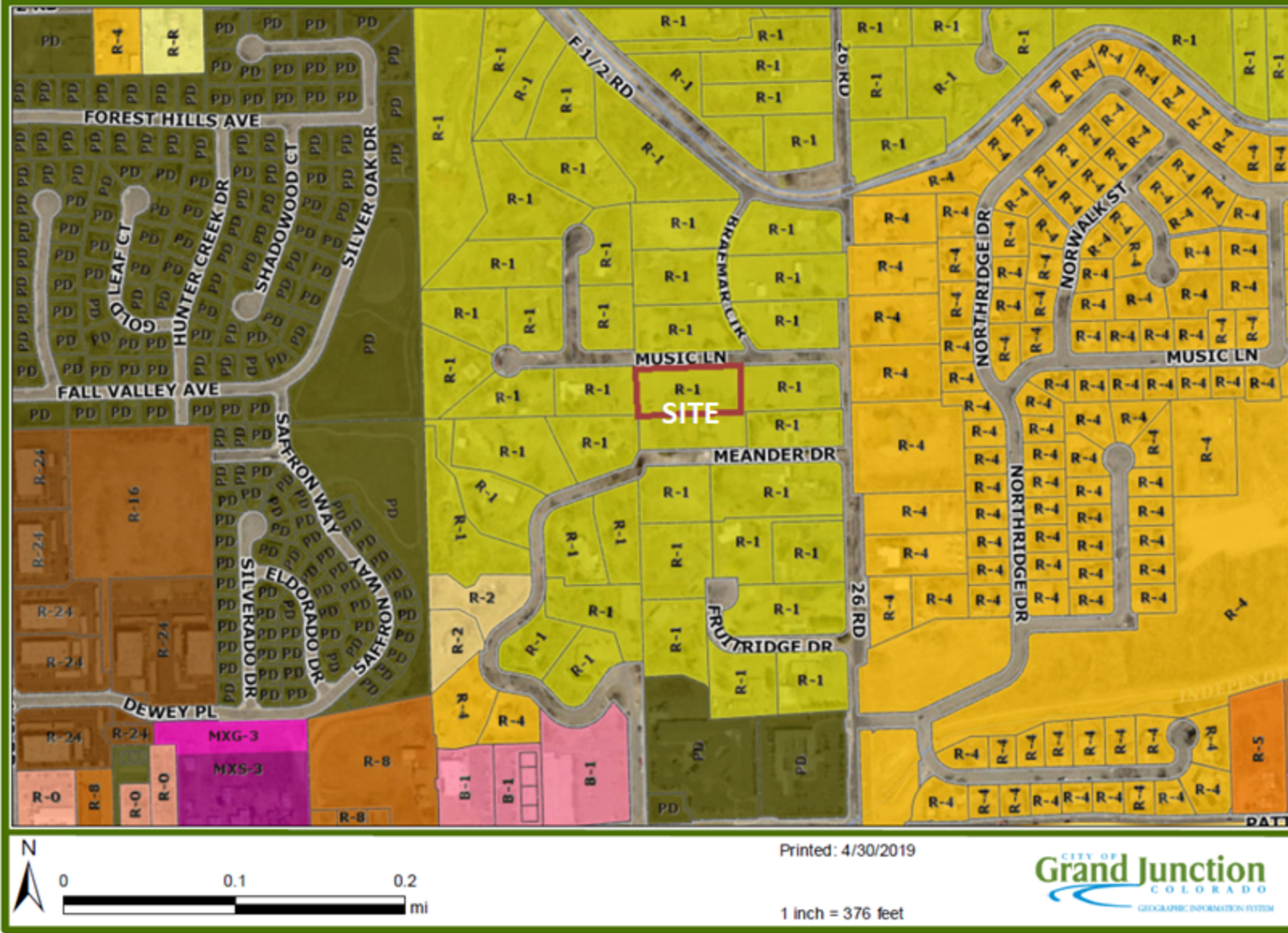
Future Land Use Map



Printed: 4/30/2019

1 inch = 376 feet

Current Zoning Map



Printed: 4/30/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM



Development Application

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

Petition For: Subdivision Plat/Plan - Simple

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

Existing Land Use Designation Residential

Existing Zoning R-1

Proposed Land Use Designation Residential

Proposed Zoning R-2

Property Information

Site Location: 2595 Music Lane Grand Junction, CO 81505

Site Acreage: 1.07

Site Tax No(s): 2945-034-71-002

Site Zoning: R-1

Project Description: Subdivide into 2 residential lots

Property Owner Information

Name: TRILOGY PROPERTIES, LLC

Street Address: 736 Flower St.

City/State/Zip: Grand Junction, CO 81

Business Phone #:

E-Mail: al@westernmillwork.biz

Fax #:

Contact Person: Alan J Cappo

Contact Phone #: 970.945.9755

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: Colorado Land Advisor

Street Address: 300 Main Street Suite

City/State/Zip: Grand Junction, CO 81

Business Phone #: 970.812.3288

E-Mail: LandAdvisor@ColoradoLandA

Fax #:

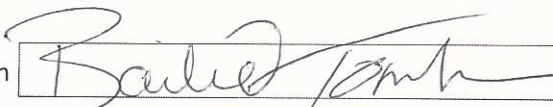
Contact Person: Bailie Tomlinson

Contact Phone #: 970.433.4330

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

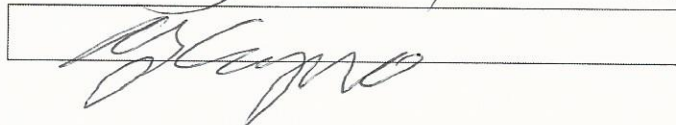
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application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

Signature of Person Completing the Application



Date 2-15-19

Signature of Legal Property Owner



Date 2-15-19

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) TRILOGY PROPERTIES, LLC ("Entity") is the owner of the following property:

(b) LOT 2 SYMPHONY SUBDIVISION SEC 3 1S 1W - 1.10AC

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Registered Agent for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) TRILOGY PROPERTIES, LLC

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) NONE

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

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

Signature of Entity representative:

Printed name of person signing: ALAN J. CARRO

State of Colorado)

County of Mesa) ss.

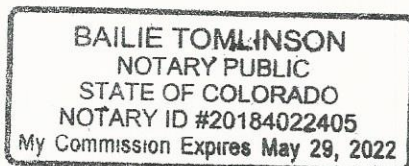
Subscribed and sworn to before me on this 15th day of February, 20 19

by Bailie Tomlinson

Witness my hand and seal.

My Notary Commission expires on

MAY 29, 2022



Notary Public Signature

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of TRILOGY PROPERTIES, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority State of Colorado
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State Colorado
3. The Entity's mailing address is: 736 Flower St., Grand Junction, CO 81506
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: Alan J. Cappel
- ☐ If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:
NONE
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:
NONE
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 15 day of FEB, 2019

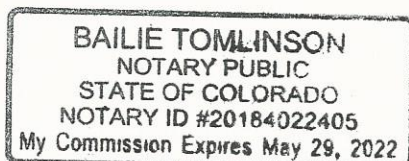
ENTITY: TRILOGY PROPERTIES, LLC a LIMITED LIABILITY COMPANY

BY: Alan J. Cappel MANAGING MEMBER
Name Position Name Position

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of February, 2019, by Alan J. Cappel and _____.
Witness my hand and official seal.
My commission expires:

Bailie Tomlinson
Notary Public



TRUSTEE'S DEED

THIS DEED made this 15th day of May, 2018, by and between Jared Walters, as Chapter 7 trustee of the Bankruptcy Estate William T. Marsh and Linda K. Marsh, United States Bankruptcy Court for the District of Colorado Case No. 17-15995-MER (the "Trustee"), and Trilogy Properties, LLC (the "Buyer").

252 Westbank Rd, Glenwood Springs, CO 81601

MSZ1800792

WITNESSETH:

WHEREAS, the Trustee and Buyer entered into an agreement for the sale and purchase of the Trustee's interest in the following real property, which is subject to the control of the undersigned, pursuant to and in accordance with Section 541 of the United States Bankruptcy Code (11 U.S.C. § 541):

LOT 2, SYMPHONY SUBDIVISION
MESA COUNTY
COLORADO

and more commonly known as 2595 Music Lane, Grand Junction, CO (the "Property").

WHEREAS, on April 20, 2018, the Honorable Michael E. Romero, United States Bankruptcy Judge, entered an Order authorizing the undersigned to sell and convey the Property to Buyer pursuant to Section 363(f) of the United States Bankruptcy Code; and

WHEREAS, Trustee is unable and unwilling to make any warranties or representations with respect to the Property or the title transferred hereby, and Trustee is unable and unwilling to make any warranties or representations with respect to the condition of the Property or the improvements transferred hereby, and Buyer knows and understands that this transfer and conveyance is as is, where is and without warranty or representation of any kind whatsoever.

THEREFORE, for and in consideration of the sum of one-hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) paid to the Trustee, the receipt and sufficiency of which is hereby acknowledged, Trustee shall sell and convey, and by these presents does sell and convey to Buyer, and unto Buyer's successors in interest, assigns or nominees, all right, title and interest of Trustee, including all right, title and interest of Jared Walters as Chapter 7 Trustee of the Bankruptcy Estate above-named, in and to the Property.

IN WITNESS WHEREOF, the Trustee has executed this Trustee's Deed on the date set forth above.

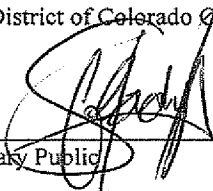
By:

Jared Walters, Trustee
Jared Walters, as Chapter 7 Trustee of the Bankruptcy Estate of William T. Marsh and Linda K. Marsh, United States Bankruptcy Court for the District of Colorado Case No. 17-15995-MER

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The forgoing instrument was personally subscribed, sworn to and acknowledged before me, in my presence on May 14th, 2018, by Jared Walters, as Chapter 7 trustee of the Bankruptcy Estate of William T. Marsh and Linda K. Marsh, United States Bankruptcy Court for the District of Colorado Case No. 17-15995-MER.

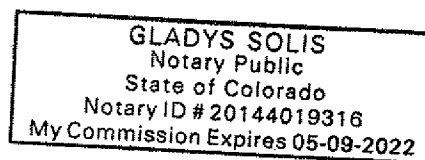
Witness my hand and official seal.



Notary Public

My commission expires:

5/09/2022



RECEPTION#: 2840461, at 5/15/2018 4:43:11 PM, 1 of 2

Recording: \$18.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

Case:17-15995-MER Doc#:110 Filed:04/20/18 Entered:04/20/18 12:50:45 Page1 of 2

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF COLORADO**

In re

WILLIAM T. MARSH
LINDA K. MARSH

Debtor(s)

Case No. 17-15995-MER
Chapter 7

I hereby attest and certify on 4/25/2018
that the foregoing/affixed document(s) herein
is/are a full, true and correct copy of the
original on file in my office and in my
legal custody.

By [Signature]
Clerk U.S. Bankruptcy Court
District of Colorado
Deputy Clerk

**ORDER GRANTING TRUSTEE'S MOTION TO SELL REAL ESTATE FREE AND
CLEAR OF LIENS, CLAIMS AND INTERESTS PURSUANT TO 11 U.S.C. § 363(f), AND
TO PAY ADMINISTRATIVE EXPENSES**

THIS MATTER, having come before this Court upon the Trustee's Motion to Sell Real Estate Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. § 363(f), and to Pay Administrative Expenses (the "Motion"), and the Court being duly advised in the premises, it is hereby

ORDERED, that the sale of the estate's interest in the real property known as 2595 Music Lane, Grand Junction, Colorado 81505 (the "Property") to Trilogy Properties, LLC as buyer (the "Buyer"), on the terms and conditions of the Contract to Buy and Sell Real Estate dated March 5, 2017 attached as Exhibit A to the Motion is APPROVED. The Trustee is authorized to sell the Property to the Buyer for the sale price of \$135,000.00. It is:

FURTHER ORDERED that any liens, encumbrances and/or interests in the Property, will attach to the proceeds from the sale of the Property as provided by Colorado law. It is:

FURTHER ORDERED that the sale is approved pursuant to 11 U.S.C. 363(f) free and clear of all liens, interests and encumbrances excluding the Deed of Trust dated March 24, 2004, from Jesse Robert Dodd and Anne Marie Dodd to the Public Trustee of Mesa County for the use of Wells Fargo Home Mortgage, Inc. to secure the sum of \$250,000.00 recorded March 31, 2004, in Book 3618 at page 376 under Reception No. 2184438 (the "Wells Fargo Lien") but including the judgment lien in favor of Loco, Inc. recorded on December 8, 2016, the judgment lien in favor of Home Loan State Bank recorded on January 13, 2017, the judgment lien in favor of Home Loan and Investment Company recorded on January 24, 2017, the tax lien in favor of the Internal Revenue Service recorded on July 3, 2017, post-petition. It is:

FURTHER ORDERED that the Buyer shall take the Property free of any claims or interests of the bankruptcy estate and its creditors. It is:

FURTHER ORDERED that the title company may pay at closing out of the proceeds of the sale of the Property (a) the judgment lien in favor of Loco, Inc.; (b) ½ closing costs; (c) any miscellaneous recording fees; (d) the cost of prorated charges pursuant to the Contract; and (e)

RECEPTION#: 2840461, at 5/15/2018 4:43:11 PM, 2 of 2

Recording: \$18.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

Case:17-15995-MER Doc#:110 Filed:04/20/18 Entered:04/20/18 12:50:45 Page2 of 2

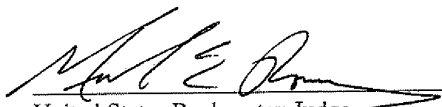
real property taxes for 2018 through the date of closing. It is:

FURTHER ORDERED the title company shall pay the remaining proceeds of the sale of the Property to Home Loan State Bank, Home Loan and Investment Company and Jared Walters, Chapter 7 trustee for the Bankruptcy Estate of William T. Marsh and Linda K. Marsh, Case No. 17-15995-MER, United States Bankruptcy Court for the District of Colorado pursuant to the Settlement Agreement approved by the Court on November 3, 2017 (Doc#:63). It is:

FURTHER ORDERED that the Trustee is authorized to execute such documents as required under Colorado law to convey the estate's interest in the Property to the Buyer.

DATED this 20th day of April, 2018.

BY THE COURT:



United States Bankruptcy Judge

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.¹ The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 1-28-2019
Project Name: 2595 Music Lane
Project street address: 2595 Music Lane, Grand Junction, CO 81505
Assessor's Tax Parcel Number: 2945-034-71-002
Property Owner name: Trilogy Properties, LLC
City or County project file #: _____
Name of Water Purveyor: UteWater

Applicant Name/Phone Number: 970.812.3288
Applicant E-mail: Planner@ColoradoLandAdvisor.com

1. If the project includes one or two-family dwelling(s):
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be 3,000 square feet.
 - b. All dwelling units will ☐, will not ☒ include an approved automatic sprinkler system.Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: _____
 - b. List each building that will be provided with an approved fire sprinkler system: _____
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): _____

Comments: _____

Notes:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

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

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

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

To be completed by the Water Supplier

Attach fire flow test data for the hydrants

Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: Ute **Clifton** **Grand Junction**
 2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
See Attached
 3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:
See Attached
- [Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:
Dustin Kriegshauser Maintenance one

Date 1/29/2019

Contact phone/E-mail of Water Supplier: 970-242-7491 hydrant@utewater.org

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

¹ There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.

² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition.

⁴ <http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/>

⁵ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/29/19 12:00 am

NFPA Classification:

Green A

1133.24

Work Order: 782

Operator: Nick B. Dusty K.

Test Hydrant: 1129

Address: 627 BRAEMAR CT

Cross Street:

Location:

District:

Sub-Division: HARWOOD-TOLMAN SUB

Latitude: 709970.505

Longitude: 4330234.928

Elevation: 4639.82

State X / Y: /

Pumpers:

Nozzles:

Open Dir:

Manuf: American Darling
Model: B84B 5 1/4

Installed: 01/01/1990
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Use</u>
1:	1130	2.5" Hose Monster	2.50	860.05	4300.26
2:					
3:					
4:					
5:					
Pitot / Nozzle PSI: 26.00		Total Gallons Used: 4300.26			
Static PSI: 90.00		Max GPM during test: 860.05			
Residual PSI: 48.00		Elapsed Time Min:Sec: 5 : 0			
Percent Drop: 46.67		Predicted GPM @ 20 PSI: 1133.24			



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/29/19 12:00 am

NFPA Classification:

Green

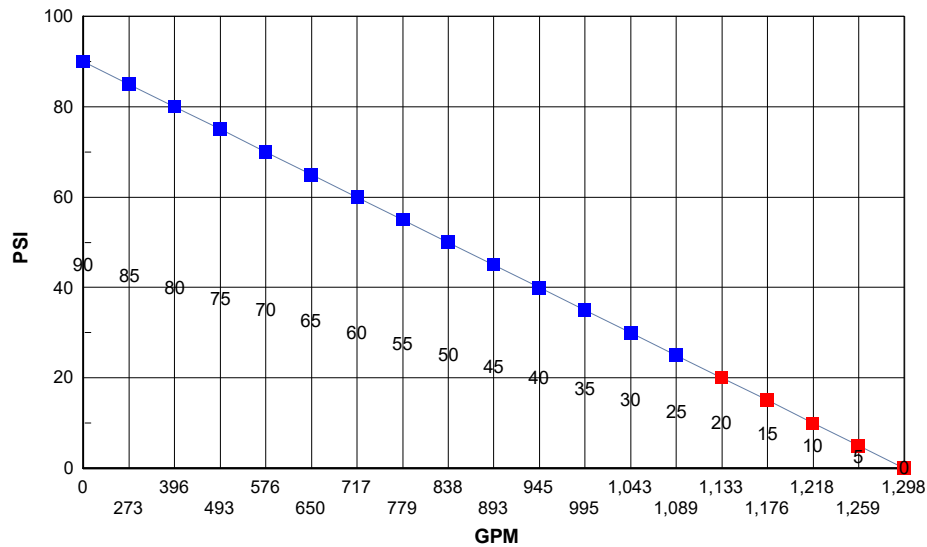
A

1133.24

Work Order: 782

Operator: Nick B. Dusty K.

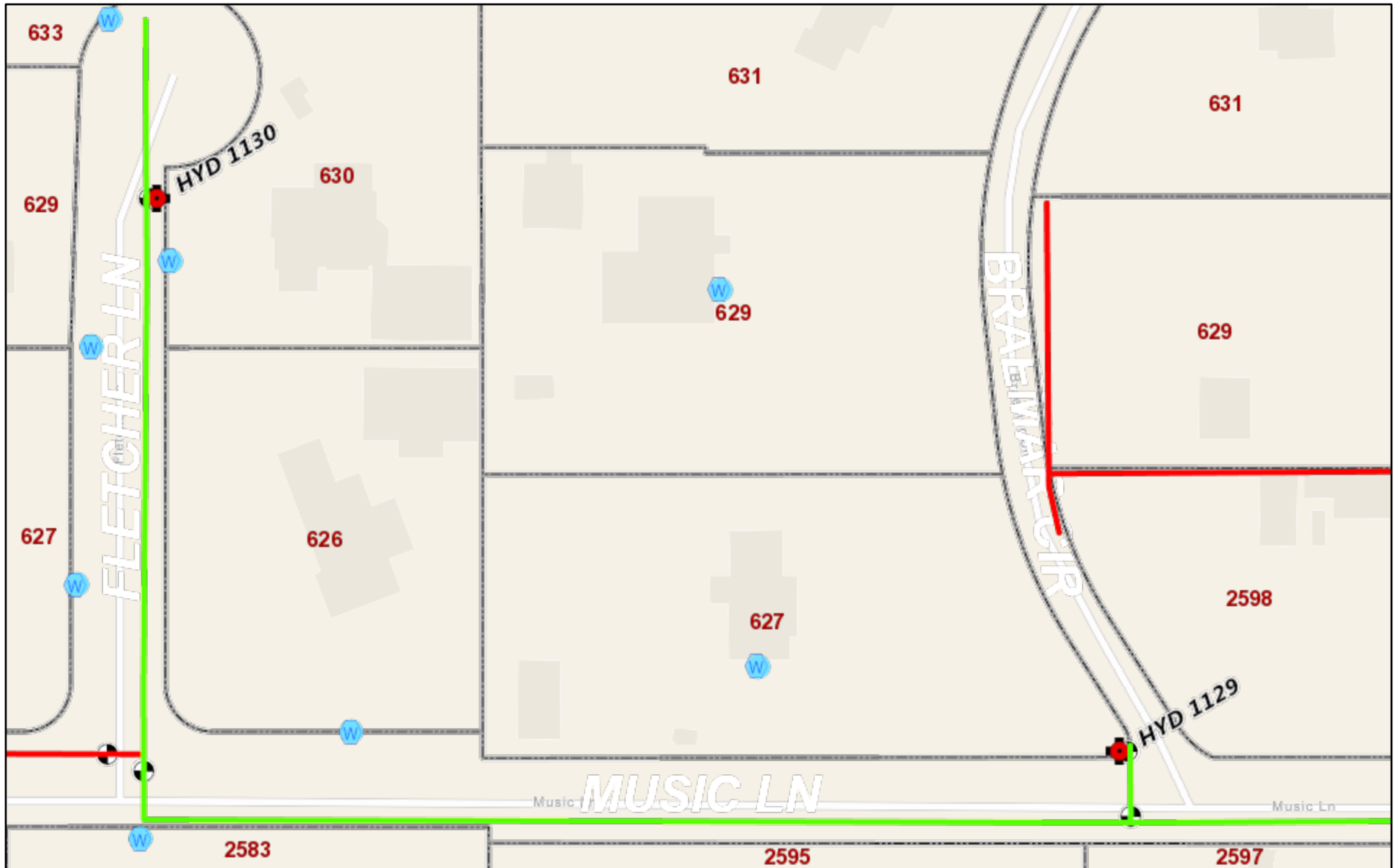
1129 Flow GPM



GPM rounded to nearest gallon

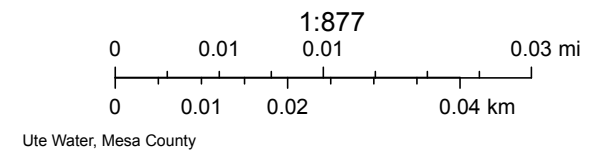
Values inside grid below flow line are PSI @ predicted flow

Map



January 29, 2019

- | | | | | | |
|---|---|--|---|--|---|
|  Tanks |  Lateral Lines |  6" thru 10" |  Control Valve | System Valves |  Butterfly Valve |
|  Fill Station | Mains |  1" thru 4" |  Curb Stop Valve |  Gate Valve |  Meter |
|  Sample Station |  12" Larger |  Cathodic Station | |  Ball Valve |  Regulator |



**Colorado Land Advisor Ltd.
Urban Planners and Civil Engineers
300 Main Street #308 Grand Junction, CO. 81501**

will be hosting:

What: Open House for Harmony Simple Subdivision

When: Monday, March 25th at 5:30 pm.

Where: Traders Coffee

2648 Patterson Rd, Grand Junction, CO 81506

Why: To discuss subdividing one lot into two, owned by TRILOGY PROPERTIES, LLC. The Simple Subdivision will subdivide each lot into greater than one half acre.

If you have questions before or after the meeting please call:

Colorado Land Advisor- Urban Planner- Baile Tomlinson @ 970.433.4330

City of Grand Junction - Associate Planner -Andrew Gingerich- @ 970.256.4026

Harmony Rezone Neighborhood Meeting Minutes

Meeting Held on 3-25-2019 At 5:30 pm

Location: Traders Coffee Shop

The Harmony Simple Subdivision neighborhood meeting was hosted at the Traders Coffee Shop Conference Room. The meeting was attended by 8 people. (Sign in sheet attached) Colorado Land Advisor hosted meeting for Trilogy Properties, LLC who is the developer and home builder. Andrew Gingerech, Associate Planner for the City of Grand Junction attended, as did 4 neighbors.

Colorado Land Advisor presented civil plans of Harmony Simple Subdivision development as well as exterior photos and floor plans from previous homes from the home builder. Bailie gave an overview of what we are proposing with this application and Andrew answered many questions about zoning and the City's process.

The following are some of the questions asked during the meeting:

Question: What type of houses will be built on the project?

Andrew Brock, the home builder, presented an example of previous houses be built and reiterated that the proposed homes will be similar to existing homes in the vicinity.

Question: What is the maximum height these homes can be bult?

35 ft.

Question: How many homes will the developer build on the parcels?

One per lot. So, two total in this simple subdivision.

Question: Do you think the developer will be setting a precedent for the surrounding houses? Possibly, but technically you could say the Future Land Use Map is setting the precedent.

The attendees were thanked for coming out and reminded that they would receive a notice in the mail in about 1-2 months. The meeting lasted approximately 50 minutes.

SIGN IN SHEET FOR
HARMONY SIMPLE SUBDIVISION
NEIGHBORHOOD MEETING 3-25-2019
TRILOGY PROPERTIES LLC

NAME

ADDRESS

PHONE

Bailie Tomlinson 300 Main Street Suite 308 GJ CO 81501 970-433-4330

Donna Oelbritten 2598 Music Ln 970-255-8945

Pat Martin 1631-26 Rd 970-245-2974

Andrew Givens City of GJ 970-256-4026

BOB LEACHMAN 601 Braemar 2427936

AL CARRO 736 Flower St 970-628-1615

Andrew Brock 636 26 Rd 970-210-8575

Stephen Meyer 2583 Music Ln 970-296-0967

Legal Description for 2595 Music Lane

LOT 2 SYMPHONY SUBDIVISION SEC 3 1S 1W - 1.10AC

Project Report
Harmony Simple Sudivision
2595 Music Lane
Grand Junction, CO 81507
February 25, 2019



Harmony Simple Subdivision

Prepared by Bailie Tomlinson-
Colorado Land Advisor

Introduction and Summary

The purpose of this General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing the Grand Junction's Planning process. The process is intended to gather initial input from review agencies prior the subsequent submission of a detailed final development proposal.

The site selected for Music Lane consists of a single parcel of land that is 1.07 acres. The site is located at 2595 Music Lane in Mesa County, Colorado. The parcel of land is currently vacant. The Mesa County Assessor has given the property the following parcel number: 2945-034-71-002.

The plan calls for the subdividing of Music Lane into two single-family lots. The lot to the West will be .56 acres while the lot on the East will be .51. One parcel will be bigger due to drainage. The resulting density is: 2 dwelling units per 1.07 acres $2 \text{ DU}/1.07 \text{ AC}=2$.

Music Lane is now vacant residential land. Along the North side of the property there is a 14 foot utility, multi-use easement. There is a total of 15 feet for a Sanitary Sewer Easement. On the south side of the property there is a 10 ft utility easement. Stormwater will be handled through drainage microbasins having the appropriate carrying and storage capacity. Microbasins built to carry stormwater off of a parcel onto another would be built within a drainage easement.

We would like to rezone this property to R-2. We anticipate using the recently approved zoning of R-2 DU/AC and constructing an additional 1 home (two total) on the site having around 3,000 square feet each.

Construction will begin upon approval; hopefully early Summer. All necessary utilities for the new home: water, gas, sewer, electric, etc. are adjacent, or on-site.

There are no known site conditions which would be impacted by construction. The site has no wetlands, no surface waters, no unusual topography and is relatively flat. It is well suited for development.

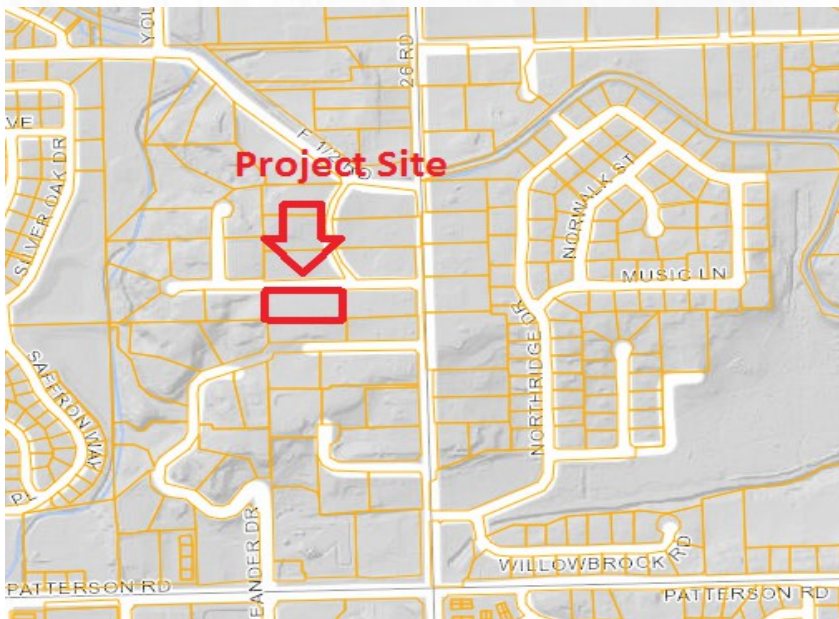
SITE ANALYSIS

The purpose of this section is to identify the physical and technical characteristics of the property selected for Music Lane Simple Subdivision in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

The site under consideration is one parcel of land that is rectangular in shape. The parcel is vacant land. Ground cover is native landscaping: grasses and elm trees.

The site consists of one parcel of land that totals 1.07 acres. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: Lat 39.095658 and Lon -108.572652.

Location Map:

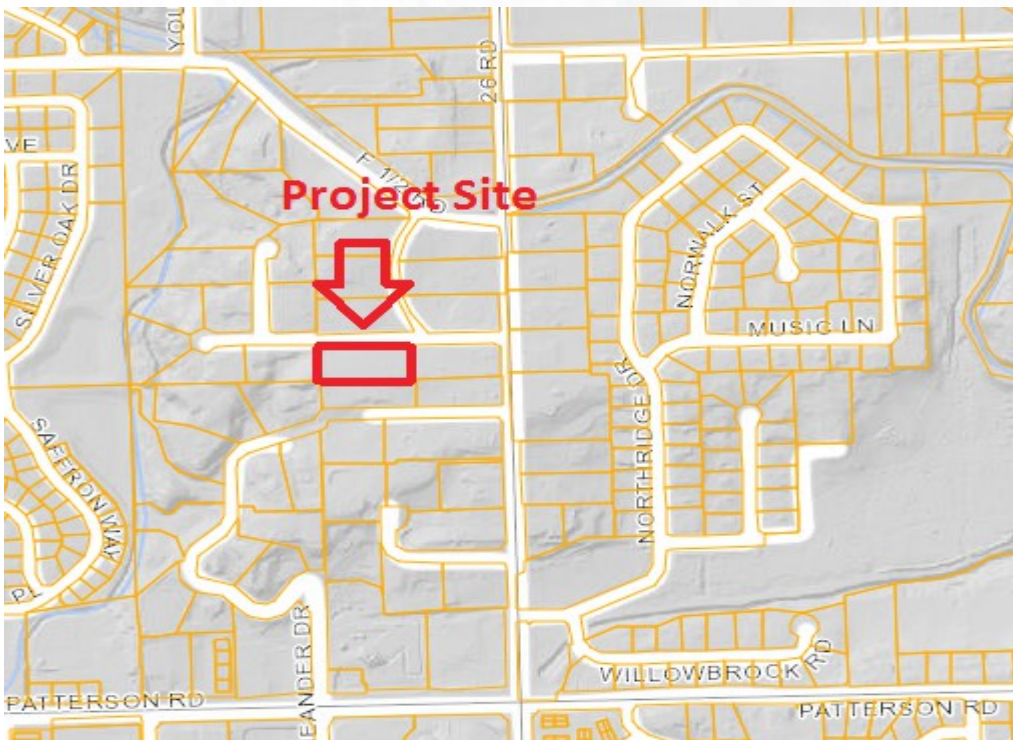


Existing Land Use and Future Land Use Zoning

The topography of the site consists of low slopes around 1%-3%.

The City of Grand Junction has recently zoned the property R-1. The Primary Uses of the R-1 zone include: Detached Single-Family, Two-Family Dwelling, Multifamily and Civic. On the Future Land Use Map near parcels are designated as Residential Medium Low (2-4 DU/Acre) and parcels are designated as Residential Medium zone designations (4-8 DU/Acre), Residential Medium High (8 -16 DU/Acre). With our proposal for a rezone, it would fit with the surrounding neighborhood zoning. A reproduction of part of the City's Future Land Use Map follows:

Future Land Use Map



R-1

ZONING

Primary Uses of R-1 - Detached Single-Family Civic

Maximum Density 1 unit/acre, Minimum Density 1 unit/acre, Cluster Allowed

DENSITY AND DIMENSIONAL STANDARDS FOR : R-1 ZONE

Primary Uses		
Detached Single-Family, Civic See GJMC 21.04.010 , Use Table		
Lot		
Area (min. sq. ft.)		30,000
Width (min. ft.)		100
Frontage (min. ft.)		50
Frontage on cul-de-sac (min. ft.)		30
Setback	Principal	Accessory
Front (min. ft.)	20	25
Side (min. ft.)	15	3
Rear (min. ft.)	30	10
Bulk		
Lot Coverage (max.)		20%
Height (max. ft.)		35
Height (max. stories)		2.5
Density (max.)		1 unit/acre
Cluster Allowed		Yes

R-2

ZONING

Primary Uses of R-2 - Detached Single-Family, Two-Family Dwelling, Civic

Maximum Density 2 units/acre, Minimum Density 2 units/acre, Cluster Allowed

DENSITY AND DIMENSIONAL STANDARDS FOR : R-2 ZONE

Primary Uses		
Detached Single-Family, Two-Family Dwelling, Civic See GJMC 21.04.010 , Use Table		
Lot		
Area (min. sq. ft.)		15,000
Width (min. ft.)		100
Frontage (min. ft.)		50
Frontage on cul-de-sac (min. ft.)		30
Setback	Principal	Accessory
Front (min. ft.)	20	25
Side (min. ft.)	15	3
Rear (min. ft.)	30	5
Bulk		
Lot Coverage (max.)		30%
Height (max. ft.)		35
Height (max. stories)		2.5
Density (max.)		2 units/acre
Cluster Allowed		Yes

Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

NORTHWEST

**Single Family
Dwellings on
Parcels**

NORTH

**Single Family
Dwellings on
Parcels**

NORHTEAST

**Single Family
Dwellings on
Parcels**

WEST

**Single Family
Dwellings on
Parcels**

EAST

**Single Family
Dwellings on
Parcels**

SITE

SOUTHWEST

**Single Family
Dwellings**

SOUTH

**Single Family
Dwelling on Parcels**

SOUTHEAST

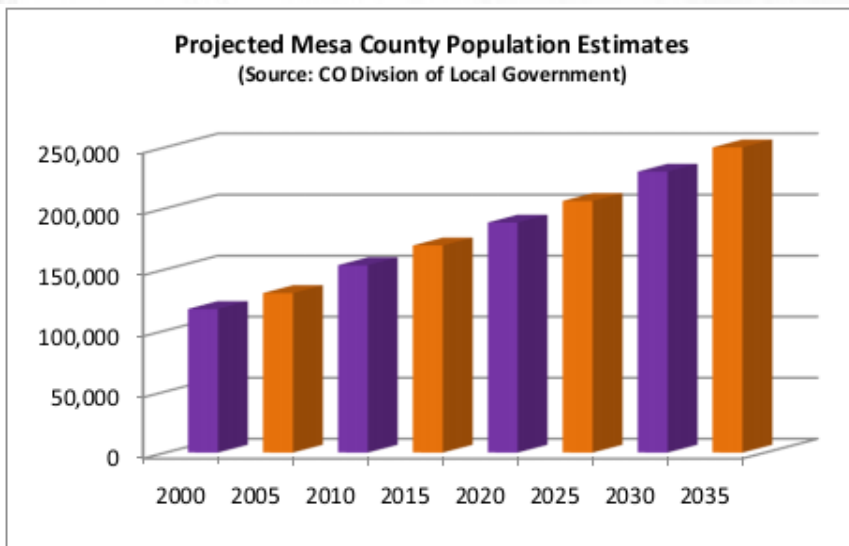
**Single Family
Dwellings on
Parcels**

POPULATION AND DENSITY

According to the Grand Junction Economic Partnership, the Grand Junction Area is 12th fastest growing area in the southwest United States and Mesa County is the 11th biggest county in Colorado with a steady incline. The following graphs depict the historical and projected population in Mesa County using data obtained from the Colorado Division of Housing and the Department of Local Affairs.

COLORADO POPULATION ESTIMATES BY COUNTY, 2010-2017										
County/FIPS	Area	July 2010	July 2011	July 2012	July 2013	July 2014	July 2015	July 2016	July 2017	2017 Rank
000	COLORADO STATE	5,050,332	5,119,182	5,189,861	5,266,317	5,345,680	5,444,871	5,534,240	5,609,445	
077	MESA COUNTY	147,155	147,874	147,865	147,816	147,735	148,597	150,258	151,900	11

POPULATION FORECASTS MESA COUNTY 2000-2035



Current Population

(Source: U.S. Census 2010 Estimate for Colorado and Grand Junction MSA, State Demography Office 2006 Estimate for City Limits of Grand Junction, Fruita and Palisade)

Mesa County	146,723
Grand Junction MSA	143,171
Grand Junction	58,566
Clifton CDP	19,889
Redlands CDP	8,685
Fruitvale CDP	7,675
City of Fruita	12,646
Orchard Mesa CDP	6,836
Town of Palisade	2,692
State of Colorado	5,029,196

TRANSPORTATION AND EMERGENCY SERVICES



Access to the site is gained from Music Lane off of 26 Rd. Music Lane has a 46 foot right-of-way and a 24-foot asphalt surface with natural landscaping running along the east and west sides of the street. Music Lane is well maintained and is in fair condition with no curb, gutter, or sidewalks.

The property is located in : Fire Area "A" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 3 located at 582 25 1/2 Rd, which is a little over a mile away from the project site.

The Grand Junction Fire Department currently employs over 80 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to it's service including a new 911 Call Center.

Other emergency services are available from the City of Grand Junction Police Department; in 2011 the Uniform Patrol section was comprised of 101 sworn officers, four non-sworn police service technicians, eight sergeants and three lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has 192 full time law enforcement employees.

AREA SCHOOLS

Schools designated to and around the project site are as follows:

Pomona Elementary School, which is located at 588 25 ½ Rd.

West Middle School, which is located at 123 W Orchard Ave.

Grand Junction High School, which is located 1400 N 5th Street.

Colorado Mesa University, which is located at 1100 North Ave. Grand Junction, CO.

All the mentioned schools are in Mesa County, Colorado.

Pomona Elementary School



**Pomona
Elementary**

588 25 1/2 Rd
Grand Junction, CO
81505
(970) 254-4990

West Middle School



Colorado Mesa University



Grand Junction High School



GRAND JUNCTION
High School

SOILS AND GEOLOGY

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA Report is available from Colorado Land Advisor)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AvC	Avalon loam, gravelly substratum, 5 to 15 percent slopes	1.2	100.0%
Totals for Area of Interest		1.2	100.0%

Mesa County Area, Colorado

AvC—Avalon loam, gravelly substratum, 5 to 15 percent slopes

Map Unit Setting

National map unit symbol: k0bp
 Elevation: 4,500 to 4,900 feet
 Mean annual precipitation: 7 to 10 inches
 Mean annual air temperature: 50 to 54 degrees F
 Frost-free period: 150 to 190 days
 Farmland classification: Not prime farmland

Map Unit Composition

Avalon, gravelly substratum, and similar soils: 90 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Avalon, Gravelly Substratum

Setting

Landform: Terraces
 Landform position (three-dimensional): Riser
 Down-slope shape: Concave
 Across-slope shape: Linear
 Parent material: Cretaceous source alluvium derived from sandstone and shale

Typical profile

A - 0 to 3 inches: loam
 Bk1 - 3 to 17 inches: loam
 Bk2 - 17 to 42 inches: clay loam
 Bk3 - 42 to 60 inches: gravelly loam

Properties and qualities

Slope: 5 to 15 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Runoff class: High
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 40 percent
 Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Sodium adsorption ratio, maximum in profile: 10.0
 Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 6e
 Land capability classification (nonirrigated): 7c
 Hydrologic Soil Group: C
 Ecological site: Desert Loam (Shadscale) (R034BY106UT)
 Hydric soil rating: No

PROPOSED LAND USE

INTRODUCTION – The Simple Subdivision application is intended to gather input from public review agencies before an administrative approval by the Director. The reader is encouraged to review the information contained within the Site Analysis, prior to examination of this section. Information gained as a result of the public review process will be utilized in determining administrative approval and recording of the Plat.

SITE DEVELOPMENT – Preparation of the accompanying Site Development Plan Map is directly related to the site conditions described in this narrative statement. The map depicts the relationship of the building sites to the property boundary, roadway access and adjacent properties. The plan calls for the ultimate development of 2 Single-Family residence on 1.07 acres. The resulting density is: 2 DU/ per 1.07 acres.

Land Use Summary:

USE	AREA	% OF TOTAL
STREETS	0	0
BUILDINGS	0	0%
TRACT A (one half)	0	0%
TOTAL LOTS: 2	sq ft	
DENSITY: du/ac		

To supplement the individual lot development standards presented herein, the developer will maintain architectural control and will ensure an aesthetically pleasing and orderly development. To achieve this, covenants, conditions and restrictions (CC&R's) will be adopted to insure ongoing protection to the future residents of Peony Heights Subdivision and the surrounding property owners. The operation and administration of irrigation water delivery to each site and maintenance of Tract A, the shared driveway, is the responsibility of Peony Heights Home Owners Association.

UTILITY SERVICES

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8" inch water main owned and operated by Ute Water Conservancy District. A fire hydrant is located on the Northeast of the parcel. It is estimated that 400 - 600 gallons per day will be consumed once the parcels are fully occupied.

SANITARY SEWER – is located within the 201/Persigo Boundary. Therefore, sewage connections will be made to that system via individual 4" lines.

NATURAL GAS – XCEL Energy has a line in Music Lane that each lot will connect to.

DRY UTILITIES – Electric and communication lines are available along the rear (South) of the property and will be extended into the development from existing lines. Lines will be underground on-site.

IRRIGATION WATER – The existing irrigation water facilities currently servicing the property will be utilized to provide water to Harmony Simple Subdivision. An irrigation management plan will be managed by the Harmony Simple Subdivision Home Owners, and will be adequate to maintain all landscaped areas. The developer is currently working to gain water rights.

DRAINAGE – Historic drainage patterns have been addressed by the project engineer and will discharge via micro-basins.

DEVELOPMENT SCHEDULE AND EVALUATION OF THE REQUEST

DEVELOPMENT SCHEDULE – It is anticipated that site development will begin immediately upon the City of Grand Junction’s approval of the final construction documents. Occupancy of the first dwelling is expected to occur sometime during late 2019 or early 2020. It is expected that development of the site will occur in a single phase.

GENERAL - The development of the subject property is a response to the existing, and future housing demands, of the Grand Junction area as projected in the Comprehensive Plan.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

By utilizing the “performance standards” concept, negative impacts created by the proposal can be minimized. In addition to the performance standards, a review of the proposal by the general population and various governmental agencies will also occur.

Evaluation of the request is accomplished by using criteria contained within Zoning and Development Code for approval of Site Plans. The following response to each of the applicable criteria illustrates compliance:

RESPONSES TO CRITERIA

21.02.070 (p) Simple Subdivisions

- (1) Purpose.** *The simple subdivision process allows the Director to approve lot consolidations, boundary adjustments not in dispute, a lot split, and to correct a minor error on a plat.*

This proposal is a lot split of Harmony Subdivision.

- (2) Applicability.** *If requested in writing by every owner and consented to by every lienor, the Director may allow the simple subdivision process to be used to:*

This Application represents a formal request in writing and the owner does give consent to the Simple Subdivision.

- (i) Consolidate one or more lots;**

This application wishes to divide one lot into two.

- (ii) Create only one additional lot;**

This proposal is a lot split of Harmony Subdivision creating one new lot.

- (iii) Change a nondisputed boundary line between abutting lots or parcels; or**

The boundary is not disputed.

- (iv) Change a plat to:**

- (A) Correct an error in the description;**

N/A

- (B) Correct any monument; or**

N/A

RESPONSES TO CRITERIA CONTINUED

(C) Correct a scrivener or clerical error such as lot numbers, acreage, street names and identification of adjacent recorded plats.

N/A

(3) Additional Approval Criteria. The Director will approve a simple subdivision if the applicant demonstrates that:

(I) Any changes to existing easements or right-of-way have been completed in accordance with this code or otherwise allowed by law (additional easements or right-of-way may be dedicated);

N/A

***(ii) The right-of-way shown on the Grand Valley Circulation Plan is not changed; and
It has been considered and it will not be affected by this Simple Subdivision***

(iii) If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding 10 years or a minor exemption subdivision (see subsection (o) of this section).

RESPONSES TO CRITERIA CONTINUED

21.02.140 Code amendment and rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

The proposed density and designed lot layout will help meet the housing demand for Grand Junction. The homes will easily integrate with the surrounding parcels.

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

With Grand Junction continuing to grow, this will support future housing needs.

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

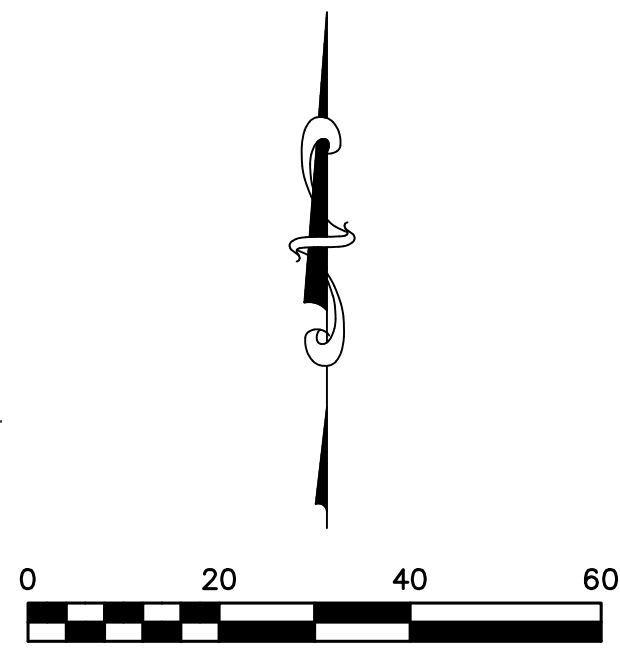
This subdivision will increase efficiency in the use of the existing infrastructure thus generating more income for the utilities e.g. the Persigo Plant. This is one of the goals of the Comprehensive Plan and will increase property values of surrounding parcels. The project will provide modestly priced housing under \$500,000-\$600,000.

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

Larger residential lots are common in this neighborhood and are preferred.

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

This development will increase density and make more efficient use of existing infrastructure.



	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	EX. EDGE OF PAVEMENT
	EX. 8" WATERLINE
	EX. 8" SAN. SEWER
	WATER SERVICE
	SAN. SEWER LATERAL
	PROP. WATER METER

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE CITY OF GRAND JUNCTIONS STANDARD SPECIFICATIONS AND DETAILS.
2. FINAL LOCATION OF UTILITY SERVICES WILL BE DETERMINED AFTER BUILDING LOCATIONS HAVE BEEN SET.

NOT FOR CONSTRUCTION

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

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

_____ CITY DEVELOPMENT ENGINEER	_____ DATE
_____ CITY PLANNER	_____ DATE

HARMONY SIMPLE SUBDIVISION SITE PLAN



PROJ.#
DESIGNED BY
DRAWN BY
DATE
DRAWING NUMBER
03
OF DWGS

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING HARMONY PROPERTY
FROM R-1 (RESIDENTIAL - 1 UNIT/ACRE) TO R-2 (RESIDENTIAL – 2 UNITS/ACRE)**

LOCATED AT 2595 MUSIC LANE

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 zoning the Harmony Property to the R-2 (Residential 2 units/acre) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-2 (Residential 2 units/acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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 shall be zoned R-2 (Residential 2 units/acre):

LOT 2 SYMPHONY SUBDIVISION SEC 3 1S 1W - 1.10AC

Introduced on first reading this _____ day of _____, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #4.

Meeting Date: May 28, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a request to rezone a property from I-2 (Heavy Industrial) to I-1 (Light Industrial) Located at 2285 River Road.

RECOMMENDATION:

Staff recommends approval of the rezone request.

EXECUTIVE SUMMARY:

The Applicant, Bensley-Bristol LLC, is requesting a rezone of a 4.12-acre parcel of land located at 2285 River Road from I-2 (Heavy Industrial) to I-1 (Light Industrial) in anticipation of converting the existing structure on the property from its previous use as an automotive museum to a gymnastics academy (formerly the gymnastics component of Kidzplex, to be known as Legacy Gymnastics). The requested I-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated at the southeast corner of the intersection of 22-3/4 and River Roads. The property of 4.12 acres currently has an existing 33,113-square foot building that was constructed in 2002 for purposes of use as an automotive museum (Allen Unique Auto Museum) which closed at the end of 2015. The building is a 2-story office building on the east end and a large warehouse structure on the west end. The remainder of the property is currently vacant except for the storage of remaining vehicles to be moved and/or auctioned in the near future. The Applicant is under contract for purchase subject to approval of this rezone request as well as the

subsequent approval of the administratively reviewed Change of Use application.

The Applicant seeks the I-1 zone district to allow for its use as a gymnastics academy which is recognized as a use akin to a health club as defined in the Zoning and Development Code. Such use is not allowed in the I-2 zone district but is an allowed use in the I-1 zone district.

The purpose of the I-1 (Light Industrial) zone district is to provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. Development regulations and performance standards are intended to focus use on non-retail establishments, minimize impacts of any associated outdoor storage and minimize nuisance conditions such as excessive vibration, noise, glare, waste and debris and hazardous materials. While the proposed use does not intend to provide such uses, it is allowed in the zone district and the proposed I-1 zone would still allow for other, industrially-oriented uses in the future

Parcels adjacent to the east and west of the subject property are zoned I-2 (Heavy Industrial) with I-1 (Light Industrial) and C-2 (General Commercial) on the north side of the River Road, railroad and Highway 6 & 50 rights-of-way. Generally, properties further from the site have a mix of the I-1, I-2 and C-2 zone districts which implement the Commercial/Industrial and Industrial land use categories of the area depicted on the Comprehensive Plan Future Land Use Map.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on March 27, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's Representative, Applicant's Contractor and City staff were in attendance with no citizens present. Applications for the Rezone and a Change of Use were submitted concurrently to the City on April 12, 2019.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on April 22, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 17, 2019. The notice of this public hearing was published May 21, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a). The criteria provide that the City may rezone property if the proposed changes are consistent with the vision, goals

and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The future land use map of the Comprehensive Plan designates this area as Industrial. The I-2 zone district remains a valid zone district under this plan. Staff has not been able to identify any other subsequent event that work to invalidate the premise of the I-2 zone district designation, therefore staff finds 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; and/or

The property is within an area that has held stable land use since construction of the building and establishment of the prior business in 2002. While there has been both infill and expansion of surrounding uses, the general character of the immediate vicinity has remained a mix of heavy commercial and both light and heavy industrial uses. Thus, staff has found this criterion has not been met.

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

Due to its previous development and use, adequate public and community facilities and services are available to the property and are sufficient to serve the proposed use as well as any other future uses allowed within the I-1 zone district. Ute water and Persigo sanitary sewer exist at the site and it is currently served with Xcel Energy electric and natural gas. Utilities and the City Fire and Engineering Departments were provided application materials for review and there were no concerns with either utility or emergency services available to the site.

The site is adequately served with access from a single driveway off 22-3/4 Road and River Road is easily accessed from the east or west via Highway 6 & 50 or Redlands Parkway. The Applicant believes this central location is advantageous to their clients that travel to the business from across the valley.

In general, staff has found public and community facilities are adequate to serve the proposed specific land use as well as other potential future uses in the proposed I-1 zone district. As such, staff finds 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; and/or

There is a limited amount of land in the City that is designated or zoned for industrial uses overall, but there are many I-1 zoned properties that are vacant and available for

development. This particular property also has an existing building that has been vacant for over a year. The Applicant provides in their General Project Report that: “Bensley-Bristol LLC, the prospective buyer of the property, has been searching for suitable properties for its gymnastics facility for some time and has been unable to locate a property of sufficient size and ceiling height to meet its needs.”

Staff agrees that the property meets the needs of the Applicant, but the specific criterion that there is an inadequate supply of I-1 zoned property has not been met.

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

The Applicant provides in their General Project Report that “The community benefit from the change is that no property is removed from industrial zoning, yet a building which currently has very limited use can be used for more expansive uses, including the need for a gymnastics facility.” Staff concurs with this analysis, and further finds that a significant community benefit is the allowance for an existing, viable and successful business (currently known as Kidzplex) to continue to grow and contribute to much-needed activities provided in the community for youth. The use will occupy a site that is currently underutilized and will allow for this business as well as potential leased space to other businesses (e.g. lease of second floor offices or indoor storage space). Therefore, Staff finds that this criterion has been met.

In addition to the I-1 (Light Industrial) zoning requested by the Applicant and the existing I-2 zone district, the following zone districts would also be consistent with the Comprehensive Plan designation of Industrial for the subject property.

- a. MU (Mixed Use)
- b. I-O (Industrial Office)

In reviewing the other zoning district options for the Industrial designation, all zoning districts allow the gymnastics academy use (categorized as a health club) with the exception of the existing I-2 zone district. However, Staff believes the proposed I-1 zone district best preserves the intent of the Industrial use without compromising the potential future uses on the site.

Further, the rezoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

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

Policy A: to create large and small “centers” throughout the community that provide services and commercial areas.

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

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

Policy B: The City will provide appropriate commercial and industrial development opportunities.

FISCAL IMPACT:

This land use decision does not have fiscal impact to the City of Grand Junction.

SUGGESTED MOTION:

Madam Chairman, on the Rezone request to I-1 (Light Industrial) for the property located at 2285 River Road, City file number RZN-2019-199, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Attachment 1 - Site Maps and Photographs
2. Attachment 2 - Development Application
3. Attachment 3 - Legacy Gymnastics Zoning Ordinance

Legacy Gymnastics Vicinity Map



0 0.45 0.9
mi

Printed: 4/25/2019

1 inch = 1,505 feet

CITY OF
Grand Junction
COLORADO
GUIDE TO THE INFORMATION SYSTEM

Legacy Gymnastics Aerial Photo Map



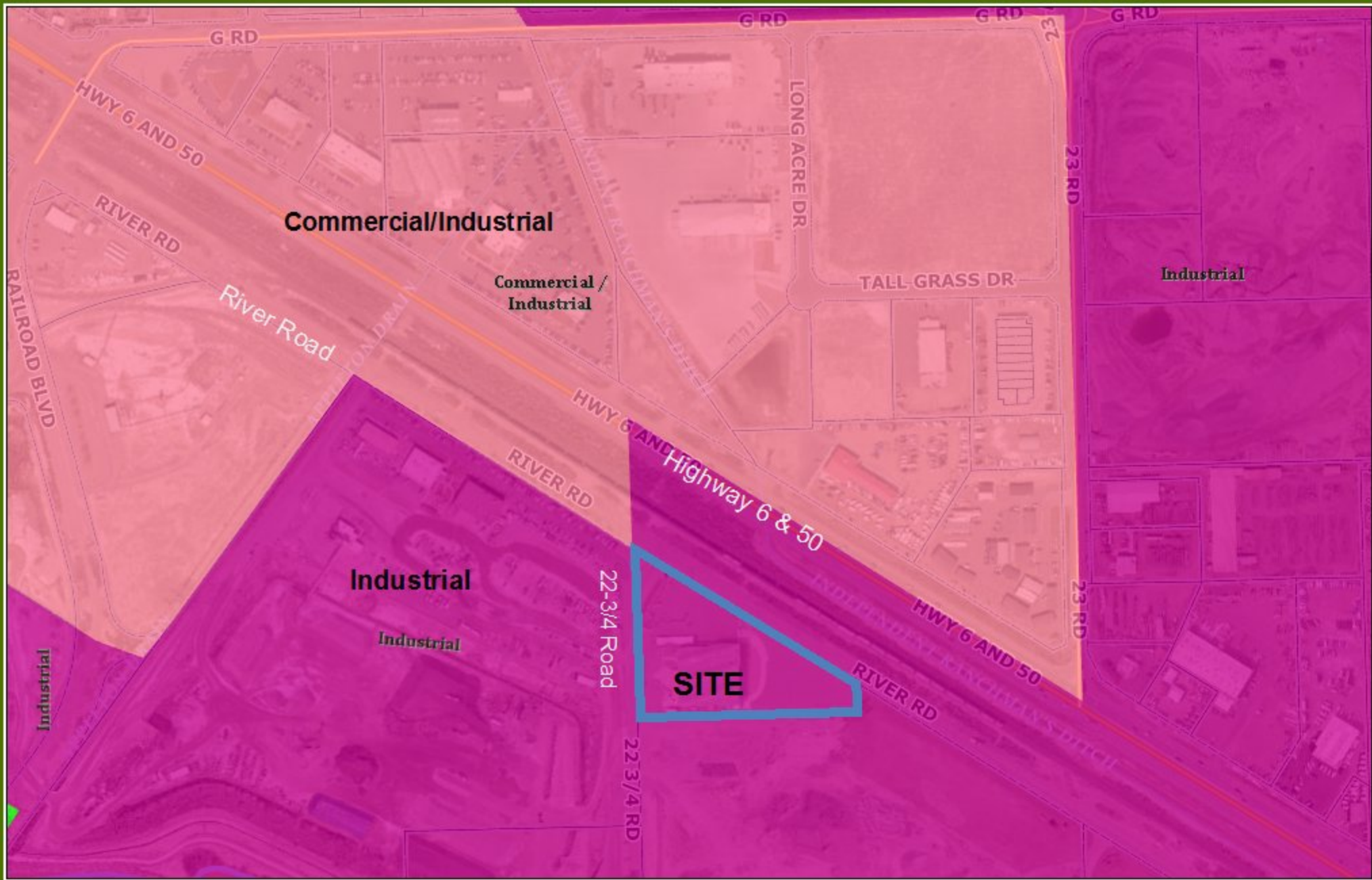
0 0.05 0.1
mi

Printed: 4/25/2019

1 inch = 188 feet

CITY OF
Grand Junction
COLORADO
GRAND JUNCTION INFORMATION SYSTEM

Legacy Gymnastics Future Land Use Map

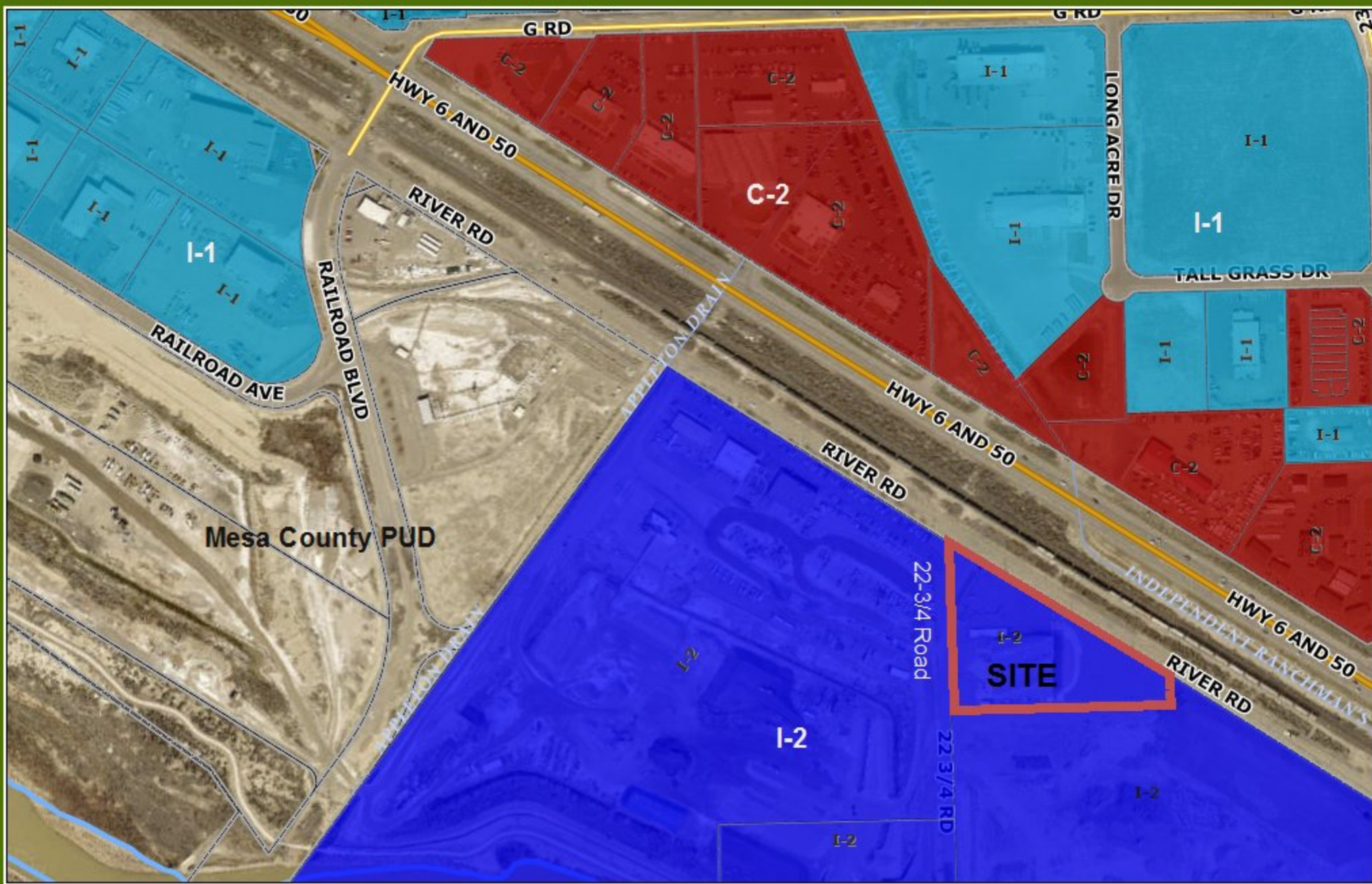


0 0.1 0.2
mi

Printed: 4/25/2019

1 inch = 376 feet

Legacy Gymnastics Zoning Map



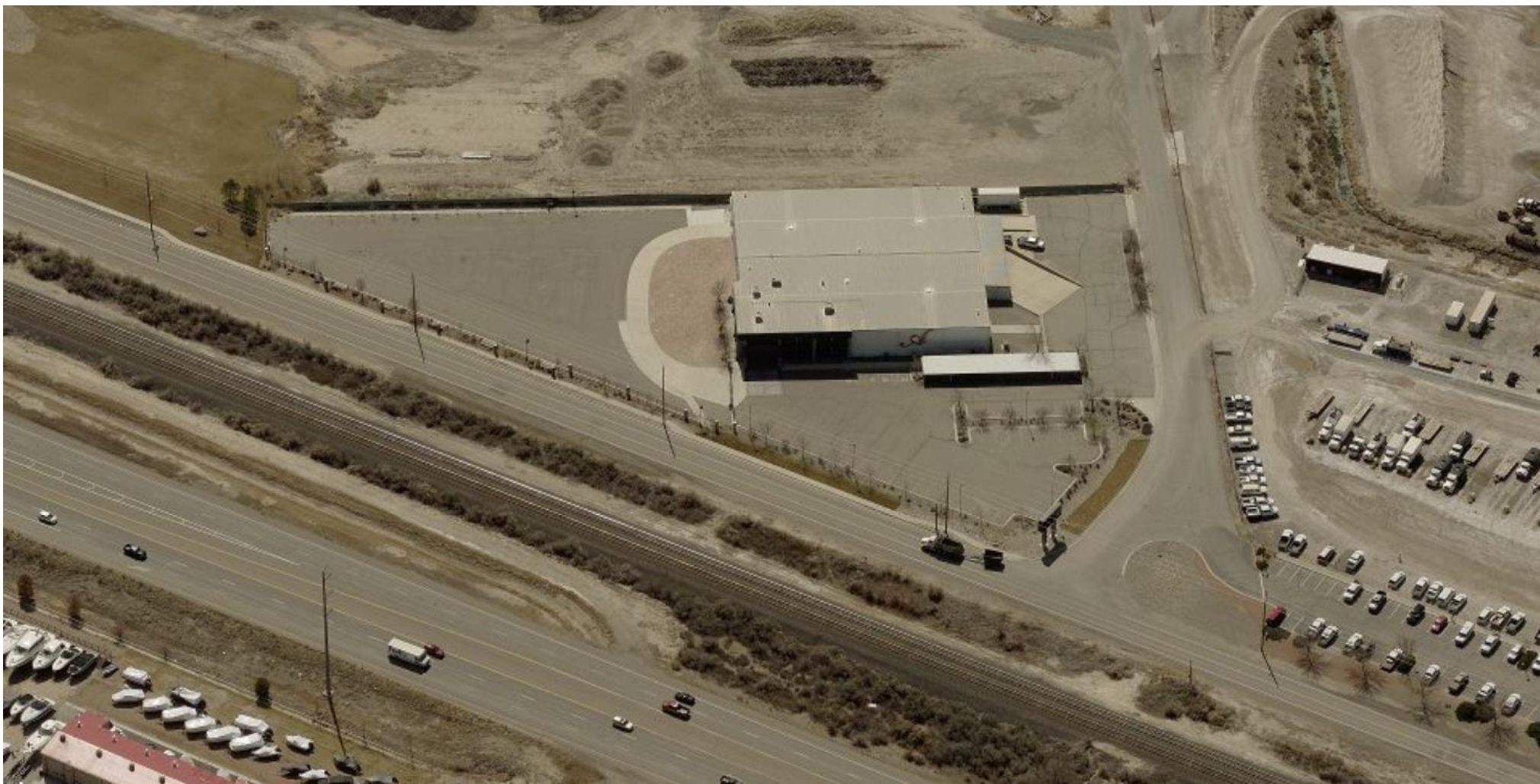
0 0.1 0.2 mi

Printed: 4/25/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GRAND JUNCTION INFORMATION SYSTEM

2285 River Road – View Across Site Looking South



2285 River Road – Existing Building Looking South from River Road



Development Application

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

Petition For: REZONE

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

Existing Land Use Designation MUSEUM

Existing Zoning I-2

Proposed Land Use Designation HEALTH CLUBS

Proposed Zoning I-1

Property Information

Site Location: 2285 RIVER RD GJ, CO 81505

Site Acreage: 4.12

Site Tax No(s): 3112 3212

Site Zoning: I-2

Project Description: REZONE to I-1 for HEALTH CLUB USE (GYMNASIUMS TRAINING)

Property Owner Information

Name: 2285 River Road, LLC

Street Address: 2285 River Road

City/State/Zip: Gr Jctn, CO 81505

Business Phone #: 242-7322

E-Mail: jrl@lmgjlaw.com

Fax #: 242-0698

Contact Person: Rich Livingston

Contact Phone #: 242-7322

Applicant Information

Name: BENSLEY-BRISTOL LLC

Street Address: 2017 ROSETTE CT

City/State/Zip: GJ CO 81507

Business Phone #: 970.234.9596

E-Mail: BRIANBENSLEY@YAHOO.COM

Fax #: 970.256.7825

Contact Person: BRIAN BENSLEY

Contact Phone #: 970.234.9596

Representative Information

Name: BRIAN BENSLEY

Street Address: 2017 ROSETTE CT

City/State/Zip: GJ CO 81507

Business Phone #: 970.234.9596

E-Mail: BRIANBENSLEY@YAHOO.COM

Fax #: 970.256.7825

Contact Person: BRIAN BENSLEY

Contact Phone #: 970.234.9596

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

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

Signature of Person Completing the Application

[Signature]

Date 4-1-19

Signature of Legal Property Owner

[Signature]

Date 4-3-19

Tammy Todd Allen, Manager of 2285 River Road, LLC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2285 River Road, LLC ("Entity") is the owner of the following property:

(b) Lot II (2) of Orchard Grove Subdivision

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None.

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

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

Signature of Entity representative: Tammy Todd Allen

Printed name of person signing: Tammy Todd Allen

State of Colorado

County of Mesa

BRENDA HANSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154040431
My Commission Expires October 14, 2019

Subscribed and sworn to before me on this 10 day of April, 2019

by Tammy Todd Allen, the Manager of 2285 River Road, LLC

Witness my hand and seal.

My Notary Commission expires on 10.14.19

B. Hansen
Notary Public Signature

General Project Report

RE: Rezone / Change of Use for 2285 River Road - Kidzplex

A. Project Description: To rezone/repurpose existing business building.

1. Location - 2285 River Road, GJ - 81505
2. Acreage - 4.12 acres
3. Proposed use- Gymnastics Training Facility

B. Public Benefit: The proposed facility is an established GJ business, important to many local families and their children. The facility provides professional training in the scope of gymnastics and encourages healthy lifestyles.

C. "Neighborhood Meeting" invitations were mailed out on 3/15/19 and the meeting was held on 3/27/19, 6:00 P.M. at the site location of 2285 River Road. There were 3 in attendance: Bryan Bensley (proposed owner); Chad Wolfe (project assistant); Kris Ashbeck (City of GJ Planning Dept rep).

D. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies: N/A based on no changes proposed for existing building - only repurposing to a different business model.
2. Land use in the surrounding areas: Industrial business area only
3. Site access and traffic patterns: Same as previous tenants with no changes expected
4. Availabilities of utilities, including proximity of fire hydrants: No changes required for existing building use
5. Special or unusual demands on utilities: Same usages expected for commercial business
6. Effects on public facilities: No adverse or unusual effects or demands on any public facilities
7. Hours of operation: Mon-Fri 10am-8:30pm; Sat 10am-5pm; Sun-Closed
8. Number of employees: 7-10
9. Signage plans: Sign to be changed to reflect new business name, but same size & location as existing signage
10. Site soils and geology: N/A - existing building with no changes
11. Impact of project on site geology and geological hazards: None

F. Anticipated Move in Date: approx Sept 2019

General Project Report

PUBLIC MEETING MINUTES

RE: Rezone / Change of Use for 2285 River Road - Kidzplex

A "Neighborhood/Public Meeting" was arranged to discuss the proposed rezone/repurpose of the above listed property. The official invitations were mailed out on 3/15/19.

The meeting was held on 3/27/19 from 6:00 P.M to approximately 7:00 P.M. at the site location of 2285 River Road. There were 3 in attendance at the scheduled meeting: Bryan Bensley (proposed owner); Chad Wolfe (project assistant); Kris Ashbeck (City of GJ Planning Dept rep). None of the invitees attended.

City of Grand Junction

Review Comments – Combined for Rezone and Change of Use

Date: April 23, 2019 **Comment Round No.** 1
Project Name: Legacy Gymnastics **File No:** 2019-199/202
Project Location: 2285 River Road

Check appropriate ☒ if comments were mailed, emailed, and/or picked up.
Property Owner(s): 2285 River Road LLC – Rich Livingston
☐ **Mailing Address:** 2285 River Road, Grand Junction, Co, 81505
☐ **Email:** jrl@imgjlaw.com **Telephone:** (970)-242-0698
☐ **Date Picked Up:** _____ **Signature:** _____

Representative(s): Bensley-Bristol LLC – Brian Bensley
☐ **Mailing Address:** 2017 Rosette Court Grand Junction, CO, 81507
☒ **Email:** brianbensley@yahoo.com **Telephone:** (970)-256-7825
☐ **Date Picked Up:** _____ **Signature:** _____

Developer(s): Same as Representative
☐ **Mailing Address:** _____
☐ **Email:** _____ **Telephone:** _____
☐ **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Kristen Ashbeck, Principal Planner
Email: kristena@gjcity.org **Telephone:** (970) 244-1491

Dev. Engineer: Rick Dorris
Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction Comments

CITY PLANNING – Kristen Ashbeck

1. Please revise the General Project Report to address each review criteria below (1-5):

21.02.140 Code amendment and rezoning.

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Applicant's Response: The proposed change in zoning meets both the criteria set forth in paragraphs (4) and (5). Changing the zoning from I-2 to I-1 would not remove the property from industrial zoning, but it would expand the permitted uses to include both the current use as an auto museum and the proposed use as a gymnastics facility as well as potential future Light Industrial uses. Bristol-Bensley, LLC, the prospective buyer of the property, has been searching for suitable properties for a gymnastics facility for months and has been unable to locate a property of sufficient size and ceiling height to meet its needs. The community benefit from the change is that no property is removed from industrial zoning, yet a building which currently has very limited use can be used for more expansive uses, including the need for a gymnastics facility.

Document Reference:

2. If a timely response is received by the end of the day April 30th, the item can be scheduled for the May 28th Planning Commission meeting with City Council meetings in May. Otherwise, the next available date is June 25th with City Council to follow in July or early August.

3. No comments on Change of Use

CITY DEVELOPMENT ENGINEER – Rick Dorris – rickdo@gjcity.org – 970-256-4034

The City Development Engineer and the City Transportation Engineer discussed the traffic aspects of the proposed gymnastics use. While it isn't expected, because of low River Road traffic volumes, the only potential issue is westbound left turn traffic from River Road to southbound 22 3/4 Road. Traffic will be monitored. If left turns become an issue, the solution is a left turn lane which will take some asphalt widening and restriping. Under current City policy this would be the City's responsibility.

Applicant's Response: **Comment Noted.**

Document Reference:

CITY FIRE DEPARTMENT – Mike Gazdak – **Comments may be forthcoming on Change of Use**

1. The fire department has no objections to the request for a REZONE.
2. This will be a Change of Use for the building from a Group S occupancy to a Group A-3 Assembly occupancy (as determined by the Mesa County Building Department).

No Response Required

PERSIGO WASTEWATER TREATMENT FACILITY – Stephen Stortz – stephens@gjcity.org

Based on the information that has been provided there will not be any Industrial Pretreatment requirements for this project. The building has an existing interior trench drain system and exterior sand/oil interceptor.

No Response Required

Non-City Review Agency Comments

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: brenda.k.boes@xcelenergy.com

Xcel has no objections at this time.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.

No Response Required

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: darrel.bay@mesacounty.us - (970) 244-1655

MCBD has no objections to this project.

A building permit will be required.

Any building code related issues will be addressed during plan review

No response Required

Review Agency: Grand Valley Drainage District

Contact Name: Tim Ryan

Email / Telephone Number: tim.admin@gvdd.org

GVDD has no comments or objections.

No Response Required

Review Agency: Ute Water District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org

- No objection.
 - ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
 - If you have any questions concerning any of this, please feel free to contact Ute Water.
- No Response Required

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

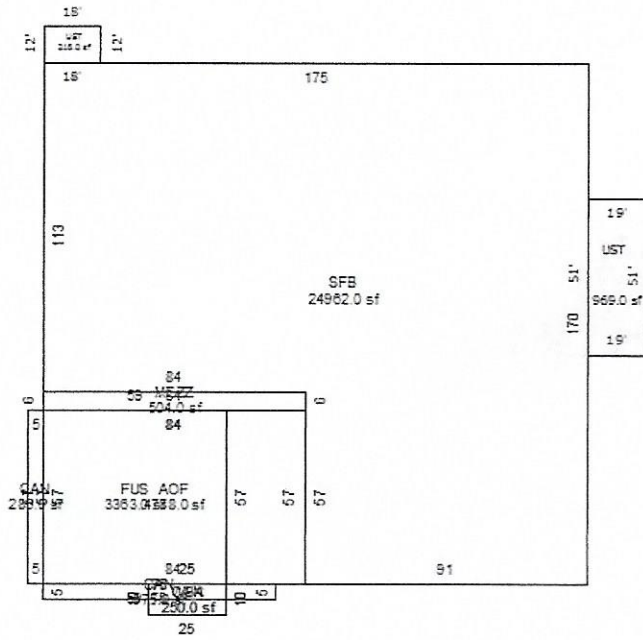
Date due: April 30, 2019 to make May 28th Planning Commission Meeting

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

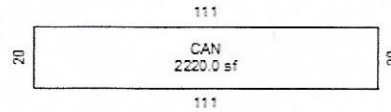
Applicant's Signature

Date

Building Sketch 1



4.12 acres



Sketch by Agat Medina™

- Office Average(AOF) = 4788 sq.ft.
- Canopy(CAN) = 3130 sq.ft.
- Finished Upper Story(FUS) = 3363 sq.ft.
- Mezzanine(MEZZ) = 504 sq.ft.
- Semi-Finished Base(SFB) = 24962 sq.ft.
- Wood Deck,Balcony(WBA) = 250 sq.ft.
- Unfinished Storage(UST) = 1185 sq.ft.

Building ID R055366COM1.1546326000009
Model Description: Commercial
Building Use: SPECIAL PURPOSE (2230)
Units: 1
Arch Desc: EX LG SHOP/OFF
Quality: Average
Actual Year Built: 2002
Effective Year Built: 2005
Rooms: N/A
Bedrooms: N/A
Bathrooms: Commercial-No Bath
Heat Type: FORCED AIR HEAT

Heat Fuel: GAS
Heated SQ. FT.: 33113
Air Conditioning: ROOF TOP AIR
Frame: STEEL
Interior Wall: MINIMUM FINISH
Exterior Wall: MODULAR METAL
Roof Cover: MODULAR METAL
Roof Structure: GABLE OR HIP
Style: COMMERCIAL INDUSTRIAL
Stories: 1.5
Comm. Wall Height: 24
Comm. Fixtures: 27

Miscellaneous Building Information				
Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
2002	CONCRETE, COMMERCIAL	0	0	9678.00
2002	ASPHALT, COMMERCIAL, 0-499 SF	0	0	45013.00
2002	LIGHTS & POLES	0	0	4.00
2002	FIRE SPRINKLER, <10,000 SF			33000

FIRE DEPARTMENT SURVEY
BUSINESS VERIFICATION APPLICATION PROCESS

All commercial, industrial and residential occupancies within the City of Grand Junction must be compliant with the locally adopted Fire Code prior to using the facility. This survey is a screening tool used to determine if the proposed project is compliant with existing regulations or if additional Fire Code requirements are required.

Please complete the following sections below:

Gymnastics Training Facility

Business Name: ~~Kidplex~~ Bensley - Bristol LLC

Business Location: 2285 River Rd. GJ, CO 81505

Mailing Address: 2017 Rosette Ct, GJ, CO 81507

Business Owner: Brian Bensley Bensley - Bristol, LLC

Title: Owner / President Phone #: 970-234-9596

Business Contact: Same Brian Bensley

Title: Owner Phone #: 970-234-9596

E-mail Address: brianbensley@yahoo.com

Project Contact: Brian Bensley

E-Mail Address: brianbensley@yahoo.com Phone #: 970-234-9596

1. Provide a detailed description of all operations at the new business location including primary uses, products, services and storage arrangements (i.e. Restaurant, church, office, warehouse, retail, factory, etc.)

Provide gymnastics training

2. Provide a detailed description of any construction related improvements planned at the new business (i.e. Structural addition, interior remodel, installation of large appliances, construction of mezzanine, minor finish work, etc.)**

Install a 40'x40'x6' deep training pit cut out and poured in concrete for gymnastics training.

****Note:** The addition of any interior or exterior fire area to the structure in the form of square footage such as an interior mezzanine or exterior addition will require the petitioner to complete a Grand Junction Fire Department **Fire Flow Form**. Ask your City Planner for a copy of the form or download one from the Fire Department's website at www.gjcity.org. Complete form and return to City Planning.

3. Please answer the following questions either "Yes" or "No" depending on the applicability to your business. This will help you determine what information you will need to provide to the fire department for a proper assessment of your business/location to ensure fire code compliance. You may have more than one use type. The use type/number of people occupying the building must be accepted by the Mesa County Building Official. Please contact the City of Grand Junction Fire Department at the number listed above if there are any questions regarding this form.

****All Questions Must Be Answered****

Use Type (Select "Yes" or "No" for all sections below that apply)	
Yes ☒ No ☐	Will the new facility be used as an assembly use such as a restaurant, bar, theater, concert hall, church, or other similar use involving the gathering of large numbers of people? <i>See electronic blue print provided</i> If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Seating arrangement (fixed seating, tables & chairs, chairs only or standing) 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, kitchen hood suppression, etc.) 7. Number of fire extinguishers and their locations 8. Entertainment areas, stages, etc. 9. Listings and flammability ratings for any proposed interior finishes (curtains, stage decorations, etc.)
Yes ☐ No ☒	Will the new facility be used as a residential use such as a hotel, motel, boarding house, apartment, dorm, or other areas where people will be living and sleeping? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Sleeping rooms 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, etc.) 7. Number of fire extinguishers and their locations
Yes ☒ No ☐	Will the new facility be used as a business or professional use such as administration, architecture, attorney, physician, electronic data processing, college, or similar office use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Travel path/aisle locations, widths and lengths 4. All emergency egress systems (exit signs, emergency lighting, etc.) 5. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, etc.) 6. Number of fire extinguishers and their locations.
Yes ☐ No ☒	Will the new facility be used as an institutional or educational use such as a drug/alcohol center, assisted living center, group home, nursing home, hospital, day care, education (below 12th grade) or similar use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Sleeping rooms 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, kitchen hood extinguishing systems, etc.) 7. Number of fire extinguishers and their locations 8. Listings and flammability ratings for any proposed interior finishes (curtains, decorations, etc.)

Yes ☐ No ☒	Will any portion of the new facility be used as a storage use such as a warehouse, parking structure, motor vehicle repair shop or similar use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arrangement of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Travel path/aisle locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, etc.) 7. Number of fire extinguishers and their locations 8. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).
Yes ☐ No ☒	Will the new facility be used as a factory use involving the assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing of materials such as a bakery, dry cleaner, machine shop, mill working plant, wood shop, metal fabrication shop or similar use? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arrangement of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Description and layout of factory equipment used. 5. Travel path/aisle locations, widths and lengths 6. All emergency egress systems (exit signs, emergency lighting, etc.) 7. All fire protection systems (fire sprinkler, fire alarm, alternative fire suppression, etc.) 8. Number of fire extinguishers and their locations 9. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).
Yes ☐ No ☒	Will the new facility be used as a mercantile use such as retail store, wholesale store, gas station, market, drug store or similar use? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of retail display and layout of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Travel path/aisle locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, etc.) 7. Number of fire extinguishers and their locations 8. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).

Yes ☐	No ☒	Will the new facility be used as a high-hazard use involving the manufacturing, processing, generation, use, handling or storage of materials that would be deemed a physical or health hazard such as explosives, chemicals, flammable liquids or similar items? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arraignment of those materials including rack types, storage heights and the amount of square footage of those arraignments. 4. Description and layout of factory equipment used. 5. Travel path/aisle locations, widths and lengths 6. All emergency egress systems (exit signs, emergency lighting, etc.) 7. All fire protection systems (fire sprinkler, fire alarm, alternative fire suppression, etc.) 8. Number of fire extinguishers and their locations 9. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS). 10. Description and location of any above-ground or underground storage tanks.
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CERTIFICATION STATEMENT

By submitting this survey, I certify that I am the owner/officer/manager of the property or that I have the authority to submit this survey on behalf of the owner. I acknowledge that I have read this survey. I acknowledge that the above information as well as any submitted supplemental project information is a correct and an accurate representation of the project's scope.

Printed Name & Title:

Brian Bensley, Manager

Signature Field



Date:

4-1-19

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

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

Facility Name: Gymnastics Training Facility - Allen unique antix

Facility Location: 2285 River Rd GT, CO 81505

Mailing Address: 2017 Rosette Ct. GT, CO 81507

Facility Owner: Brian Bensley Owner 970-234-9596
Name Title Phone #

Facility Contact: Brian Bensley Owner 970-234-9596
Name Title Phone #

e-mail address: brian.bensley@yahoo.com

Contractor Contact: Brian Bensley 970-234-9596 brian.bensley@yahoo.com
Name Phone # e-mail

1. Provide a brief description of new project (ex: new building construction, painting, roofing, remodel, etc.)

Install in floor a 40'x40'x6' deep training pit.
Install new Company Sign.

2. Provide a brief description of the operations at this facility including primary products and services (ex: restaurant, retail, garage, office, medical, etc.) Gymnastics Training Facility.

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

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

☒	☒	Will there be any changes to the existing plumbing? If Yes, briefly describe the change: _____
☒	☒	Is this facility under new ownership or lease agreement?
☒	☐	Has this facility stopped operation or been closed for a period of 12 months or longer?

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

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

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

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

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

CERTIFICATION STATEMENT

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

Printed Name & Title: Brian Bensley, Manager

Signature:  Date: 4-1-19

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LEGACY GYMNASTICS PROPERTY
FROM I-2 (HEAVY INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2285 RIVER ROAD

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 zoning the Legacy Gymnastics Property to the I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Industrial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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 shall be zoned I-1 (Light Industrial):

Lot 2 Orchard Grove Subdivision

Introduced on first reading this _____ day of _____, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING GRAND JUNCTION MUNICIPAL CODE (GJMC)
SECTION 21.04.030(e), RECREATIONAL CAMPGROUNDS AND OTHER RELATED
SECTIONS REGARDING THE SITE DESIGN AND CONSTRUCTION STANDARDS
FOR CAMPGROUNDS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan and provide appropriate and current regulation for development proposals and has directed that the Code be reviewed and amended as necessary.

The proposed amendment to GJMC Section 21.04.030(e), Recreational Campgrounds regarding the site design and construction standards for campgrounds. In general, these revisions are a re-write of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Greater Downtown Overlay amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments to Section 21.04.030(e), Recreational Campgrounds and other associated sections accomplish an update to the Code that meets the desire to modernize the Code as well as provide improved guidance and responsive to industry needs in the development of campgrounds.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE CODE IS AMENDED AS FOLLOWS:**

1. Amend Section 21.04.010, Use Table as below:

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	
Parks and Open Space	Campground, Primitive	A															A						21.04.020(h)
COMMERCIAL																							
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (Nonprimitive)	C													A	A	A						21.04.030(e) & 21.04.020(g) <u>h)</u>

2. Amend Section 21.10 to add the following definitions:

Campsite. Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

Camping Guest. One or more persons assigned to a campsite.

Camping Unit. A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

Dependent Camping Unit. A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

Independent Camping Unit. A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

3. Existing Section 21.04.030(e), Recreational campgrounds is stricken in its entirety and replaced with the following regulations.

21.04.030 (e) Campgrounds.

(1) A camping guest shall not use a campsite as a permanent residence or domicile.

(2) Campground Design and Overall Site Layout

(a) Access and Circulation

(i) Entries, access drives, and parking areas shall meet City dimensional and Fire standards and grading, drainage and dust control requirements as applicable.

(ii) The surface of entries and access drive aisles shall be paved with asphalt or concrete with a pavement section to support an 80,000-pound fire truck.

(iii) Pedestrian walkways shall be surfaced with a firm and stable, ADA accessible material and designed to provide safe pedestrian circulation within the campground.

(b) Parking

(i) Parking or unit pull-in spaces shall be finished with a firm and stable material.

(ii) A minimum of one parking space per camping unit shall be provided at or in proximity to each campsite.

(iii) A minimum of two additional parking spaces shall be provided at each common service building or campground office.

(c) Entries, access drive aisles and walkways shall be lighted every 500 feet consistent with the overall design of the campground. Low-level, full cut-off pedestrian lighting fixtures are encouraged.

(d) Site Design and Planning

(i) At least one campsite with accessible/mobility features shall be provided for each 25 campsites within the campground.

(ii) An overflow area for campsites may be established but shall not exceed 5 campsites/parking areas per 100 in the campground.

(iii) Common service buildings including restroom and shower facilities shall be located no closer than 20 feet nor more than 500 feet from any campsite that may be used by a dependent camping unit.

(iv) Entryways to common service buildings shall be lighted during all operational hours between dusk and dawn.

(v) Areas of campgrounds that abut residential properties shall be screened by a 6-foot solid fence or year-round vegetation measuring six feet in height. Fences must comply with GJMC [21.04.040\(i\)](#) and any design guidelines.

(vi) Landscaping. All areas shall be covered with either the natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

1. One tree per 2500 square feet of the total net area used as campsites (e.g. exclude drive aisles, common areas or areas with common buildings) is required. Trees may be distributed throughout the campground.

2. All other landscaping shall comply with GJMC 21.06.040.

(vii) Each campground with 50 campsites or more shall provide an active recreational area(s) such as a tot lot or playground, horseshoe pits or lawn game area consisting of a minimum of 100 square feet per campsite.

(e) Campsite Design

(i) Any campsite shall be set back a minimum of 25 feet from a public right-of-way.

(ii) Each campsite shall provide a minimum of 750 square feet of space per intended camping unit and have a minimum width of 25 feet.

(iii) A camping unit either in full set-up mode (all extensions/pull-outs in place), placed or built on a site shall not occupy more than 75 percent of the area of the campsite. Campsite size shall be larger than the minimum if larger camping units are intended and/or allowed.

(iv) If a campsite may be used for multiple units, it shall provide at least another 400 square feet per each additional camping unit.

(v) Camping units or attachments thereto (e.g. slideouts, awnings) shall be set back a minimum of three feet from individual campsite boundary lines or five feet from campground property boundary lines.

(vi) Each site shall be marked and/or numbered for identification in a conspicuous location, be legible from the campground access drives.

(vii) No permanent or semi-permanent structures, such as cabins, lean-tos, accessory structures, sheds or habitable buildings, whether placed on a permanent foundation or not, shall be erected on a campsite except by the owner/operator of the property.

(f) Water Services

(i) The campground water supply system shall be designed, constructed and maintained in compliance with all applicable codes. At campsites that provide for full or partial hook-up, the water system shall be connected to a public water supply system.

(ii) Common water faucets shall be conveniently accessible from any campsite intended for dependent camping units.

(iii) Spillage, overflow, drainage or wastewater from common faucets shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes or other nuisance conditions.

(iv) A water station for filling water storage tanks shall be provided at the rate of one station for every 100 campsites or part thereof that are designed for independent camping units. The water station shall be posted with a sign indicating it is potable water.

(h) Sanitary Sewer

(i) At campsites that provide for full or partial hook-up, the sewer service shall be connected to a public sewer system.

(ii) It is recommended that one sanitary waste station connected to a public sewer system be provided for campgrounds designed for greater than 100 independent camping units.

(iii) When a sanitary waste station is provided, it shall be located on a level site with a concrete slab sloped to a center drain and be easily accessible from the access drive.

(iv) When a sanitary waste station is provided, a means for flushing holding tanks and the immediate area shall be provided at each sanitary waste station. The flushing station shall consist of a properly supported water riser pipe, valved outlet and attached hose.

(v) A flushing sink or other means of disposal connected to the public sewer system shall be provided for disposal of liquid wastes from dependent camping units unless a sanitary waste station is provided and is conveniently located to these campsites.

(i) Restroom and Shower Facilities

(i) All common restroom and shower facilities shall be connected to public water and sewer systems. Privies or are not allowed within campgrounds within the City limits.

(ii) Required toilet, sink and shower facilities shall be provided in the following minimum numbers:

a. Where a campground is designed and operated for exclusive use by independent camping units, at least one toilet and one sink shall be provided for each 50 campsites.

b. Where a campground accepts or accommodates dependent camping units, at least one toilet and one sink shall be provided for every 15 campsites not provided with sewer connections and one shower shall be provided for every 15 campsites or fractional part thereof. Sinks shall be provided at each building containing toilet facilities at a rate of one sink per toilet for up to 6 toilets and 1 sink for every 2 toilets thereafter.

(j) Health, Safety and Maintenance

(i) Emergency and fire safety rules and regulations shall be conspicuously posted by campground management and shall include the following information in addition to any other information required by the fire and or police department and any other laws and regulations.

a. Information needed for summoning the fire and police departments

b. Campground location information needed to provide to responding emergency services

c. Location of common water faucets

d. Location of fire suppression hydrant(s)

e. Location of sanitary waste station(s)

f. Map of campground, identifying all buildings and campsites by number

(ii) All areas including the storage, collection and disposal of refuse shall be maintained to minimize health and accidents, fire, air quality and other nuisance conditions.

(iii) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the campground shall be provided. Provision of recycling containers for separation of plastic, glass, metal and aluminum containers is recommended.

(iv) All trash collection areas shall be contained with a 6-foot privacy fence or wall on at least three sides of the area.

(v) A 6-foot fence shall be provided around hazardous areas such as swimming pools, utility areas or storage of hazardous materials.

(vi) A fire ring shall be provided at any campsite that allows the use of combustible fuel. Location of the fire rings shall be shown on the site plan.

Introduced on first reading this 15th day of May, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor