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

TUESDAY, FEBRUARY 11, 2020 @ 6:00 PM

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from January 28, 2020.

2. Consider a request by Hilltop Health Services to vacate the drainage and irrigation easements on Lot 1 of the Fountain Hills subdivision as dedicated to the City of Grand Junction ("City") on the subdivision plat for property located at 3425 Cliff Court.

Regular Agenda

1. Consider a request by the County of Mesa, Colorado for an amendment to an existing Special Use Permit (SUP)/New Conditional use Permit (CUP) for the expansion of the Mesa County Detention Facility, a detention facility use, on 10.84 acres in a B-2 (Downtown Business) zone district and in the Greater Downtown Central Business District Overlay zone district, located at 215 Rice Street

2. Consider a Request by the City of Grand Junction to Amend the Grand Junction Municipal Code Title 21 Zoning and Development Code to Provide for the Regulation of Mobile Food Vendors, Commonly Referred to as Food Trucks

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
January 28, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:04pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chair Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, and Andrew Teske.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), and Jarrod Whelan (Development Engineer).

There were approximately 5 citizens in the audience.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda items #1. Commissioner Deppe seconded the motion. Motion carried unanimously 6-0.

1. **Approval of Minutes**
    a. Minutes of the December 10, 2019 Regular Meeting.

REGULAR AGENDA

1. **Mays Rental Properties – Rezone File # RZN-2019-660**

Consider a request by Mays Rental Properties, LLC, for a rezone of 3.64 +/- acres from PD (Planned Development) to a C-1 (Light Commercial) zone district in anticipation of future commercial development.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Wade asked a question regarding the infrastructure upgrades of Riverside Parkway.

Commissioner Wade asked if any of the units are occupied now.

DRAFT

Commissioner Reece asked a question regarding the proposed use and traffic ingress/egress.

Applicant's Presentation
Cliff Mays Jr., Mays Rental Properties, LLC, was present and did not make a comment.

Public Comment
The public hearing was opened at 6:18pm.

None.

The public hearing was closed at 6:18pm.

Motion and Vote
Commissioner Gatseos made the following motion, "Madam Chairman, on the Mays Rental Property rezone request to C-1 (Light Commercial) for the property located at 2389 Riverside Parkway, City file number RZN-2019-660, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact in the staff report."

Commissioner Deppe seconded the motion.

Discussion
Commissioner Teske made a comment in support of the request.

The motion carried 6-0.

2. Barnes Electric – Annexation File # ANX-2019-627

Consider a request by Old Rascal, LLC, to annex and zone approximately 0.521-acres from County PUD (Planned Unit Development) to a City I-1 (Light Industrial) for the Barnes Electric Annexation.

Staff Presentation
Landon Hawes, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
The Applicant, Old Rascal, LLC, was present and did not make a comment.

DRAFT

Public Comment
The public hearing was opened at 6:28pm.

None.

The public hearing was closed at 6:28pm.

Motion and Vote
Commissioner Deppe made the following motion, "Madam Chairman, on the annexation zoning request for the property located at 2806 ½ Perry Drive, City file number ANX-2019-627, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Wade seconded the motion.

Discussion
Commissioner Reece made a comment in support of the request.

The motion carried 6-0.

3. **Code Text Amendment – Height in C-1, C-2 and I-O Zones File # ZCA-2019-715**
Consider a request by the City of Grand Junction to amend the Mixed Use and Industrial Bulk Standards Summary Table, as well as Section 21.03.070(d)(4), of the Zoning and Development Code, regarding maximum height of structures in the C-1, C-2, and I-O zone districts.

Staff Presentation
Landon Hawes, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Public Comment
The public hearing was opened at 6:37pm.

Ted Ciavonne, Ciavonne Roberts & Associates, made a comment in support of the request.

The public hearing was closed at 6:38pm.

DRAFT

Discussion
Commissioners Reece, Wade, Gatseos made comments in support of the request.

Motion and Vote
Commissioner Wade made the following motion, “Madam Chairman, on the request to amend the Zoning and Development Code regarding height in C-1 and C-2 zone districts, City file number ZCA-2019-715, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Gatseos seconded the motion. The motion carried 6-0.

4. **Other Business**
None.

5. **Adjournment**
The meeting was adjourned at 6:40pm.

DRAFT

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: February 11, 2020

Presented By: Landon Hawes, Senior Planner

Department: Community Development

Submitted By: Landon Hawes

Information

SUBJECT:

Consider a request by Hilltop Health Services to vacate the drainage and irrigation easements on Lot 1 of the Fountain Hills subdivision as dedicated to the City of Grand Junction ("City") on the subdivision plat for property located at 3425 Cliff Court.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Hilltop Health Services, requests vacation of a 6-foot drainage and irrigation easement and a 10-foot drainage easement as dedicated to the City on Lot 1 in the Fountain Hills subdivision located at 3425 Cliff Court. These easements were previously recorded as part of the subdivision plat in 2018 and the City has identified that there is no City and/or public interest in the existing easements. This vacation would not impact HOA use of the easements.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In 2018, the Fountain Hills Subdivision plat was recorded. The request includes the vacation of a 6-foot wide drainage and irrigation easement that abuts and runs the full length of the western boundary line of Lot 1. The request also includes the vacation of a 10-foot wide drainage easement that runs between Tract C to Tract D. The easements were dedicated to both the City and the HOA. Vacation of the easements

by the City would not impact the HOA's right to and/or use of the easements and would leave the easements exclusively under the control of the Fountain Hills Homeowners' Association.

The need to vacate the easements has come forth from the Applicant due to construction errors associated with several patio homes that have resulted in encroachment into both easements. In discussions and review with the City, it was identified that they City and/or the public does not have interest in the easements, as they function for the sole purpose of the internal development and the associated homeowners. As a result, the Applicant is requesting the vacation of the easements.

NOTIFICATION REQUIREMENTS

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 January 30, 2020. 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, as well as neighborhood associations within 1000 feet, on January 30, 2020. The notice of this public hearing was published on February 4, 2020, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of the drainage easements shall conform to the following:

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

The proposed drainage easement vacations are addressed by the following Goal of the Comprehensive Plan.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Vacation of the drainage easements will have no impact on public facilities or services provided to the general public. Staff therefore finds that the request conforms with this criterion.

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

The request to vacate the drainage easements will not render any parcel landlocked. Therefore, staff finds the vacation request meets this criterion.

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

No access to any parcel will be restricted by the vacation of this drainage easement. Staff finds that this criterion has been met.

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

The application has been reviewed by all potentially affected utilities and no concerns have been raised with the vacation request. Based on the information available, staff has found there will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land, and therefore finds that this request conforms with this criterion.

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

No facilities and services will be negatively impacted or inhibited by this request. Staff therefore finds this request to conform with this criterion.

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

Vacation of this easement will provide benefit to the City by removing the City's interest in these easements. Staff finds this request conforms with this criterion.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request by Hilltop Health Services, to vacate the City's interest in the drainage and irrigation easements on Lot 1 of Fountain Hills subdivision, VAC-2019-702, for the property located at 3425 Cliff Court, the following findings of fact have been made:

1. The request conforms with Section 21.02.100 of the Zoning and Development Code.

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Madam Chairman, on the request to vacate the City's interest in the drainage and

irrigation easements on Lot 1 of Fountain Hill subdivision, for the property located at 3425 Cliff Court, City file number VAC-2019-702, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Fountain Hills EV application packet
2. Fountain Hills vacation exhibit
3. Fountain Hills vicinity map
4. Fountain Hills Easement Vacation Resolution final

General Project Report
Easement Vacation

Fountain Hills Patio Homes
Tax Parcel No. 2945-013-25-001
3425 Cliff Court, Grand Junction, CO
December 10, 2019

A. Project Description

1. The project is located at 3425 Cliff Court and contains eight patio homes (two per footprint) on 1.09 acres. The parcel is zoned R-5 (Residential/3-5 DU). The parcel is part of a larger subdivision known as Fountain Hills that provides a mix of dwelling unit types.

2. The parcel contains approximately 1.09 acres.

3. a) A 10-foot drainage easement was shown on the Plat for Fountain Hills - Lot 1 and was granted by a separate instrument to the Fountain Hills HOA. Language on the plat gave the City of Grand Junction a perpetual easement over that easement for inspection, installation, etc. of the drainage easement. When the patio homes were constructed, they encroached onto this drainage easement, resulting in the need to vacate the original easement and relocate it.

   b) The 6' irrigation and drainage easement on the westerly boundary of Lot 1 was also affected by construction. The building located adjacent to this easement had to be moved west 1', resulting in a 5' easement rather than a 6' easement. Language on the plat gives the City of Grand Junction a perpetual easement over this easement as well therefore a slight adjustment was necessary.

B. Public Benefit

There is no public benefit resulting in the vacation and relocation of the drainage easement.

C. Neighborhood Meeting

A neighborhood meeting was not required for this submittal and none was held.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met**- The project complies with the adopted codes and zoning requirements for this property.

2. **Land use in the surrounding area-** The land use in the surrounding is a mix of vacant and developed light industrial or office uses. This proposal is compatible with the current uses in the immediate and surrounding areas.

3. **Site access and traffic patterns-** Access is existing via Cliff Court.

4. **Availability of utilities, including proximity of fire hydrants-**
   The subject parcel is served by the following:
   Ute Water District
   City of Grand Junction Sanitation District
   Xcel Energy
   Spectrum
   CenturyLink
   City of Grand Junction Fire
   Grand Valley Water Users Association
   Grand Valley Drainage District
   All utilities are existing in this corridor and extended to the patio homes. Fire Hydrants were installed per the approved construction plans for Fountain Hills Subdivision. A Fire Flow Form was prepared and is included with this submittal.

5. **Special or unusual demands on utilities-** The demands of the proposed patio homes on utilities are similar in nature to that of surrounding development. The infrastructure is in place to meet the demand.

6. **Effects on public facilities-** The effect on public facilities, i.e. police and fire, are be minimal.

7. **Hours of operation-** The hours of access are typical of residential development.

8. **Number of employees-** N/A

9. **Signage plans-** N/A

10. **Site Soils Geology-** Soils testing was performed, and the site is suitable for the proposed development.

11. **Impact of project on site geology and geological hazards-** No significant geologic or geological hazards were identified for this property.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.100(c) Vacation of public right-of-way or easement –

Approval Criteria.
The vacation of the right-of-way or easement shall conform to the following:

1. **The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;**

2. **No parcel shall be landlocked as a result of the vacation;**

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

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

5. **The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and**

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

The easements to be vacated and/or relocated are irrigation and drainage easements. The vacation will not impact the parcel in an adverse manner and the request meets the approval criteria of Section 21.02.100(c).

F. Development Schedule and Phasing
N/A

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: Vacation - Easement

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

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 3425 Cliff Court Site Acreage: 1.09 Acres

Site Tax No(s): 2945-013-25-001 Site Zoning: R-5

Project Description: Drainage Easement Vacation by City of Grand Junction

Property Owner Information	Applicant Information	Representative Information
Name: Hilltop Health Services	Name: Hilltop Health Services	Name: River City Consultants, Inc.
Street Address: 1331 Hermosa	Street Address: 1331 Hermosa	Street Address: 744 Horizon Ct.
City/State/Zip: Grand Junction, CO	City/State/Zip: Grand Junction, CO	City/State/Zip: Grand Junction, CO
Business Phone #: 970-242-4400	Business Phone #: 970-244-0808	Business Phone #: 970-241-4722
E-Mail: mikes@htop.org	E-Mail: don@htop.org	E-Mail: tstates@rccwest.com
Fax #:	Fax #: 970-241-3477	Fax #: 970-241-8841
Contact Person: Mike Stahl	Contact Person: Don Kendall	Contact Person: Tracy States
Contact Phone #: 970-244-0401	Contact Phone #: 970-244-0808	Contact Phone #: 970-241-4722

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: eSigned via SeamlessDocs.com Tracy States Key: d25338019d45c8d817e77a4de2795f5b Date: 12/09/2019

Signature of Legal Property Owner: _____ Date: _____

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE. IF LEGAL EXCEEDS ½ OF A TYPED PAGE, PLEASE PROVIDE AN ELECTRONIC COPY OF THE LEGAL DESCRIPTION. A DISC, CD, OR E-MAIL ARE ACCEPTABLE FORMS FOR THE ELECTRONIC LEGAL DESCRIPTION

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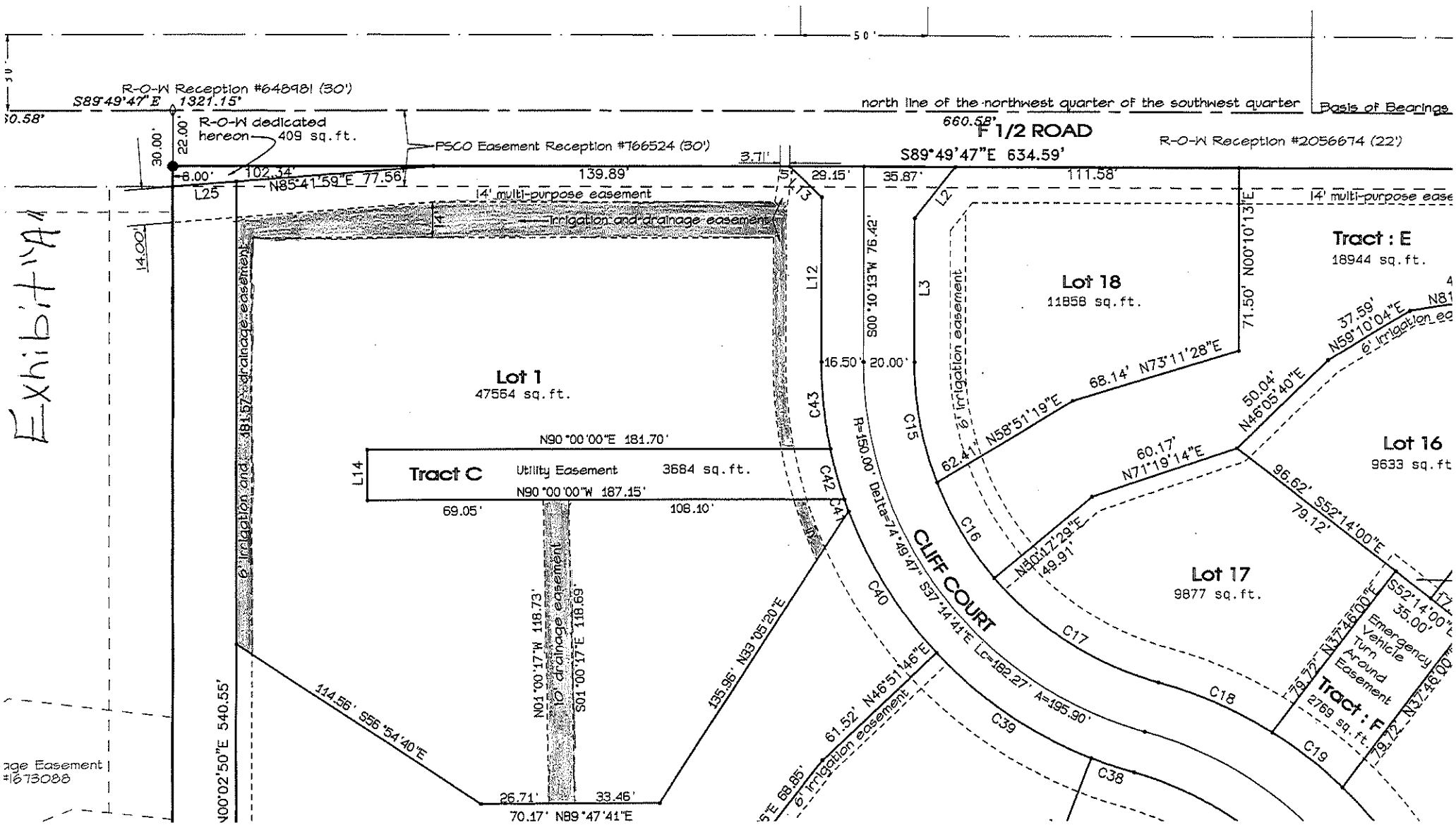
Lot 1, Fountain Hills.

FOUNTAIN HILLS

NE¼ NW¼ SW¼ Section 1, Township 1 South, Range 1 West, Ute
City of Grand Junction, County of Mesa, State of Colora



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CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING DRAINAGE EASEMENTS IN LOT 1 OF FOUNTAIN HILLS SUBDIVISION

LOCATED AT 3425 CLIFF COURT

RECITALS:

A vacation of Drainage Easements in Lot 1 of the Fountain Hills subdivision has been requested by the applicant and developer, Hilltop Health Services Corporation, to resolve structural encroachments into the easements caused by construction errors. The applicant's request is to vacate the City's interest in those easements while retaining the HOA's ability to use them.

After public notice as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the City's interest in the drainage easements as long as the condition is met is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan, and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described drainage easements are hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.
2. The HOA shall maintain use of the Drainage Easements.

Drainage Easements to be vacated upon condition(s) being met:

All those drainage easements lying within the boundaries of Lot 1 of Fountain Hills, situated in the northeast quarter of the northwest quarter of the southwest quarter of Section 1 Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, as recorded at Reception Number 2850461 of the Mesa County Clerk and Recorder's records.

PASSED and ADOPTED this 19th day of February, 2020.

ATTEST:

_____
President of City Council

_____
City Clerk

Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: February 11, 2020

Presented By: Lance Gloss, Associate Planner

Department: Community Development

Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

Consider a request by the County of Mesa, Colorado for an amendment to an existing Special Use Permit (SUP)/New Conditional use Permit (CUP) for the expansion of the Mesa County Detention Facility, a detention facility use, on 10.84 acres in a B-2 (Downtown Business) zone district and in the Greater Downtown Central Business District Overlay zone district, located at 215 Rice Street

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The County of Mesa, Colorado (Applicant) is requesting an amendment to their Special Use Permit for the property located at 215 Rice Street in a B-2 (Downtown Business) zone district and in the Greater Downtown Central Business District Overlay zone district, to allow the expansion of the existing detention facility at the subject property. The City approved an SUP (Resolution 58-90) for the property in 1990 to allow for the County's existing detention facility – inclusive of an approximate 169,082 square feet building and associated parking, landscaping and infrastructure. At the time of approval, the SUP proposed several "pod" expansions to the facility and indicated these would be two-stories and less than 30-feet in height. The amendment is requesting that the previously approved expansion "pods" include three additions to the existing structure of which two would be approximately 34,000 square feet of 77 feet in height and an additional structure of 17,000 square feet which would be not exceed 30 feet in height. The County is planning the expansion of one addition (34,000 square feet and 77 feet tall) in the near term and the other additions within the next 10 to 20 years.

Today's zoning and development code does not provide for a Special Use Permit process, however, the SUP process is akin to the City's current Conditional Use Permit process which has therefore been utilized to review the proposed amendment. Under the code the request constitutes a major amendment to the previously approved SUP (CUP) in that it increases the intensity, may create negative impacts, and takes a form that does not reflect the plan as originally contemplated. The code further provides that a major amendment shall be required to meet the criteria as if it were a new CUP. The result of a public hearing on this topic by the Planning Commission would result in approval or denial of a CUP for the portions of the site that are proposed to be expanded. The applicant has also submitted an application for site plan review concurrently with this request.

BACKGROUND OR DETAILED INFORMATION:

The Applicant is requesting approval of significant additions to the existing Mesa County Detention Facility site, which requires both an administrative Major Site Plan review (SPN-2019-700) and an amendment to a Special Use Permit that is being processed as an amendment to a Conditional Use Permit (CUP) (CUP-2019-573) as the City Code no longer retails an Special Use Permit process. review. The subject property is approximately 10.84 acres in size with an existing 169,082 square foot detention facility building on site. The proposed expansion and scope of the request for the amended SUP includes a total of 85,000 square feet, to be constructed in three different phases including the near-term construction of a new pod 77 feet in height with 34,000 square feet of floor area, a future expansion of another pod of approximately 34,000 square feet and a maximum 77 feet in height; and a third expansion of approximately 17,000 square feet pod similar to the existing building at less than 30 feet in height. The property is located in a B-2 (Downtown Business) zone district and in the Greater Downtown Central Business District Overlay zone district. The property's Future Land Use is identified by the Comprehensive Plan as Downtown Mixed Use.

The City of Grand Junction Municipal Code (GJMC) requires a CUP for a detention facility in a B-2 zone district. A detention facility land-use is characterized as a facility for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by peace officers, except when on an approved leave. According to the GJMC, the purpose of the B-2 zone district is to provide concentrated downtown retail, service, office and mixed uses not including major/regional shopping centers or large outdoor sales areas. The B-2 district promotes the vitality of the downtown area as provided by the Comprehensive Plan and by the stated purpose of the B-2 zone district. All parcels that directly abut the subject property to the east and south are also zoned B-2, while adjacent parcels across the right-of-way for Broadway/SH 340 and across the Railroad Right of way and Crosby/Riverside Parkway are zoned R-8, including single family residences and a property with an

elementary school use (Dual Immersion Elementary).

The City's Code defines a conditional use as "not a use by right; rather, it is one that is otherwise prohibited within a given zone district unless a CUP is approved. A CUP, once the land-use is established, runs with the land and remains valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop, establish, or maintain such a use accordingly is sufficient grounds to revoke the permit. A CUP may also require additional review when changes are proposed to a site where a conditional use operates."

The Mesa County Detention Facility at 215 Rice was established as a use allowed not by right but through review and consideration of the impacts and mitigations related to the proposed facility in 1990 through the issuance of a Special Use Permit (SUP) via Resolution 58-90 of the City Council. A second SUP review (SUP-1998-059) was conducted in 1998 for an expansion of the facility. The City no longer issues SUPs and procedurally manages existing SUPs as CUPs.

The Applicant's detention facility had, prior to 1990, been situated at various downtown locations. The original Mesa County Jail was operated at the intersection of Main Street and 3rd Street in downtown Grand Junction beginning in 1882. From the 1920s through the 1950s, the Mesa County Jail stood at White Avenue and 6th Street. In 1962 the Mesa County Jail was built at 655 Ute Avenue, the present site of the Grand Junction Fire Station 1. Construction of the existing jail, the Mesa County Detention Facility, was completed at the subject property in 1992. Each of these former sites is also within the Greater Downtown Central Business District Overlay zone district and the B-2 (Downtown Business) zone district.

The development of the existing Mesa County Detention Facility in 1990-1992 was a change from the historical use of the subject property. From the early 1900s until just prior to development as a detention facility, the subject property was used for warehouse, storage, and other industrial and semi-industrial purposes.

The 1990 SUP required that conditions be met by the Applicant to mitigate impacts of the development that may otherwise make the detention facility use unsuitable for the zone district in which it operates. The SUP issued in 1990 approved the use of the site for a detention facility upon seven listed conditions (see Exhibit 3). One of these conditions referenced striping in the impound lot. Another four referenced required street improvements and the adjustment of rights-of-way. One condition related to the closure of streets for construction. One condition required the "reasonable" landscaping of the site, to be negotiated by the Applicant and City Planning staff. A final condition required the applicant to respond to any other comments made by review agencies during the site plan review. All of these conditions were evidently met at the time of construction or shortly thereafter, following extensive correspondence regarding the

installation of landscape features intended to mitigate the potential negative impacts of the detention facility on the downtown streetscape.

Approval and conditions put forth in 1990 were based in part upon a site sketch. The 1990 site sketch included multiple areas of facility expansion in the form of “pods.” Five pods (referred to as the Cedar, Spruce, Pinyon, Aspen, and Maple Pods) were included in the original construction, completed in 1992. Two additional pods (Oak and Willow Pods) were constructed under an amendment to the 1990 SUP in 1998 (SUP-1998-059). Maple Pod was remodeled in 2016 under the same 1998 SUP. Five interior remodels have been permitted at the site since 2013. Minor remodels in 2016, 2017, and 2018 resulted in the current count of 611 beds at the existing facility. All of these changes have been consistent with site sketch that supported the SUP issued in 1990 and amended in 1998.

Minor changes to the site have also been made since 2016 without clearances from the City of Grand Junction Community Development Department. These include the removal of approximately one acre of turf—which was installed in as a condition of the 1990 SUP—and the conversion of an impound lot into approximately 50 paved staff a parking spaces which were not reviewed by City planning staff or development engineers for compliance with GJMC standards for landscaping and parking lot circulation outlined in GJMC Section 21.06.090(1) and 21.06.040, respectively. The amendment includes information such as a site plan and landscaping plan that rectifies these site issues (parking and landscaping) to make them compliant with both today’s Code as well as the 1998 conditions of their approval.

The Applicant now contemplates making the most significant changes to the site since the original construction in 1992 due to increasing demand for space at the facility. The Applicant cites a rise in the jail population leading to overcrowding at the detention facility, which is routinely operating with approximately 25% more inmates than intended capacity. Having cause to expand the detention facility, the Applicant initiated planning of the currently proposed expansion, which would add approximately 150 beds to the jail and also add a medical and mental health facility, which is an allowed accessory use for a detention facility.

NOTIFICATION REQUIREMENTS:

A Neighborhood Meeting was held on September 11, 2019 consistent with the requirements of Section 21.02.080(e) of the GJMC. There was one (1) citizen unaffiliated with the Applicant that attended the meeting. The Applicant discussed the proposed request and plans to operate the detention facility in a manner similar to current operations if the CUP is approved. The project architects presented on challenges and solutions related to the project, including limited buildable area remaining on the property, And the project team presented a comparison of the

massing of the proposed addition and the massing of the Mesa County Justice Center on the abutting property.

Notice was completed consistent to the provisions in Section 21.02.080(g) of the GJMC. The subject property was posted with application signs on August 16, 2019. Mailed notice of the application submittal, in the form of notification cards, was sent to surrounding property owners within 500 feet of the subject property and registered HOAs and Neighborhood associations with 1,000 feet which included the Riverside Neighborhood and El Poso Neighborhoods. Notice of the public hearing was published in the Grand Junction Daily Sentinel.

ANALYSIS:

The review of a CUP is subject to both the General Approval Criteria for all permits requiring a public hearing (Section 21.02.080(d)) as well as the specific review criteria for CUPs. Staff finds that all applicable criteria have been met.

(d) General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(1) Compliance with the Comprehensive Plan and any applicable adopted plan.

The expansion of the existing Mesa County Detention Facility at its current location is generally consistent with the Comprehensive Plan and other applicable adopted plans. The Comprehensive Plan identifies many goals, to several of which the proposed detention facility expansion corresponds specifically. Namely, the Detention Facility serves the City of Grand Junction's goals to "supply adequate facilities" and remain "a provider of diverse goods and services" to the region at large. The detention facility is important to Mesa County as a service provider and employer. The detention facility also brings people to work in the downtown area, which a stated goal of both the Comprehensive Plan and the Greater Downtown Plan.

The proposed expansion of the detention facility land-use also furthers Goal 11 of the Comprehensive Plan, which states: "Public facilities and services for our citizens will be a priority in planning for growth." The proposed expansion of the Mesa County Detention Facility would ensure that peace officers and the justice system can provide adequate housing and services to inmates, as well as reasonable working conditions for staff, both of which are at risk while the inmate population exceeds the designed capacity of the facility.

The proposed expansion of the detention facility land-use also furthers Goal 6 of the Comprehensive Plan, which states: "Land use decisions will encourage the preservation of existing buildings and their appropriate reuse." The Applicant's proposal

enables the continued use of the existing detention facility and aims to maximize the capacity of the current site by approaching the height limit of the zone district. The Applicant has represented that the construction of the addition currently under review, as well as the two additional pods for future development on the site sketch for this CUP, will eliminate or delay the necessity of building a new detention facility to supplement or replace the existing structure. In conclusion, staff finds this request is in compliance with the Comprehensive Plan.

Development of the subject property is also guided by the Greater Downtown Plan (GJMC Title 36) and the Downtown District Standards and Guidelines (GJMC Chapter 24.12), which both identify the subject property as a part of the Central Business District. The Greater Downtown Plan does not identify specific standards for the subarea that includes the subject property and other nearby properties controlled by the Applicant, all of which are used for government operations by the Applicant. Therefore, only the area-wide goals and policies of the Greater Downtown Plan apply, and these are not entirely applicable to the expansion of an existing institutional use, as in this instance. This being the case, the expansion of the site is generally consistent with Policy 4a of the Greater Downtown Plan, which calls on development to “define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.” The expansion of the Detention Facility contributes to the subarea character of the governmental campus on the western edge of the Greater Downtown area.

The proposal is not required to meet the Downtown District Standards and Guidelines (GJMC Chapter 24.12) requirements for the Central Business District. The proposed addition to the existing building would result in an expansion equal to less than 100% of the existing square footage, which exempts the proposal from these standards per GJMC Section 24.12.060(b)(1). Though exempt, the proposal meets the standards for the Central Business District put forward by that Chapter.

Staff therefore finds that this criterion has been met.

(2) Compliance with this zoning and development code.

The existing Detention Facility and proposed expansion are generally compliant with the GJMC. The current and proposed site plans are consistent with the bulk requirements for building location and dimension as required in a B-2 zone district. Transportation-related requirements applied to projects of this scope, such as parking requirements, access management, and circulation management, have all been met. The Applicant has cooperated with City staff and outside review agencies to resolve challenges related to reconciling the landscaping requirements of the GJMC with the specific security challenges related to a detention facility use. For example, the Applicant has found means of accommodating landscaping requirements on portions of

the site where trees, shrubs, and other potential areas of concealment would not create security risks. Additionally, the otherwise-noncompliant use of razor-ribbon (i.e. barbed wire/concertina wire) as a component of fence design has been permitted to accommodate security concerns, as provided for in GJMC Section 21.04.040(i)(2)(iv). Where the total amount of required landscaping has been accommodated in areas of the site that are not the areas required by the GJMC, the Community Development Director has deemed these deviations acceptable due to the particular security requirements of the detention facility use.

Staff therefore finds that this criterion has been met.

(3) Conditions of any prior approvals.

The Mesa County Detention Facility has not been maintained in precise accordance with all conditions of approvals issued in 1990 and 1998. Minor changes to the landscaping of the site have resulted in a progressive loss of required landscape features over time, including the reduction of six required trees along Main Street to five, the removal of sod as previously described, and other minor changes. However, staff recognizes that variation from these required standards has been based overwhelmingly on the need to respond to authentic security concerns. Further, through the natural increase in size of landscape trees as measured by caliper inch of the trunk, existing landscaping on the site evidently provides approximately the quantities of plant material required by the GJMC through use of equivalency provisions. Further, additional landscaping has been required as a component of this review to compensate for the unapproved development of a staff parking lot in the area that formerly comprised part of the impound lot. These accommodations have brought the parking area into compliance with landscaping standards for quantity of plant materials and have met the general intent of standards for the location of landscaping within a parking lot.

Staff therefore finds that this criterion has been met.

(4) Public facilities and utilities shall be available concurrent with the development.

Utility services to the site are adequate for the proposed expansion of the detention facility use, and this sufficiency has been verified through the Major Site Plan review. Public safety facilities are abundant in this location, and site access and circulation are adequate.

Staff therefore finds that this criterion has been met.

(5) Received all applicable local, State and federal permits.

The Applicant has received or will receive all local, State, and/or federal permits for the expansion of the existing facility.

Staff therefore finds this criterion has been met.

Further criteria must be met by the proposal in order to be granted a CUP. Pursuant to GJMC Section 21.02.110 (a), a Conditional Use is meant to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A Conditional Use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A Conditional Use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a CUP. The application shall therefore demonstrate that the proposed development will comply with the following:

(1) District Standards. The underlying zoning districts standards established in Chapter 21.03 of the Grand Junction Municipal Code, except density when the application is pursuant to GJMC 21.08.020(c);

All dimensional requirements and other zone district standards are met by the proposal. In a B-2 zone district, the maximum height of a structure is 80 feet. Elevations provided in the project application packet show a total structural height of 77 feet and 4 inches, which meets the maximum height requirement of 80 feet. The elevator parapet shown in proposal drawings exceeds 80 feet in height but is considered an exception to this height requirement because the parapet is a mechanical appurtenance, pursuant to GJMC Section 21.03.030(f)(2).

Staff therefore finds this criterion has been met.

(2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

No use specific standards are established for the detention facility land-use.
Staff therefore finds this criterion is not applicable.

(3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

Complementary uses are available to support the detention facility use. The Applicant's detention facility operations and judicial operations are made significantly easier by the adjacency of the Mesa County Detention Facility and the Mesa County Justice Center at 125 Spruce Street, which allows for the discrete and efficient movement of inmates,

staff, and materials between relevant offices, hearing rooms, and detention areas. Services for detention facility staff are abundant in the downtown area and the site has strong access to amenities via Riverside Parkway and I-70B. Public transportation is also relatively accessible in the downtown area.

Staff therefore finds this criterion has been met.

(4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

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

No dwelling units are located on the site, and no dwelling units directly abut the site or lie within a 100-foot radius of the site. Dwelling units to the north are largely shielded from the visual impacts of the detention facility land-use by the raised right-of-way at Broadway. Vegetation has been provided to screen the detention facility from vehicular and pedestrian traffic on Broadway. Dwelling units to the southwest of the site located in the Riverside Neighborhood, as well as the Dual Immersion Elementary, are situated approximately 400 feet away from the detention facility site and are separated by a wide right-of-way consisting of Crosby Ave, Riverside Parkway, and a seven-track-wide railyard.

Staff therefore finds this criterion has been met.

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

The only property to directly adjoin the subject property is also owned by the Applicant, and that property is currently occupied by the Mesa County Justice Center, a land-use that affiliates directly with the Mesa County Detention Facility on the subject property.

Staff therefore finds this criterion has been met.

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

injurious or detrimental to nearby properties.

The elevations, site plan, renderings, and general project materials provided by the Applicant depict a structure that is highly compatible with the existing Detention Facility structure and the adjacent Justice Center structure in terms of massing, materials, and design. The Applicant's landscape plan also reflects a move toward greater compatibility with the Justice Center landscaping, which is largely xeric. Given the security constraints imposed on architectural design for any detention facility land-use, as well as the significant height increase needed to make the most efficient use of remaining developable area at the subject property, the Applicant has put forward a design that staff believes is relatively unimposing and visually integrated with its surroundings.

Staff therefore finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT:

After reviewing the an amendment to a Special Use Permit as requested by the County of Mesa, Colorado for the expansion of the Mesa County Detention Facility, and hereby recognizing it as a Conditional Use Permit as consistent with adopted City Code process and compliance with said criteria, CUP-2019-573, for the property located at 215 Rice Street, the following findings of fact have been made:

1. In accordance with Section 21.02.080(d) of the City of Grand Junction Municipal Code, the application has satisfied the criteria for general approval.

2. In accordance with Section 21.02.110 of the City of Grand Junction Municipal Code, the application has demonstrated compliance with the criteria for a Conditional Use Permit.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Madam Chairman, on the application for an amendment to a Special Use Permit for the property located at 215 Rice Street, CUP-2019-573, I move that the Planning Commission approve the amendment, recognizing it as a Conditional Use Permit as consistent with adopted City Code process and compliance with said criteria, with the findings of fact as listed in the staff report.

Attachments

1. Application Packet
2. Maps and Photos

3. Previous Conditions and Approvals

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Conditional Use Permit

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

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 215 Rice Street Site Acreage: 10.8

Site Tax No(s): 2945-154-32-003 Site Zoning: B-2

Project Description: Mesa County Detention Facility Expansion

Property Owner Information	Applicant Information	Representative Information
Name: Mesa County	Name: Same as Owner	Name: Blythe Group + co.
Street Address: 544 Rood Ave	Street Address:	Street Address: 622 Rood Ave
City/State/Zip: GJ / CO / 81501	City/State/Zip:	City/State/Zip: GJ / CO / 81501
Business Phone #:	Business Phone #:	Business Phone #:
E-Mail: greg.linza@mesacounty.us	E-Mail:	E-Mail: picenogle@theblythegroup.com
Fax #:	Fax #:	Fax #:
Contact Person: Greg Linza	Contact Person:	Contact Person: Peter Icenogle
Contact Phone #: 970-244-3232	Contact Phone #:	Contact Phone #: 970-778-3439

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: 10/18/2019

Signature of Legal Property Owner: _____ Date: 10/8/19

GENERAL PROJECT REPORT
FOR

Conditional Use Permit
for
Mesa County Detention Facility Expansion

Revised January 13, 2020

Project Contacts

Owner:
Mesa County
215 Rice Street, Grand Junction CO 81501
Point of Contact: Greg Linza, greg.linza@mesacounty.us

Civil Engineer:
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A, Grand Junction, CO 81507
Office: 970.243.8300

Architect:
Blythe Group + co.
622 Rood Avenue, Grand Junction, CO 81501
Office: 970.242.1058

Geotechnical Engineer:
Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway, Grand Junction, CO 81501
Report Number & Date: Project #00580-0062, March 12, 2019

Land Surveyor:
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A, Grand Junction, CO 81507
Office: 970.243.8300
Report Number & Date: Project #B9405, January 2019

Landscape Architect:
Ciavonne, Roberts & Associates, Inc.
222 N 7th Street, Grand Junction, CO 81507
Office: 970.241.0745

Project Description

1. Location:
   The proposed development will add a 34,000 square foot expansion to the existing Mesa County Detention Facility. The subject site is located in the NE¼ of the SE¼ of section 15 township 1 south Range 1 west of the Ute meridian City of Grand Junction, Mesa County, Colorado. The parcel number is 2945-154-32-003 with a physical address of 215 Rice Street. The existing zoning is B-2, there is no plan for a change in zoning.
2. Acreage:
   The proposed development and future expansions will be within the established parcel of the existing facility; the parcel size is approximately 10.8 acres. There is no plan for modifying the existing acreage of the site.
3. Proposed Use:
   The proposed use will conform with existing B2 zoning CUP that has been in place since 1990 and be compatible with the surrounding uses. The development will meet Grand Junction Land Development Code design standards.

B. Public Benefit

The proposed expansion to the Mesa County Detention Facility is intended to accommodate the growing needs of the existing campus.

C. Neighborhood Meeting

A Neighborhood Meeting was held on September 11th, 2019 as part of the Conditional Use Permit application for the proposed development. Please refer to the submitted attachments.

D. Project Compliance, Compatibility, and Impact

1. The proposed development does not require any variances or changes in zoning.

   This submittal is for a Conditional Use Permit (CUP) for an addition to the existing Detention Facility within a B-2 zone [reference ZDC, Chapter 21.04 – Uses]. The original Special Use Permit (SUP) was granted based on the 1990 Master Plan for the Sherriff and Detention campus; in that Master Plan, the future expansion to the jail indicated in this location was projected to be a single-story pod, similar in height to the existing detention pods. However, the current proposed development is a three-story structure that is substantially taller than the existing pods and this change in height requires a review of the Conditional Use Permit.

   The proposed development will be similar in height to the Mesa County Justice Center building that is located adjacent to the detention campus, on the east side of Rice Street. The Justice Center stands approximately 65'-8" tall to the top of the parapet, and the proposed addition to the detention facility is designed to be 67'-4" to the top of the primary parapet. Together, the buildings will appear to be the same height and will hold street frontage along the traffic corridor of Main Street. The proposed expansion will be finished with varying textured concrete block units and the colors will complement the surrounding buildings and contribute to an intentional uniformity of the campus.

The benefit of increasing the height of the planned expansion is to allow more programming to be accomplished within a compact building footprint. This first floor of the expansion will house much-needed medical and mental health areas that will benefit the existing facility, and the second and third floors and their mezzanines will provide space for 160 low-security inmates and will help alleviate overcrowding issues in the current detention space.

2. Land use in the surrounding area:
   - Parcels to the North (across Broadway/ CO State Highway 340) are zoned R-8, R-O, and C-1
     - Current Land Use: Residential -8 (R-8), Residential –Office (R-O) and Commercial (C-1)
     - Future Land Use: Residential Medium and Commercial
   - Parcels to the South are zoned B-2
     - Current Land Use: Downtown Business (B-2)
     - Future Land Use: Downtown Mixed Use
   - Parcels to the East are zoned B-2
     - Current Land Use: Downtown Business (B-2)
     - Future Land Use: Downtown Mixed Use
   - Parcels to the Northwest (across Crosby Avenue and Riverside Parkway) are zoned I-1
     - Current Land Use: Light Industrial (I-1)
     - Future Land Use: Commercial/ Industrial
   - Parcels to the Southwest (across Crosby Avenue, railroad tracks, and Riverside Parkway) are zoned R-8
     - Current Land Use: Residential –8 (R-8)
     - Future Land Use: Residential Medium

   For the above listed surrounding areas, current and future land uses will be maintained and will not be impacted by the proposed expansion. It is important to note that the north, west, and south boundaries of the property are adjacent to substantial traffic corridors, including the railroad and Highway 340. These roads act as a beneficial buffer between the detention facility and any residential neighborhoods in the area.

3. The site will be accessed via 215 Rice Street, which is the existing access location off west Main Street. No modifications to existing roads or traffic patterns are anticipated.

4. Utility providers are as follows:

Water	City of Grand Junction
Sewer	City of Grand Junction
Drainage	City of Grand Junction / CDOT
Gas	Xcel Energy
Phone	Century Link
Electric	Xcel Energy

   Police and Fire protection are provided by City of Grand Junction. Any change in the level of service for existing users will be incrementally small for the addition of this expansion project.

   Fire hydrants in near proximity to the proposed expansion are indicated on the submitted Composite Plan.

5. There are no anticipated special or unusual demands on utilities (see above).

6. Effects on public facilities:
    - Fire – The proposed expansion will be a fully fire-suppressed structure. Existing fire department connections are shown on the submitted Composite Plan. Fire Department access to the site will be similar to existing and additional emergency access is proposed for the addition itself.
    - Police – Current police services will be adequate for the proposed expansion. Police access to the site will be unchanged, except additional emergency access is proposed for the addition itself.
    - Sanitation – The proposed expansion will add a small increase to the waste-disposal services required at the facility.
    - Roads/Traffic Impact – A small increase in road traffic may be anticipated as the proposed expansion will grow the facility's operations. Existing facility access will be maintained. There are no anticipated modifications to be made to the existing major streets or pedestrian sidewalks in the surrounding area.
    - Parks – The proposed expansion will not affect any public parks.
    - Schools – The proposed expansion will be within the property lines of the existing facility and will have no effect on school properties.
    - Irrigation – The proposed expansion will have no impact on irrigation.

7. Hours of operation for the proposed expansion will match the existing facility - 24 hours per day, 7 days per week, 365 days per year.

8. The proposed expansion will be adding 4 additional employees to the existing campus.

9. No changes to existing exterior signage are anticipated.

10. Site soil and geology has been previously mapped when the original facility was constructed. Reference Site Plan for related information.

11. There are no anticipated impacts to the site's geology. According to FEMA flood mapping, this parcel is located outside the boundary of the 500-year flood plain. No other hazards are known to exist for this parcel.

E. <u>Additional review criteria of the Zoning and Development Code</u>

Facility History:

The original Mesa County Detention Facility was built in 1992 with the expectation that the needs of the Sheriff's campus would grow with time and future expansions would be required. The original Detention Facility drawings and site layout provided master planning to expand into the southeast portion of the property. This location for anticipated expansion is now the subject of this Site Plan Review; modifications to the originally planned expansion are explained in this CUP application.

A future expansion of similar form and size (building footprint shown in the attached Site Plan drawing) is anticipated to be needed in the next 15-20 years. This would be located immediately

to the west of the currently proposed addition. Any additional expansion beyond what is shown in the attached Site Plan would be placed in the northwest corner of the property where there are currently parking lots. This project and any future additions intend to keep the campus and its logistics focused in its established area of the city. Please refer to the Neighborhood Meeting Notes for further discussion on this topic.

Section 21.06.010 Infrastructure standards:

Streets, Alleys, Trails and Easements.

Per ZDC Section 21.06.010(b)(2) and the General Meeting Notes:

For the Transportation Capacity Payment calculation:

It was communicated to this project team that the Transportation Capacity Payment is no longer required for public buildings.

Section 21.06.040 Landscape, buffering and screening standards:

General Landscape Standards.

Per ZDC Section 21.06.040(i):

Landscaping for the site is being evaluated through the Major Site Plan Review for this project.

Screening & Buffering.

Per ZDC Section 21.06.040 (k):

The proposed expansion (zoned B-2) does not have any buffering requirements.

F. Development Schedule and Phasing

- Construction Documents are complete.
- Construction start date dependent on Owner funding.
- Anticipated construction duration is 18 months.
- Proposed construction to be completed in one phase.

Architecture
Interior Design
Project Management

622 Rood Avenue
Grand Junction, CO 81501
970-242-1058 office

BLYTHE GROUP + co.

Date: August 30th, 2019

RE: Neighborhood Meeting for 215 Rice Street

Dear Neighbor,

This letter is to inform you that on **Wednesday, September 11th, starting at 5:30pm**, a neighborhood meeting will be held to update you on proposed plans to expand the existing Mesa County Detention Center within the current property lines. This meeting will be held at the **Mesa County Sheriff's Office**, located at 215 Rice Street, Grand Junction, CO 81501, in the **Training Room**.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the project team and the City of Grand Junction staff.

Sincerely,

Shannon Power
spower@theblythegroup.com
BG + co.

ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM

☑ Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional $50.

Tax Parcel #(s): 2945-154-32-003

Property Address: 215 Rice Street, Grand Junction CO 81501

Property Owner: Mesa County

Contact Person: Greg Linza

Mailing Address: 215 Rice Street, Grand Junction CO 81501

E-Mail Address: greg.linza@mesacounty.us

Applicant: Mesa County

Contact Person: Greg Linza

Mailing Address: 215 Rice Street, Grand Junction CO 81501

E-Mail Address: greg.linza@mesacounty.us

Project Representative: Blythe Group + co.

Contact Person: Peter Icenogle / Shannon Power

Mailing Address: 622 Rood Avenue, Grand Junction CO 81501

Phone Number: 970-242-1058

E-Mail Address: picenogle@theblythegroup.com / spower@theblythegroup.com

*This request for labels and/or the name and address list **MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR** to a Neighborhood Meeting.

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

SIGN-IN SHEET

IF YOU CAN NOT FIND YOUR NAME/ADDRESS, PLEASE WRITE THEM ON PAGE 3. THANK

100 MAIN LLC
PO BOX 4308
GRAND JUNCTION CO 81502-4308

104 WHITE LLC
549 PINNACLE CT
GRAND JUNCTION CO 81507-1430

124 N 1ST LLC
549 PINNACLE CT
GRAND JUNCTION CO 81507-1430

125 N 1ST LLC
2755 NORTH AVE
GRAND JUNCTION CO 81501-6415

AREVIAN ALEX
714 38 3/4 RD
PALISADE CO 81526-9776

ARRIETA DIONICIA
JOSE ARRIETA SR
445 CROSBY AVE
GRAND JUNCTION CO 81501-5740

BLYTHE GROUP + CO
PETER ICENOGLE, SHANNON POWER
622 ROOD AVE
GRAND JUNCTION CO 81501-2734

BOYD GRAND JUNCTION LLC
1 N WACKER DR STE 4025
CHICAGO IL 60606-2844

BURKEY INVESTMENTS LLC
200 W GRAND AVE UNIT 2
GRAND JUNCTION CO 81501-5825

CHANDLER JEFF INSURANCE LLC
200 W GRAND AVE UNIT 9
GRAND JUNCTION CO 81501-5825

CITY OF GRAND JUNCTION
ATTN: LANCE GLOSS
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

COLE LINDA
PO BOX 1024
STUDIO CITY CA 91614-0024

CORDOVA FRANK M
CORDOVA MARCIA
401 W GRAND AVE
GRAND JUNCTION CO 81501-5806

CORDOVA SHELLY F
407 W GRAND AVE
GRAND JUNCTION CO 81505-5806

COUNTY OF MESA
PO BOX 20000
GRAND JUNCTION CO 81502-5024

CROUCH JOHN R JR
510 LIBERTY CAP CT
GRAND JUNCTION CO 81507-8744

DANGLER SHARON V
FROWISS KATHLEEN J, DANGLER
KURTISS J, STEPHEN V & DANGLER-
COGHILL TENA M
PO BOX 2900
GRAND JUNCTION CO 81502-2900

EL POSO
JUANITA TRUJILLO
319 W OURAY AVE
GRAND JUNCTION CO 81501-5723

ENOS-MARTINEZ CINDY
MARTINEZ JOSE L
408 W COLORADO AVE UNIT C
GRAND JUNCTION CO 81505-5605

FEATHER PETROLEUM COMPANY
2492 INDUSTRIAL BLVD
GRAND JUNCTION CO 81505-1308

GAMBLE MARK L
PO BOX 2906
GRAND JUNCTION CO 81502-2906

GARCIA PATRICIO M
OLMOS LUCINA
520 W MAIN ST
GRAND JUNCTION CO 81501-5639

GAY JOHNSONS INC
410 NORTH AVE
GRAND JUNCTION CO 81501-7542

HERNANDEZ JESUS
OLIVAS JAIME
876 20 RD
FRUITA CO 81521-9305

HOLMES JAMES A JR
PO BOX 4474
GRAND JUNCTION CO 81502-4474

JARVIS WILLIAM R TRUST JR
PO BOX 1944
GRAND JUNCTION CO 81502-1944

JIMENEZ FRANK JOE JR
JIMENEZ LOIS J
320 W GRAND AVE
GRAND JUNCTION CO 81501-5839

JMJ PROPERTIES LLC
271 GETTYSBURG ST
GRAND JUNCTION CO 81503-7702

LKG LLC
458 SNOW MESA CT
GRAND JUNCTION CO 81507-8715

LOCO INC
2249 BROADWAY STE 10
GRAND JUNCTION CO 81507-1157

LOPEZ THERESA
LOPEZ ABEL
3186 HIGHVIEW RD
GRAND JUNCTION CO 81504-4008

LUKAS FAMILY LIMITED PARTNERSHIP
6550 GUNPARK DR
BOULDER CO 80301-3596

MALDONADO ALBERTO
324 W GRAND AVE
GRAND JUNCTION CO 81501-5839

MALDONADO FRANK
MALDONADO JULIA M, TRUEBLOOD MARILYN N
402 W GRAND AVE
GRAND JUNCTION CO 81501-5807

MCNICOL SHANE G
MCNICOL BRENT J
2346 1/2 RATTLESNAKE CT
GRAND JUNCTION CO 81507-2669

MESA COUNTY
GREG LINZA
215 RICE ST
GRAND JUNCTION CO 81501-5818

MESA COUNTY BOARD OF COUNTY COMMISSIONERS
PO BOX 20000
GRAND JUNCTION CO 81502-5024

MESA COUNTY VALLEY SCHOOL DISTRICT 51
RIVERSIDE SCHOOL & DUAL IMMERSION ACADEMY
2115 GRAND AVE
GRAND JUNCTION CO 81501-8007

MUELLER GREGORY JAMES
MUELLER AMY KERN & NATHANIEL GREGORY
1921 MONUMENT CANYON DR
GRAND JUNCTION CO 81507-9526

PARONI ELIZABETH
230 W GRAND AVE
GRAND JUNCTION CO 81501-5802

PRINSTER BROTHERS LLC
6122 SONGBIRD CIRCLE
BOULDER CO 80303-1476

RIVERSIDE
CINDY ENOS-MARTINEZ
408 W COLORADO AVE UNIT C
GRAND JUNCTION CO 81501-5643

RIVERSIDE TASK FORCE INC
PO BOX 1162
GRAND JUNCTION CO 81502-1162

ROWE LEAH B
307 W OURAY AVE
GRAND JUNCTION CO 81501-5730

SADE ELEANOR TRUSTEE
1014 VINE ST
CINCINNATI OH 45202-1141

SIXBEY INVESTMENTS LLC
2339 PROMONTORY CT
GRAND JUNCTION CO 81507-1483

SPENDRUP & ASSOCIATES INC
SPENDRUP JOHN O LLC
PO BOX 333
GRAND JUNCTION CO 81502-0333

STROHM FELIX
STROHM MARY
501 W MAIN ST
GRAND JUNCTION CO 81501-5638

TATOOINE PROPERTY GROUP LLC
13401 W 43RD STE 3
GOLDEN CO 80403-7265

TRUEBLOOD MARILYN N
350 W GRAND AVE
GRAND JUNCTION CO 81501-5839

TRUJILLO JOHN J
TRUJILLO VIRGINIA S
323 W OURAY AVE
GRAND JUNCTION CO 81501-5723

TRUJILLO JUANITA A
319 W OURAY AVE
GRAND JUNCTION CO 81501-5723

TRUJILLO SHAWN
TRUJILLO CEEMEY
2046 JORDAN CT
GRAND JUNCTION CO 81507-9704

TUFF TY ALLAN
TUFF DOUGLAS W
9123 W CEDAR DR UNIT D
DENVER CO 80226-2853

VARELA RUBY
317 W OURAY AVE
GRAND JUNCTION CO 81501-5730

VASILYEVE-OLSEN GALINA
883 SUMMER BREEZE CT
GRAND JUNCTION CO 81506-6701

WEAVER DAVID W
552 CICERO DR
PALISADE CO 81526-9713

WEISMAN ERIC S
WEISMAN BRUCE, CHORTEK ELAINE TRUSTEE
5241 SANDHILL TER
SAN DIEGO CA 92130-3705

WILLIAM R JARVIS FAM TESTAMENTARY TRUST
PO BOX 1944
GRAND JUNCTION CO 81502-1944

WILLIAMS BILL M LIFE EST
WILLIAMS SHAUNA LEE
1560 MAIN ST
GRAND JUNCTION CO 81501-4643

YRIBIA THERESA M
357 W OURAY AVE
GRAND JUNCTION CO 81501-5723

NAME	REPRESENTATION
Captain Art Smith	Mesa County Sheriff's Office

NEIGHBORHOOD MEETING

Mesa County Detention Center Expansion

215 Rice Street

SEPTEMBER 11TH 2019 | 5:30PM

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Project Management
BLYTHE GROUP + co.

AGENDA

Existing Site

Concept Plan

Impacts

Schedule

City Approval Process

Discussion

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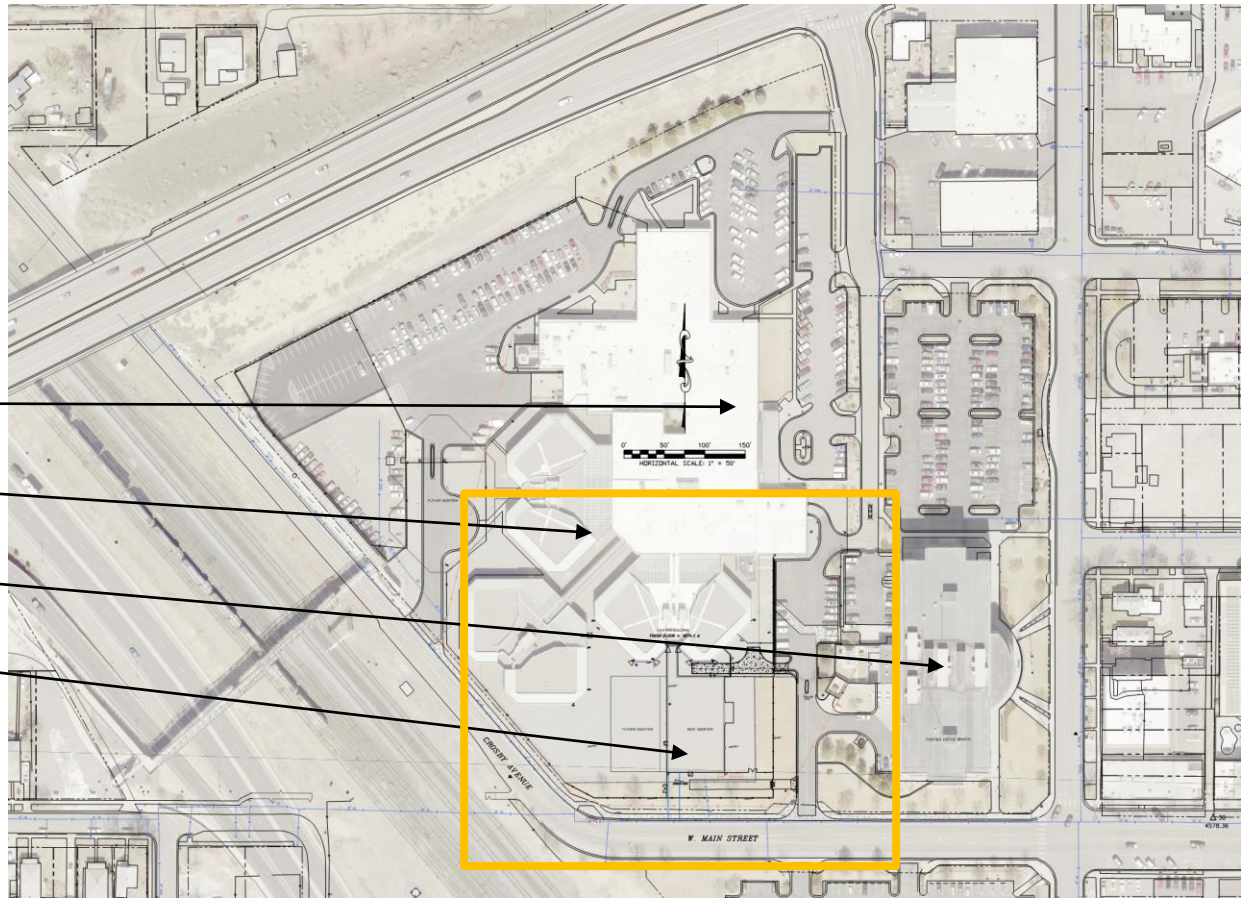
EXISTING SITE

SHERIFF'S OFFICE

EXISTING DETENTION CENTER

JUSTICE CENTER

DETENTION CENTER EXPANSION



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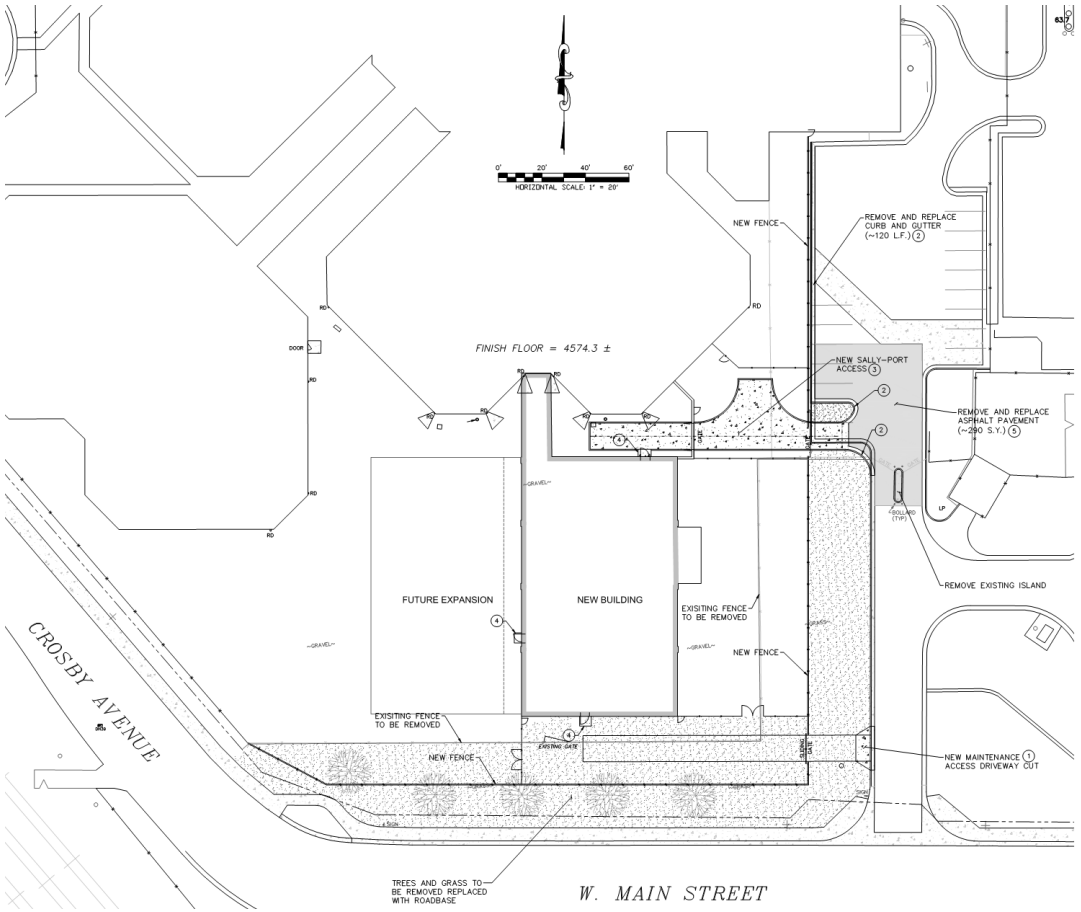
CONCEPT PLAN

SITE PLAN



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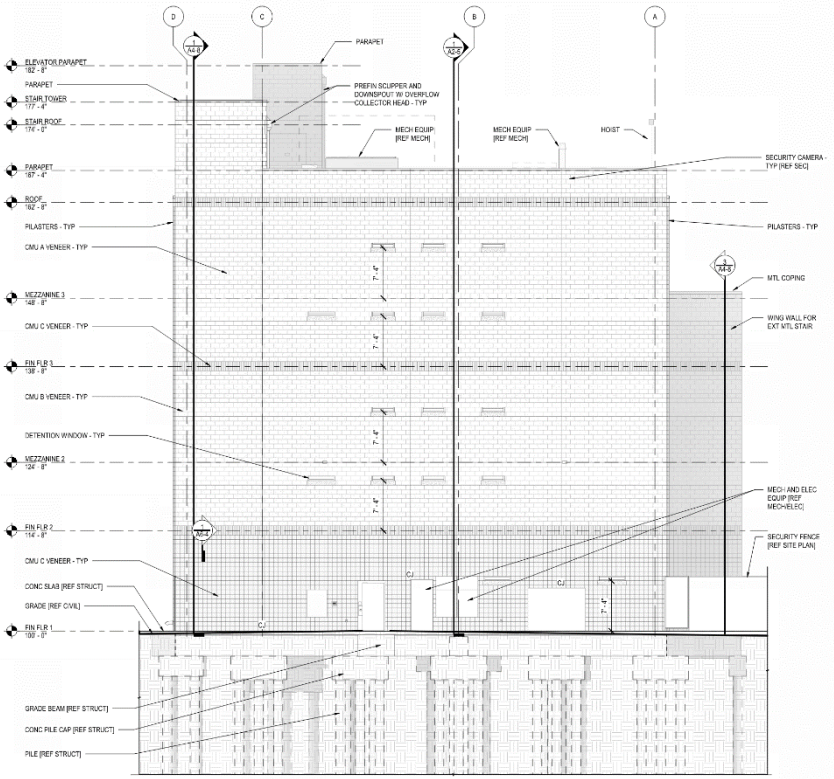
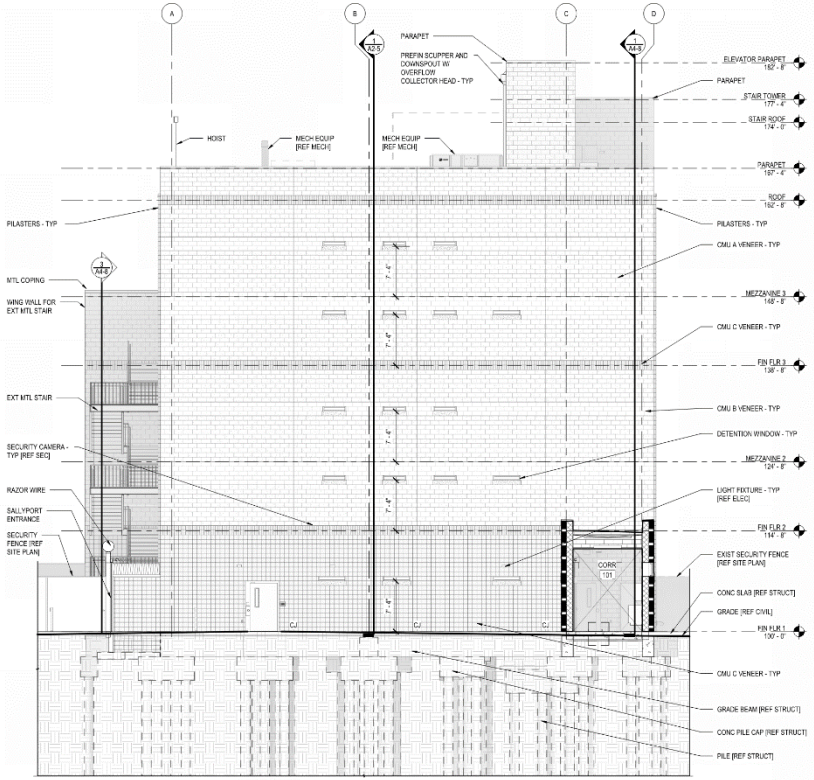
CONCEPT PLAN ELEVATIONS



SOUTH



NORTH

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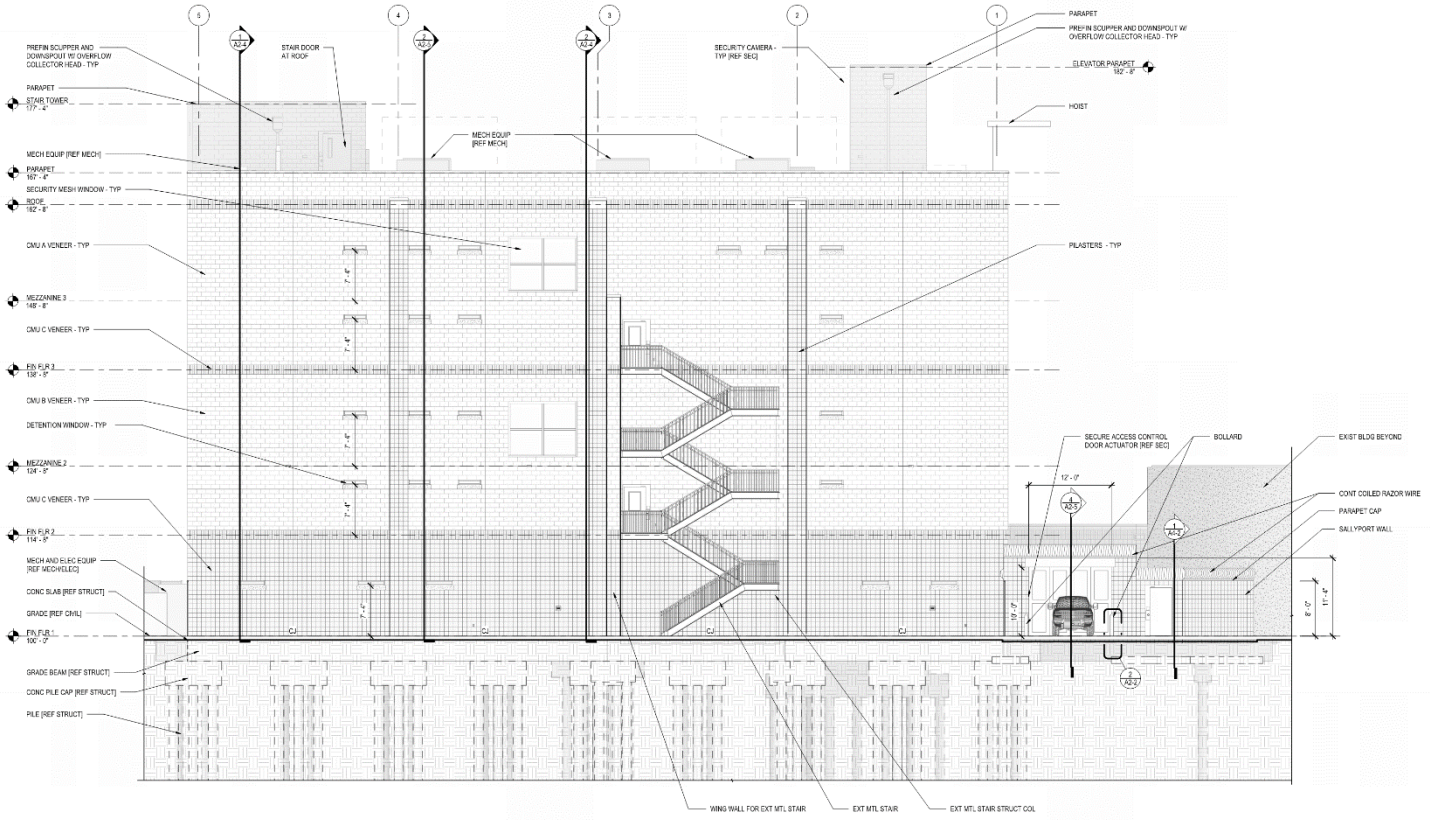
CONCEPT PLAN ELEVATIONS



EAST

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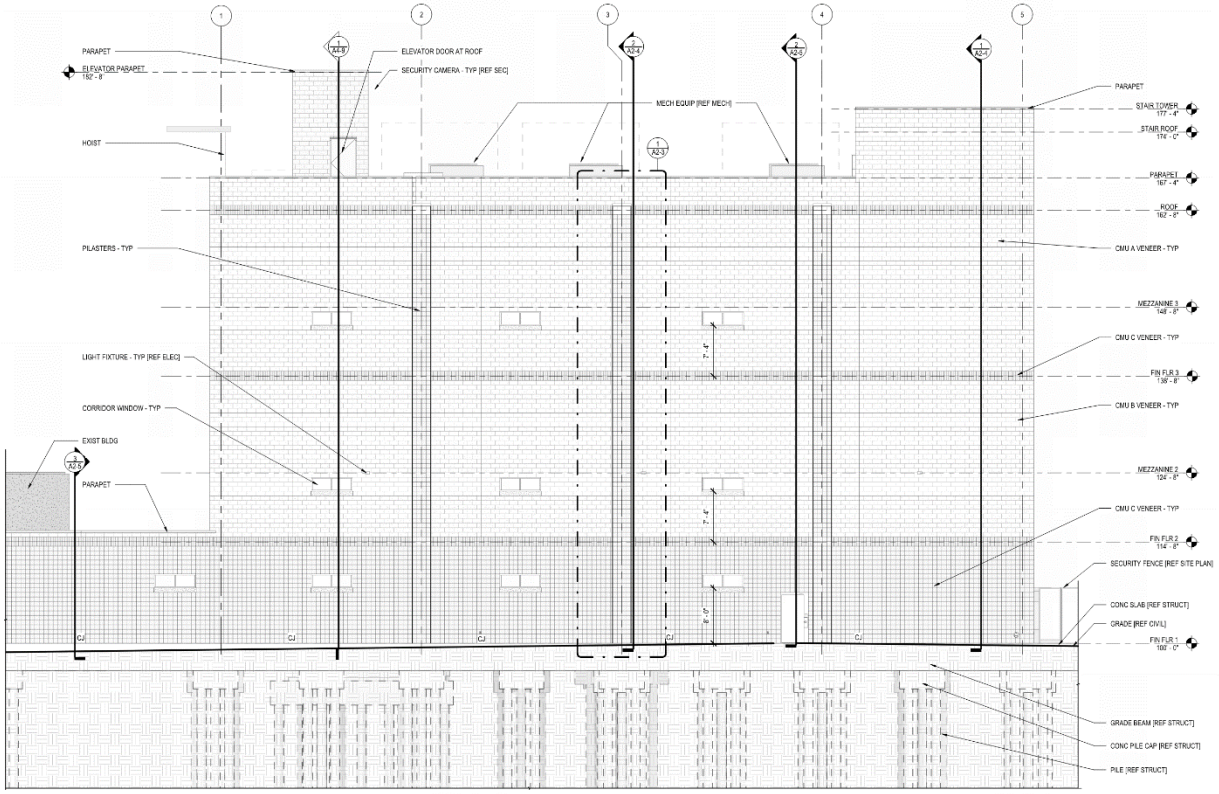
CONCEPT PLAN ELEVATIONS



WEST

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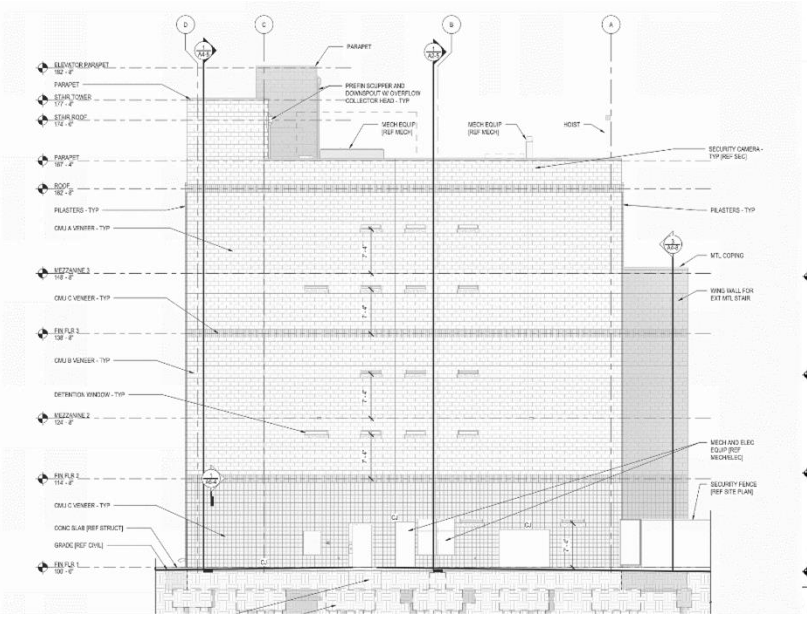
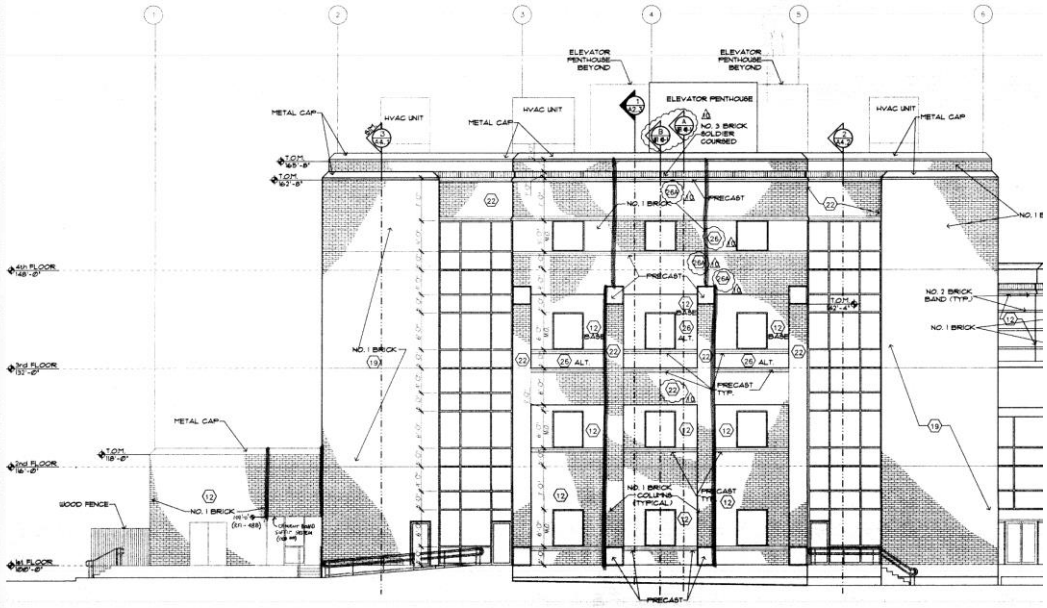
IMPACTS

BUILDING HEIGHT, WING WALL, MATERIALS





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IMPACTS

TRAFFIC CORRIDOR, NEARBY NEIGHBORHOODS

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SCHEDULE

Construction Documents to be complete end of September 2019

Finalization of Cost Estimate

Construction start date dependent on Owner funding

Anticipated construction duration is 18 months

Proposed construction to be completed in one phase

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CITY APPROVAL PROCESS

Major Site Plan Review

Conditional Use Permit

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DISCUSSION

Thank you

Project Contacts:

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Peter Icenogle, BG+co.
picenogle@theblythegroup.com

Shannon Power, BG+co.
spower@theblythegroup.com

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622 Rood Avenue
Grand Junction, CO 81501
970-242-1058 office

BLYTHE GROUP + co.

Meeting Minutes

Project: 1846 | Mesa County Detention Center Expansion

Date: 9/11/2019

Time: 3:30pm – 5:00pm

Location: Mesa County Sheriff's Office, Training Room

Subject: Neighborhood Meeting for Conditional Use Permit application

Attendees: See Sign-In sheet attached

Presentation:

Existing Site Conditions

- The existing site on Rice Street currently houses the Sheriff's Office, the Detention Center, and the Justice Center
- The original master plan for the detention center established in 1990 included space for an additional detention pod to be construction on the south piece of the property
    - Following this master plan and building a single-story addition like the existing pods would use up the remainder of the available land on the south side of the site

Concept Plan

- The proposed construction is a three-story building whose compact footprint would provide much needed medical and mental health facilities, and allow for an additional expansion in the future
    - The proposed expansion will house low-security inmates
- Elevations:
    - The building will be constructed with concrete masonry units, a commonly used material in the Grand Valley
    - The three-story building feels tall as it has two mezzanines

Impacts

- The proposed construction is similar in height to the adjacent Justice Center on the east side of Rice Street
- The current fence around the existing facility will have to be moved to the edge of the property line to allow for safe perimeter operations for the facility
- The height of the proposed construction aligns with the goal of densifying the city by providing the scale and street presence that is desired in a B-2 zone
- The site is along a major traffic corridor and is positioned next to two major highways which serve as a buffer between the detention site and nearby neighborhoods

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Schedule

- Construction documents are due at the end of September 2019
- After the cost estimate is established and funding is secured, construction will be scheduled and is planned to be completed in one phase over 18 months

City Approval Process

- The proposed construction is currently undergoing a Major Site Plan review. During that review it was concluded that the Conditional Use Permit (CUP) which was granted based on the original master plan would need to be reviewed and re-submitted due to the change in building height from single-story pod expansion to a 77-foot, three-story expansion.
- The CUP process reviews current and future zoning, as well as compatibility with adjacent businesses and programs
- The planning office believes this expansion is aligned with the Grand Junction Comprehensive Plan
- Once the city and the county have reviewed the application, it will be presented to the Planning Commission in October or November of this year for final approval

Questions/comments from meeting attendees:

- How many rooms will the expansion create?
    - 160 inmates set up in a minimum security, dormitory style housing unit, no individual cells
    - The much needed medical and mental health facilities are also part of this addition – by increasing the building height from the original master plan, the facility can do more than what was planned in half the space
    - This expansion is 13 years overdue from when the original expansion was planned to be constructed, and will serve the needs of the campus for the next 15-20 years
- Comments on location of current Sherriff's Office and Detention Center
    - The idea of moving the Sheriff's Office and Detention Facility has been brought up previously; however, the proximity to the Justice Center with the underground tunnel drastically reduces costs associated with transporting inmates from the detention facility to the Justice Center
    - To move the campus would be a substantial cost to the county and its citizens
    - The City believes the campus is in a good location
        - The expansion is taking advantage of the existing structures and site
        - The expansion remains consistent with the goals of the Comprehensive Plan, Downtown Plan, and other relevant sub-area plans
    - The administrative offices in the campus are designed in such a way that they could be renovated and turned into additional detention housing if needed
- Is there a way to build the structure and foundation so that it can be made higher in the future?
    - Difficult to do from an egress and building code point of view – the stairs would have to be sized for the maximum occupancy, and it would ensue unpredictable costs
- "Go for it!" – Jim Holmes (neighborhood meeting attendee)
- Comments on landscaping, fencing, nearby infrastructure

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- Major Site Plan review provided comments regarding the lack of landscaping shown in the proposed construction documents
- Landscaping surrounding a detention facility needs to be carefully considered
  - Trees pose climbing risks not only for inmates trying to escape, but also for associates of inmates trying to "break-in" and reach their persons of interest
- The pedestrian bridge that was built towards the northwest corner of the property has been a source of breaking and entering, showing that adjacent structures or vegetation that can be used as a vertical means of access is not desired near the nature of a detention facility

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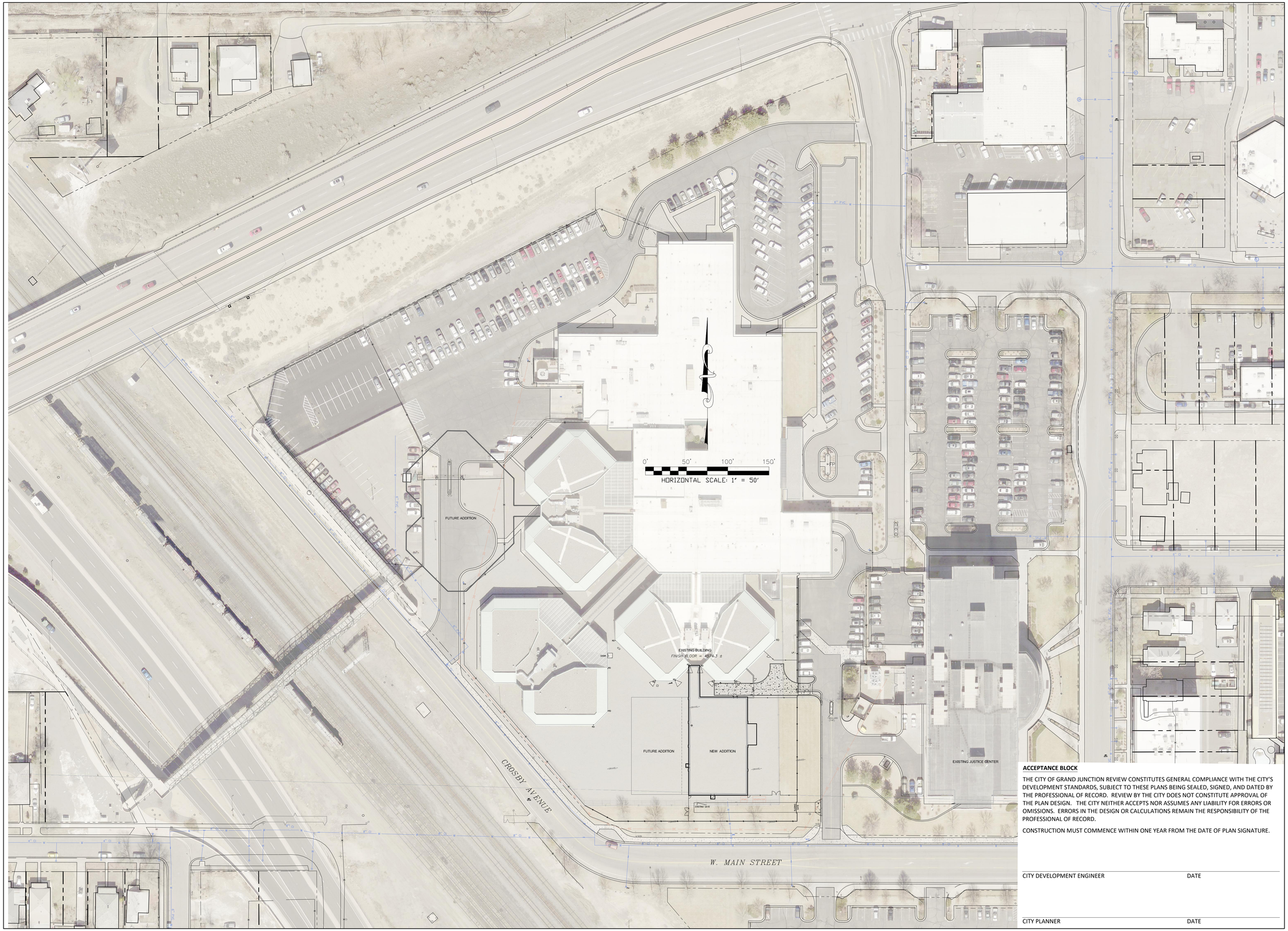
The above constitutes the BG+co.'s understanding of the items discussed at the above indicated meeting. If there are additions, corrections, and/or revision to this document, please notify BG+co. at your earliest convenience.



ACCEPTANCE BLOCK

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.

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CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

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RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

MESA COUNTY DETENTION FACILITY EXPANSION

OVERALL PLAN

FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RICHARD REGIS SHEAR
31748
STATE OF COLORADO

REV.	DESC.	DATE:

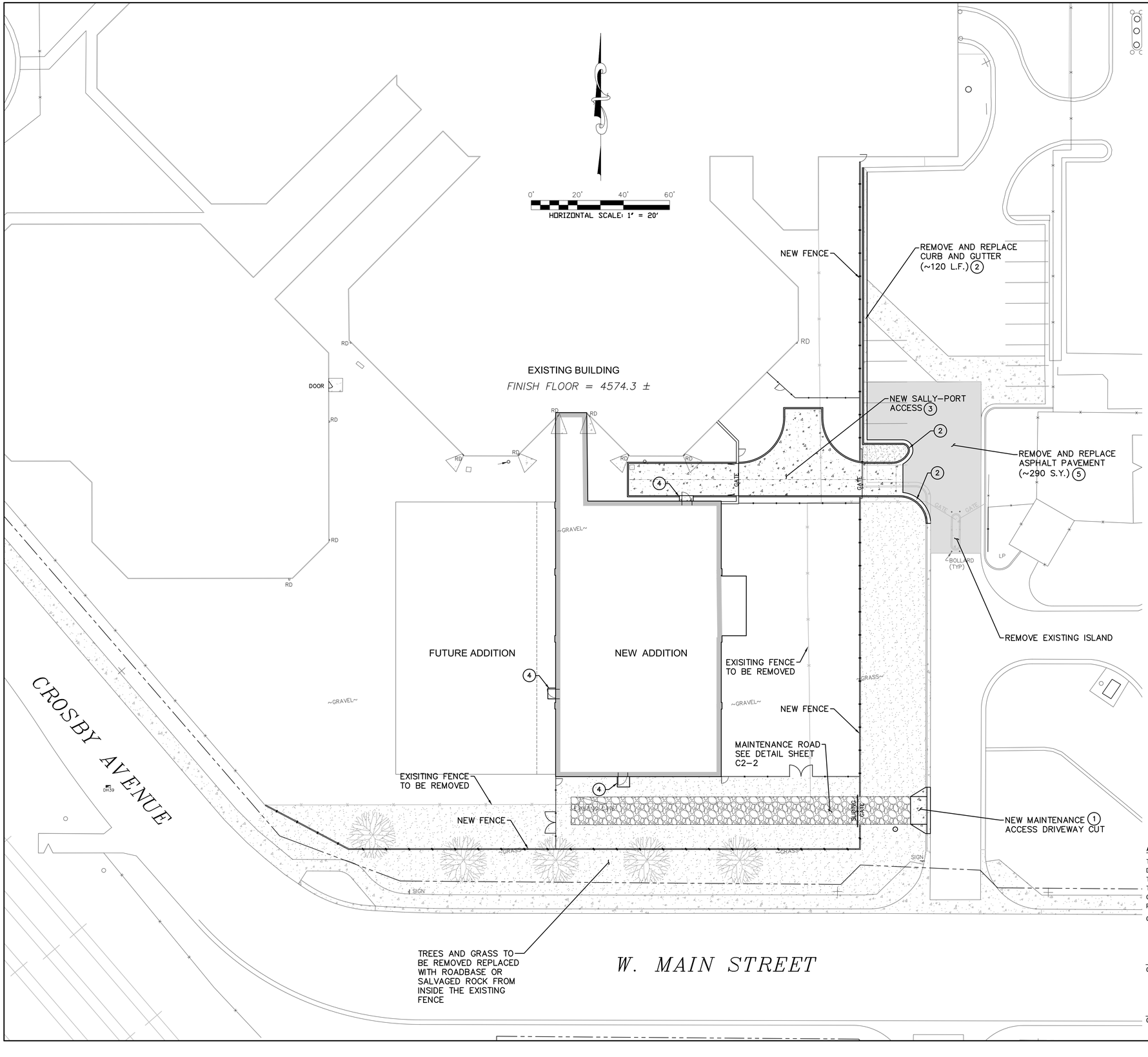
DATE: 09/25/2019

PROJECT #: 1846

SHEET #:

C1-0

Project Team:
Print Date: 3/25/2019 1:28:55 PM



LEGEND AND ABBREVIATIONS

CDOT RIGHT-OF-WAY MONUMENT

FOUND 5/8" REBAR WITH NO CAP

FOUND MONUMENT AS NOTED

SET 5/8" REBAR & ORANGE PLASTIC CAP MARKED LS-38075 AT

EXISTING:

- WIRE FENCE
- CHAIN LINK FENCE
- STEEL FENCE
- WOOD SPLIT RAIL FENCE
- CONCRETE

PROPOSED:

- STEEL FENCELINE
- DRAINAGE SWALE
- ASPHALT PAVING
- CONCRETE
- GRAVEL

SITE DATA TABLES:

LAND USE ZONE= B-2		
SITE	SQ. FT.	PERCENTAGE
EXISTING BUILDING	169,082	28.5%
LANDSCAPE	88,019	14.9%
HARDSCAPE, CONC. & ASPHALT	247,185	41.7%
GRAVEL	75,541	12.8%
NEW BUILDING	8,937	1.5%
NEW PAVEMENT	2,041	0.3%
NEW GRAVEL	1,611	0.3%
TOTAL=	592,416	100.0%

CONSTRUCTION NOTES

1. REMOVE EXISTING CURB AND GUTTER AS SHOWN. REPLACE WITH DRIVEWAY SECTION ACCORDING TO CITY OF GRAND JUNCTION DETAIL C-09.
2. CONSTRUCT 2' WIDE CURB & GUTTER. SEE DETAIL SHEET C2-2.
3. CONSTRUCT SALLY PORT CONCRETE PAVEMENT SEE DETAIL SHEET C2-2.
4. CONSTRUCT CONCRETE STOOP OUTSIDE DOORWAY.
5. CONSTRUCT ASPHALT PAVEMENT SEE DETAIL SHEET C2-2.

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CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

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Fax: (970) 241-1273
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MESA COUNTY DETENTION FACILITY EXPANSION

SITE PLAN

FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
P.E. 31748
STATE OF COLORADO

REV.	DESC.	DATE:

DATE: 09/25/2019

PROJECT #: 1846

SHEET #: **C1-1**

Project Team:

Print Date: 3/25/2019 1:28:15 PM

SYMBOLS - ELEVATIONS

NEW COLUMN GRID LINE
(PLAN, SECTION, DETAIL OR ELEVATION)

SECTION PAGE REFERENCE
(PLAN, SECTION, DETAIL OR ELEVATION)

BUILDING SECTION INDICATOR REFERENCE
(PLAN, SECTION, OR ELEVATION)

WALL SECTION INDICATOR REFERENCE
(PLAN, SECTION, OR ELEVATION)

ELEVATION INDICATOR REFERENCE
(SECTION, & ELEVATION)

DIMENSION LINES

HIDDEN LINE
(PLAN, SECTION, DETAIL OR ELEVATION)

CENTER LINE
(PLAN, SECTION, DETAIL OR ELEVATION)

ROOM NUMBER
(PLAN AND SECTION)

ROOM NAME

ABBREVIATIONS - ELEVATIONS

AFF	ABOVE FINISH FLOOR	EA	EACH	INSUL	INSULATION	REQD	REQUIRED
AL	ALUMINUM	EJ	EXPANSION JOINT	JT	JOINT	RTU	ROOF TOP UNIT
ARCH	ARCHITECT / ARCHITECTURAL	EL	ELEVATION	L	LONG / LENGTH	SCHED	SCHEDULE (D)
B.O.	BOTTOM OF	ELEC	ELECTRICAL	MAS	MASONRY	SECT	SECTION
BLDG	BUILDING	EQ	EQUAL	MATL	MATERIAL	SF	SQUARE FEET
CJ	CONTROL JOINT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SIM	SIMILAR
CLR	CLEAR	EXIST	EXISTING	MECH	MECHANICAL	STL	STEEL
CMU	CONCRETE MASONRY UNIT(S)	EXT	EXTERIOR	MIN	MINIMUM	STRUCT	STRUCTURAL
COL	COLUMN	F.O.	FACE OF	MTD	MOUNTED	T.O.	TOP OF
CONC	CONCRETE	FDN	FOUNDATION	MTL	METAL	TYP	TYPICAL
CONT	CONTINUOUS	FF	FINISHED FLOOR	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
CTR	CENTER	FTG	FOOTING	PLBG	PLUMBING	VERT	VERTICAL
D	DEEP / DEPTH	H	HIGH / HEIGHT	PREFAB	PREFABRICATED	W	WIDE / WIDTH
DIM(S)	DIMENSION(S)	HORIZ	HORIZONTAL	PREFIN	PREFINISHED	W/	WITH
DN	DOWN	HVAC	HEATING VENTILATING & AIR CONDITIONING	QTY	QUANTITY	W/O	WITHOUT
DTL	DETAIL			REF	REFERENCE / REFER TO		
DWG	DRAWING	INCL	INCLUDED	REINF	REINFORCE (D) (ING)		

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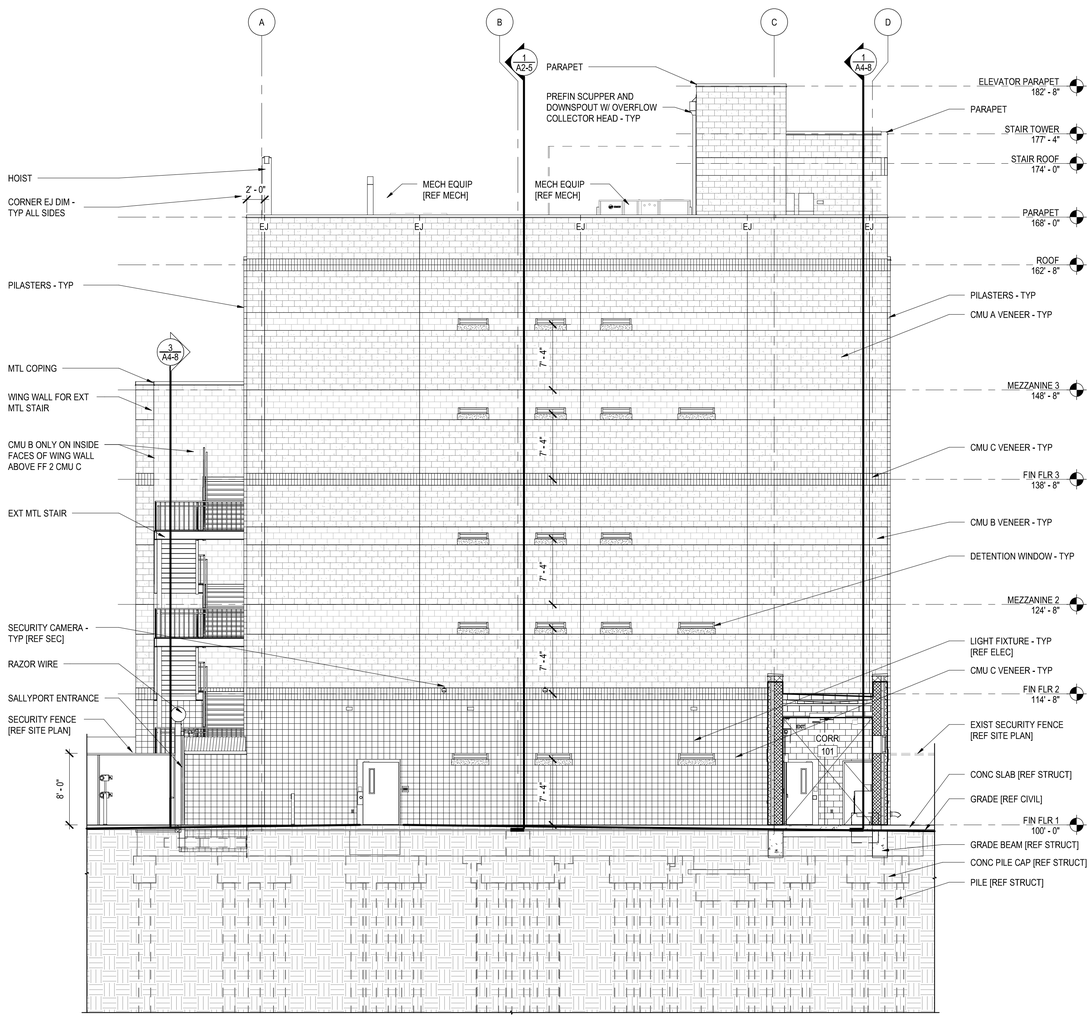
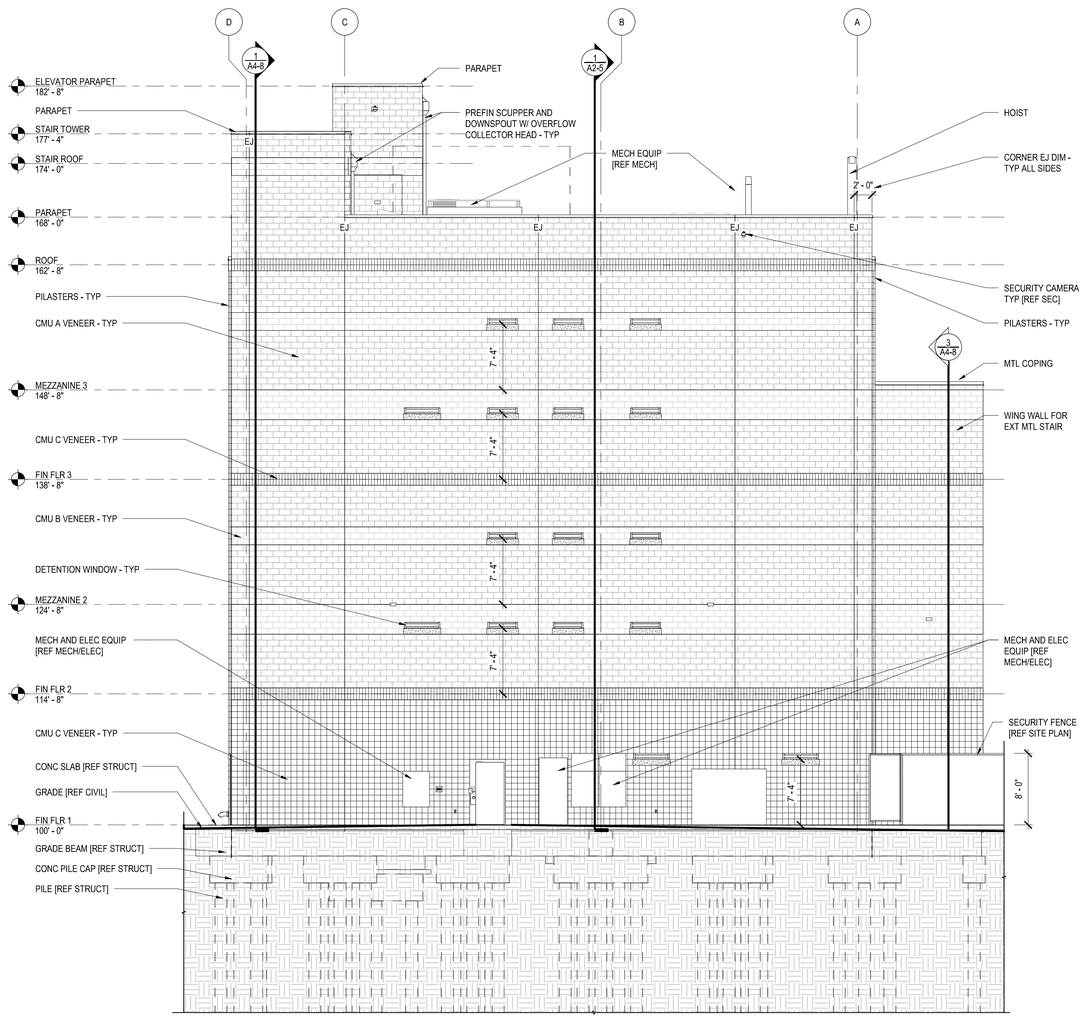
CITY PLANNER

DATE



1 A2-1 NORTH ELEVATION
1/8" = 1'-0"



2 A2-1 SOUTH ELEVATION
1/8" = 1'-0"

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MESA COUNTY DETENTION FACILITY EXPANSION

215 RICE STREET, GRAND JUNCTION CO

EXTERIOR ELEVATIONS

FOR REVIEW

STATE OF COLORADO
PETER T. HUMAN
ICENOGLE
40238
10/01/2019
LICENSED ARCHITECT

REV.	DESC.	DATE:

DATE: 9/25/2019

PROJECT #: 1846

SHEET #:

A2-1

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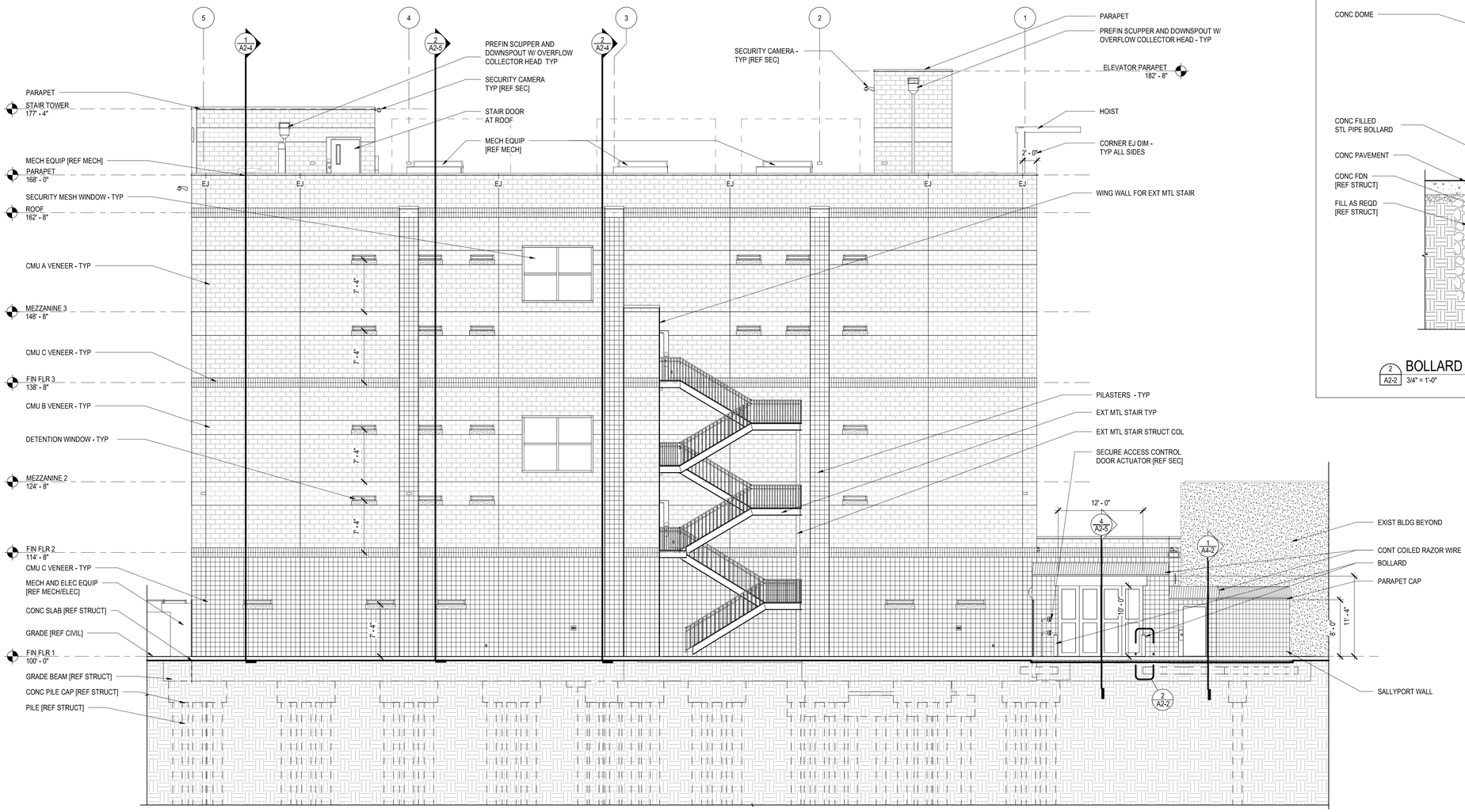
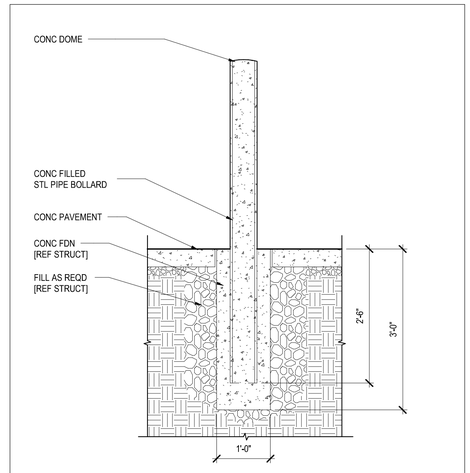
CITY PLANNER _____ DATE _____



1 A2-2 EAST ELEVATION
1/8" = 1'-0"



2 A2-2 BOLLARD DETAIL
3/4" = 1'-0"

Project Team:
Print Date: 9/23/2019 9:33:45 PM

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MESA COUNTY DETENTION FACILITY EXPANSION

215 RICE STREET, GRAND JUNCTION CO

EXTERIOR ELEVATION

FOR REVIEW

STATE OF COLORADO
PETER HUMAN
ICEHOGLE
#0a284
10/01/2019
LICENSED ARCHITECT

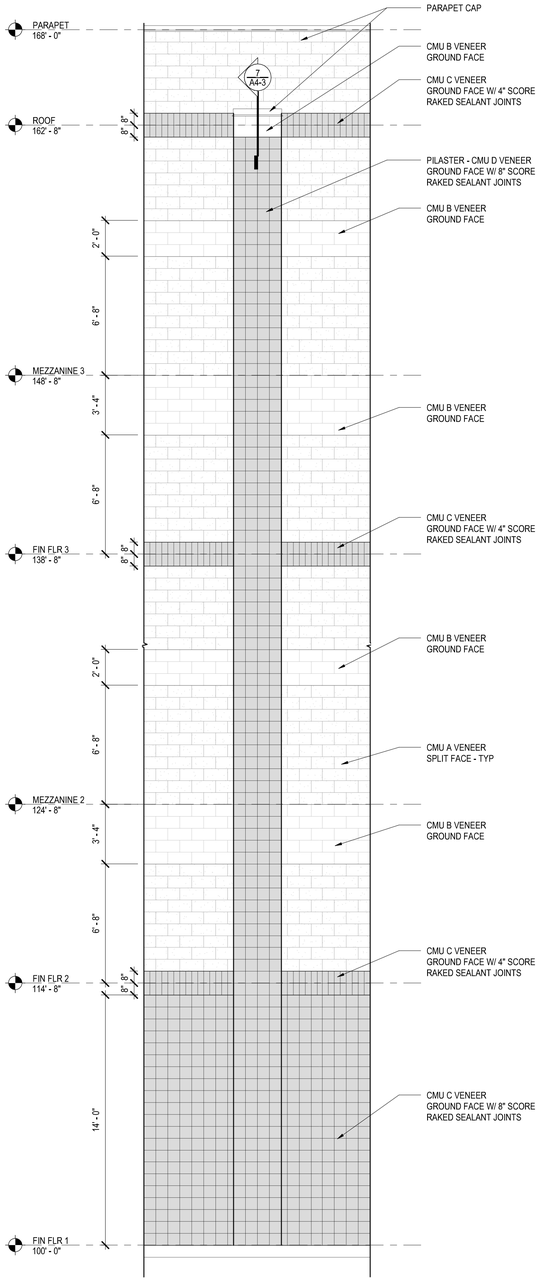
REV.	DESC.	DATE:

DATE: 9/25/2019

PROJECT #: 1846

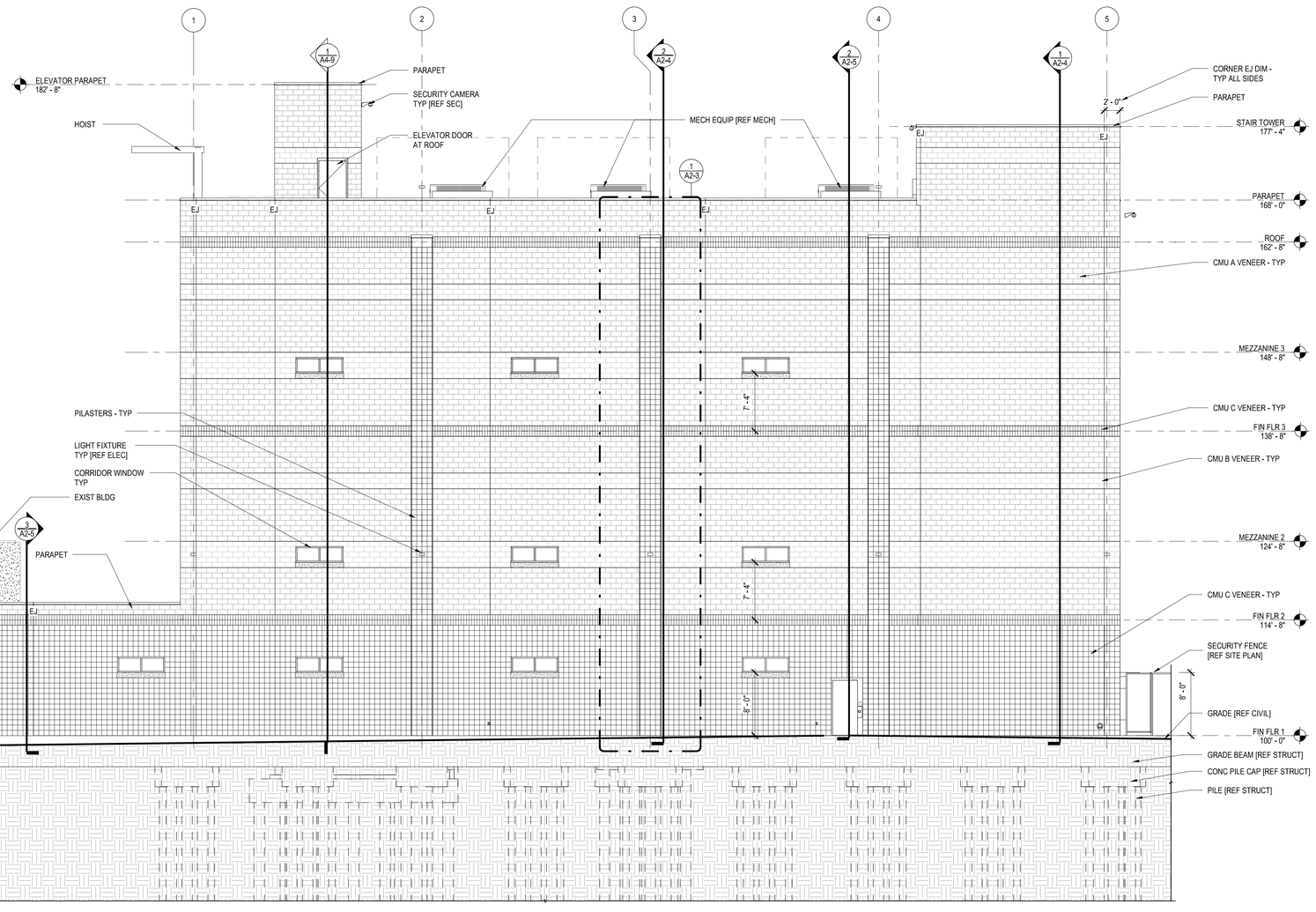
SHEET #:

A2-2



CMU VENEER COLORS: TO COMPLIMENT COLOR PALETTE OF EXISTING DETENTION FACILITY AND NEIGHBORING DISTRICT COURT

1 A2-3 CMU VENEER PATTERN - TYP
1/4" = 1'-0"



2 A2-3 WEST ELEVATION
1/8" = 1'-0"

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CITY PLANNER

DATE

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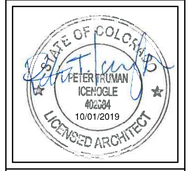
MESA COUNTY DETENTION FACILITY EXPANSION

215 RICE STREET, GRAND JUNCTION CO

EXTERIOR ELEVATION

FOR REVIEW



REV. DESC. DATE:

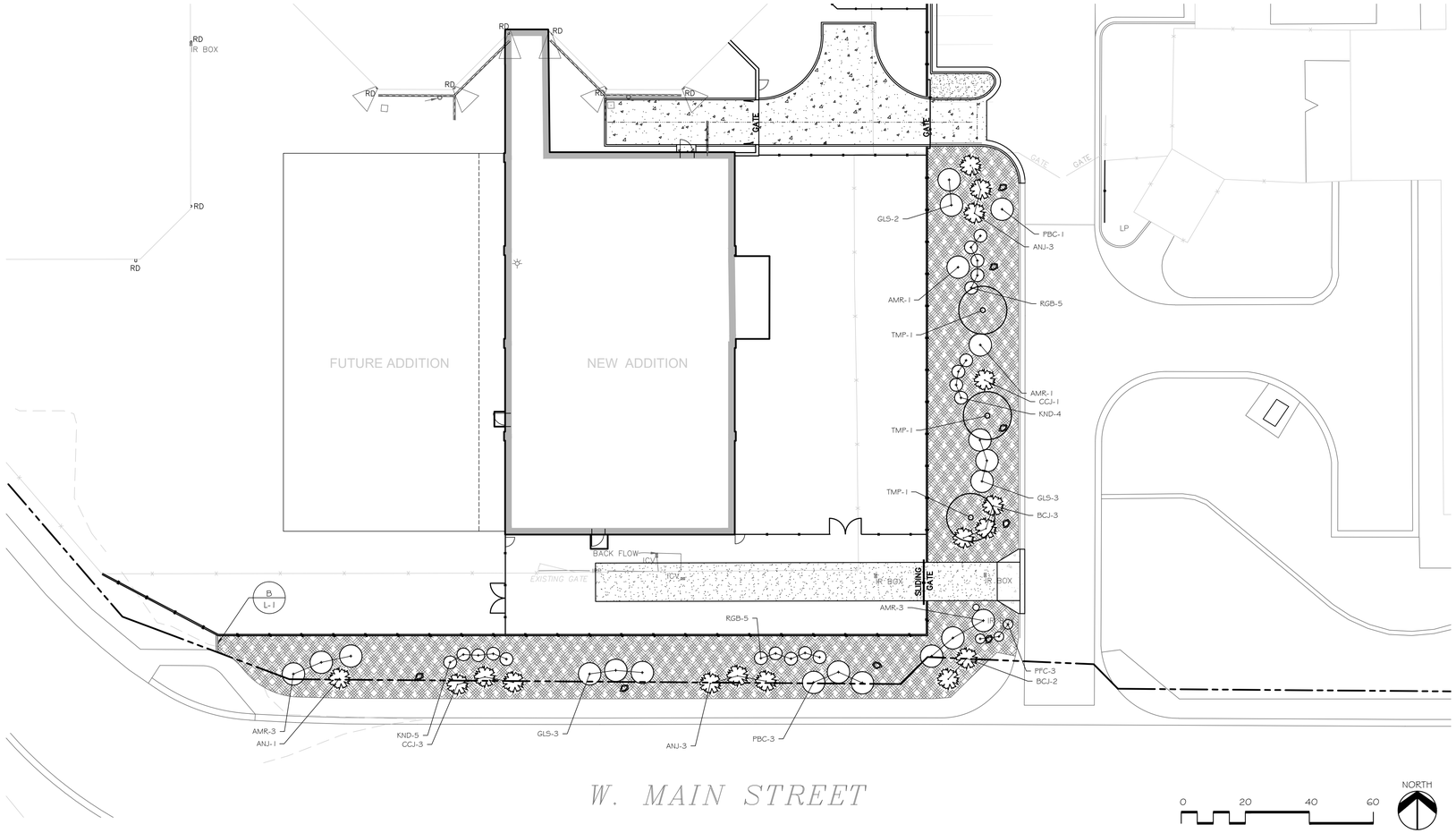
DATE: 9/25/2019

PROJECT #: 1846

SHEET #:

A2-3

Project Team:
Print Date: 9/23/2019 3:33:49 PM



0 20 40 60 NORTH

LANDSCAPE LEGEND

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

SHRUB BED WITH CONCRETE EDGER

BOULDERS

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
3	TMP	Tatarian Maple	Acer tataricum	1-1/2"	12-17'
Deciduous Shrubs					
8	AMR	Alba Meidiland Rose	Rosa hybrida 'Alba Meidiland'	2 gal	3-4'
8	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal	1.5-3'
9	KND	Double Knock Out Rose	Rosa 'Radtko	5 gal	2-3'
4	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1-2'
3	PFC	Pink Flower Carpet Rose	Rosa x Flower Carpet 'Noatraum'	5 gal	1-2'
10	RGB	Rose Glow Barberry	Berberis thunbergii 'Rose Glow'	5 gal	3-5'
Evergreen Shrubs					
7	ANJ	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1-1.5'
5	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	.5-1'
4	CCJ	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	5 gal	.5-1.5'

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

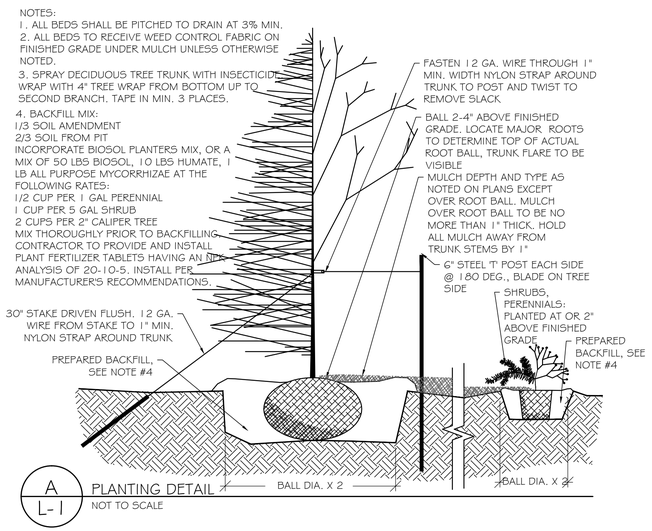
PLANTING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
3. ALL SHRUB BEDS TO RECEIVE SOIL AMENDMENT, WEED FABRIC AND 3 INCH DEPTH OF MULCH.
4. AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6".
5. SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.
6. SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
7. WEED FABRIC IS TO BE 3.5 OZ. SPINBOND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5' ON CENTER AND IN ALL CORNERS.
8. SHRUBS AND TREES ARE TO SPACED AS SCALED FROM THE PLANTING PLAN.
9. MULCH FOR SHRUB BEDS SHALL BE TAN DECOMPOSED GRANITE FINES. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
10. CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK.

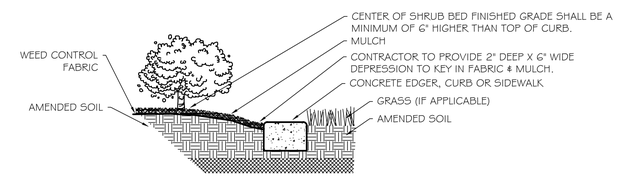
CITY OF GRAND JUNCTION NOTES:

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

EVERGREEN (OPPOSITE SIDE SAME) DECIDUOUS (OPPOSITE SIDE SAME)



A L-1 PLANTING DETAIL
NOT TO SCALE



NOTES: EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION, ALL CORNERS TO BE SQUARE. TOP OF EDGER TO BE SAME AS ADJACENT FINISHED GRADE.

B L-1 SHRUB BED DETAIL
NOT TO SCALE

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Project Management
622 Rood Avenue
Grand Junction, CO 81501
970-242-1058 office
BLYTHE GROUP + co.

DLR Group
Architecture Engineering Planning Interiors
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GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0765 F
www.ciavonne.com

MESA COUNTY DETENTION FACILITY EXPANSION

215 RICE STREET, GRAND JUNCTION CO

LANDSCAPE PLAN

FOR CONSTRUCTION

MICHAEL S. HOCH 227 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT 01/01/2008 Original Date of Licensure 10/21/19

REV.	DESC.	DATE:

DATE: 10/16/2019

PROJECT #: 1846

SHEET #: L-1

S:\Projects\2019 job numbers\1941 - Jail Expansion 2019\1941 10-14-19.dwg, 10/21/2019 8:33:57 AM

Project Team:

Print Date:

LANDSCAPE LEGEND

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

SHRUB BED WITH CONCRETE EDGER

BOULDERS

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Evergreen Trees					
3	AUS	Austrian Pine	Pinus nigra	6'	40-55'
Deciduous Shrubs					
6	DBB	Dwarf Burning Bush	Euonymus alata 'Compacta'	5 gal	3-5'
6	KDL	Korean Dwarf Lilac	Syringa meyeri 'Palibin'	5 gal	3-4'

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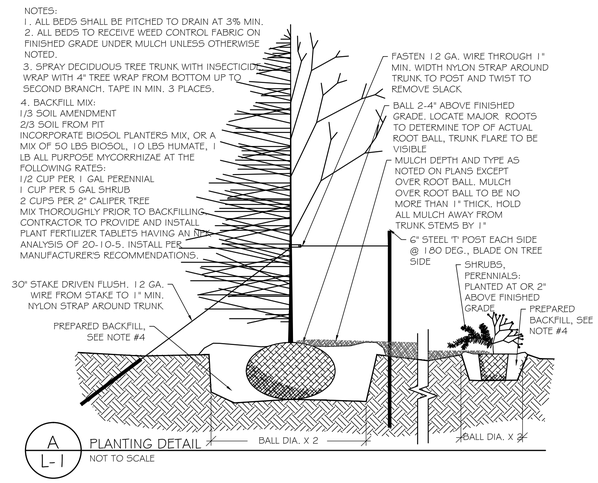
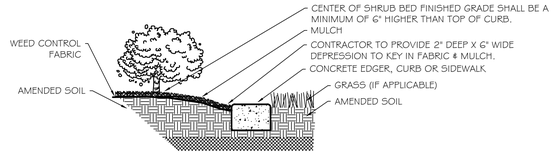


A / L-1 PLANTING DETAIL
NOT TO SCALE



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B / L-1 SHRUB BED DETAIL
NOT TO SCALE

ACCEPTANCE BLOCK

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

CITY PLANNER _____ Date _____

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Grand Junction, CO 81501
970-242-1058 office
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MESA COUNTY DETENTION FACILITY EXPANSION

215 RICE STREET, GRAND JUNCTION CO

LANDSCAPE PLAN

FOR CONSTRUCTION

MICHAEL S. HOCH 227 — 01/01/2008 Original Date of Licensure — 12-5-19 — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

REV.	DESC.	DATE:

DATE: 12/05/2019

PROJECT #: 1846

SHEET #: L-2

Project Path: S:\2019 job numbers\1941 - Jail Expansion 2019\1941 10-14-19.dwg, 12/5/2019 10:23:54 AM
Print Date:

CONSTRUCTION NOTES

1. CONTACT CITY WATER REGARDING NEW WATER SERVICE TAP, SERVICE LINE AND METER SET. WORK IN THE RIGHT OF WAY AND ANY CONCRETE AND PAVEMENT REPLACEMENT INCLUDED.
2. CONSTRUCT NEW DROP MANHOLE WITH CAST IN PLACE BASE ON EXISTING SEWER LINE ACCORDING TO CITY OF GRAND JUNCTION STANDARD DETAIL SS-04. EXTEND NEW SEWER SERVICE TO BUILDING.
3. CONSTRUCT 8" HDPE STORM DRAIN CONNECTING ROOF DRAIN DOWNSPOUTS TO EXISTING 24" RCP STORM DRAIN AS SHOWN.
4. MODIFY EXISTING STORM DRAIN INLET FOR NEW TYPE 13 GRATE AND FRAME PER CITY OF GRAND JUNCTION STANDARD DETAIL D-05
5. EXISTING WATER TAP TO BE ABANDON AT WATER MAIN.

LEGEND

EXISTING FEATURES:

- SANITARY SEWER
- WATER LINE
- STORM DRAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UTILITY POLE, LIGHT POLE
- BURRIED COMMUNICATION LINE
- UNDERGROUND COMMUNICATION (FIBER OPTIC)
- GAS LINE
- IRRIGATION LINE
- FIRE HYDRANT

PROPOSED FEATURES:

- STORM DRAIN
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATION
- UTILITY PULL BOX
- FENCE LINE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'

3 CONNECT EXISTING ROOF DRAINS INTO NEW STORM DRAIN

EXISTING BUILDING

FINISH FLOOR = 4574.3 ±

3 CONNECT EXISTING ROOF DRAINS INTO NEW STORM DRAIN

SAN MH A
RIM=4573.05
INV.=4568.60 (E)
INV.=4565.45 (NE)
INV.=4564.86 (NW)

6.5" STEEL RISER GAS CONNECTION

2.5" PVC RISER (WATER STUB?)

TOP 2.5" PVC =4570.48

TOP SAN SEWER =4570.7

GROUND ROD

STORM MH B(VAULT)
RIM=4572.89
INV.=4564.94 (24")
INV.=4564.94 (E)
INV.=4565.84 (N)
INV.=4564.80 (SW)

TOP SAN SEWER TEE=4569.86

TOP 24" RCP =4567.61

TOP 24" RCP =4568.17

INLET
RIM=4574.42
INV.=4572.25

ELECT. VAULT

STM INLET E
GRATE=4570.95
NEW GRATE=71.21
INV.=4568.65 (S)
INV.=4566.2± (E&W)

4

BOLLARD (TYP)

NEW BURIED ELECTRIC LOOP CONNECTION BETWEEN EXISTING TRANSFORMERS

FUTURE ADDITION

NEW ADDITION

2.5" PVC CONDUIT

NEW FENCE

CROSBY AVENUE

STORM MH C
GRATED COVER
RIM=4569.28
INV.=4563.88 (30"-S)

NEW BURIED ELECTRIC LOOP CONNECTION BETWEEN EXISTING TRANSFORMERS

1 DOMESTIC WATER AND FIRE LINE CONNECTIONS

SAN MH G
RIM=4570.06
INV.=4559.96

NEW FENCE

STM INLET F
FR GRATE=4569.15
INV.=4565.44 (SW)
INV.=4567.65 (NW)

EXISTING GATE

TOP SAN SEWER =4561.31

TOP FIBER OPTIC ENCASEMENT =4567.87

6" W FIRE LINE

4" DOMESTIC

BACK FLOW

XFMR

GENERATOR

6" SAN

NEW SANITARY SEWER TIE IN 2

SLIDING GATE

SAN MH D
RIM=4573.64
INV.=4561.19

IR BOX

SIGN

RIM=4572.93
INV. (E,W)=4560.77
INV. (N) DROP=4568.30

5 REMOVE WATER METER AND RETURN TO CITY OF GRAND JUNCTION FOR CREDIT

TOP STORM DRAIN =4565.59

STORM MH
RIM=4572.73
INV.=4566.48 (E)
INV.=4566.93 (N)
INV.=4565.98 (CTR)

STORM MH
RIM=4573.71
INV.=4564.46 (24")
INV.=4564.94 (S)
INV.=4567.46 (SE)

W. MAIN STREET

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

Project Team:
Print Date: 3/25/2019 1:25:15 PM

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Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

MESA COUNTY DETENTION FACILITY EXPANSION

COMPOSITE PLAN

FOR PERMIT

REV. DESC. DATE:

DATE: 11/01/2019

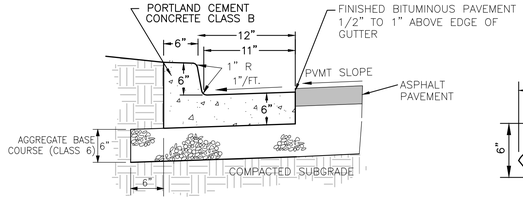
PROJECT #: 1846

SHEET #:

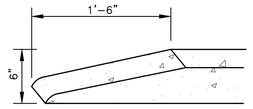
C1-2

GENERAL NOTES:

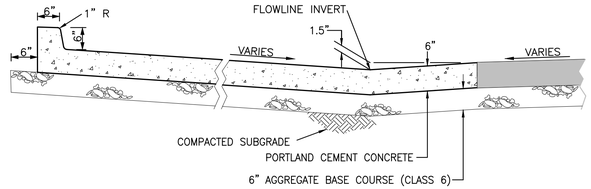
1. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS (SPECIFICATIONS, STANDARD DRAWINGS, AND EXHIBITS) UNLESS OTHERWISE NOTED HEREON.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY AND ALL TRAFFIC CONTROL NECESSARY FOR THE COMPLETION OF THE WORK. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN FOR WORK COMPLETED IN THE RIGHT-OF-WAY. CONTACT DEVELOPMENT INSPECTOR: MARK BARSLUND 970-201-1362 48 HOURS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD EXHIBITS AND SPECIFICATIONS ON SITE AT ALL TIMES.
4. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, PUBLIC AND PRIVATE, IN THE FIELD BEFORE PERFORMING ANY WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED UTILITIES REGARDING RELOCATIONS AND ADJUSTMENTS DURING CONSTRUCTION TO ACCOMPLISH THE WORK IN A TIMELY MANNER WITH MINIMUM INTERRUPTION IN SERVICE.
6. ELEVATIONS PROVIDED WHERE PROPOSED IMPROVEMENTS TIE TO EXISTING IMPROVEMENTS SHALL VERIFIED BY THE CONTRACTOR.
7. ANY ASPHALT PAVEMENT REMOVAL AND REPLACEMENT IN THE CITY RIGHT-OF-WAY SHALL BE DONE BY WHEEL CUT OR JACKHAMMER. PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
8. DUST CONTROL MEASURES MUST BE TAKEN DURING CONSTRUCTION IN ACCORDANCE WITH MUNICIPAL CODE 16-126, AND CONSTRUCTION PARKING AREAS MAINTAINED AS REQUIRED AT ZD 6.6.A.9.b.
9. CONSTRUCTION STAKING IS THE CONTRACTORS RESPONSIBILITY.
10. UNLESS OTHERWISE SPECIFIED ALL FILL AND BASE OF CUTS SHALL BE COMPACTED TO AT LEAST 95% OF ASTM-D698, WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
11. ANY EXCESS SOIL MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE IN A LEGAL MANNER.
12. ONSITE CONCRETE SIDEWALKS SHALL CONTAIN 1.5 LBS PER CUBIC YARD OF APPROVED POLYPROPYLENE FIBERS (FIBERMESH). ANY CONCRETE REMOVAL AND REPLACEMENT IN THE CITY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.



'CATCH' CURB & GUTTER
N.T.S.

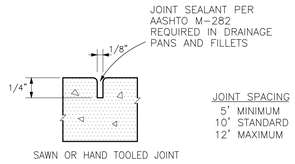


CURB TRANSITION
NTS

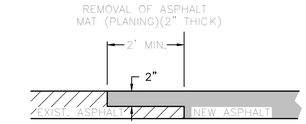


INSTALL AND SEAL CONTROL JOINTS EVERY 10'.

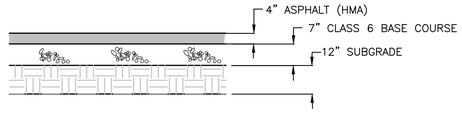
CONCRETE SALLY PORT AREA PAVING DETAIL
N.T.S.



CONTRACTION JOINT DETAIL
NTS



PAVEMENT TIE IN DETAIL
N.T.S.

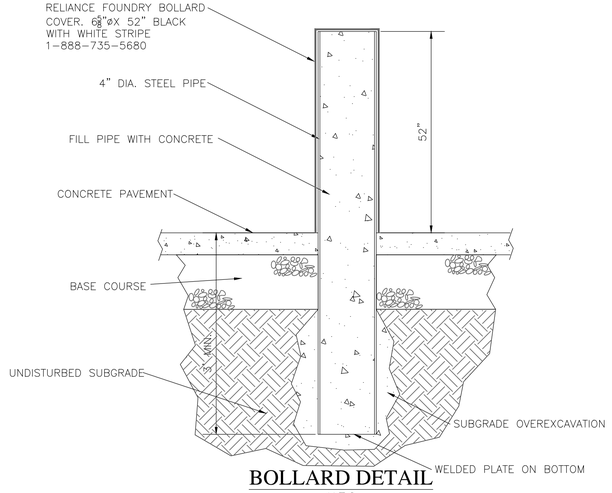


AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-180 WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

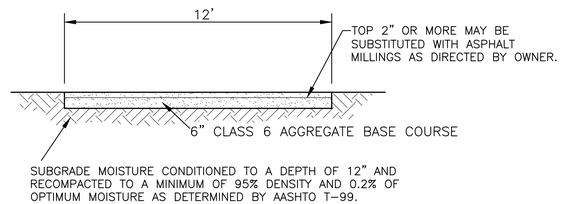
SCARIFY, ADJUST MOISTURE, AND RECOMPACT 12" SUBGRADE TO AT LEAST 95% OF AASHTO T-99 BETWEEN 2% BELOW TO 2% ABOVE THE OPTIMUM MOISTURE CONTENT.

REFER TO GEOTECHNICAL REPORT BY HUDDLESTON BERRY ENGINEERING AND TESTING (#00580-0062) DATED 3/12/19 OR LATEST ADDENDUM FOR COMPLETE PAVEMENT RECOMMENDATIONS.

PARKING AREA PAVEMENT SECTION
N.T.S.



BOLLARD DETAIL
N.T.S.



GRAVEL DRIVEWAY SECTION
NTS

ACCEPTANCE BLOCK

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

BG+ co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

DLR Group
Architecture Engineering Planning Interiors
Architecture Engineering Planning Interiors
© DLR Group

RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

MESA COUNTY DETENTION FACILITY EXPANSION

CIVIL DETAILS

FOR PERMIT

RICHARD REECE SCHULTZ 31748 REGISTERED PROFESSIONAL ENGINEER

REV.	DESC.	DATE:

DATE: 11/01/2019

PROJECT #: 1846

SHEET #:

C2-2

Project Team:
Print Date: 3/25/2019 1:28:55 PM

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer 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: 3/07/19

Project Name: Mesa County Detention Facility Expansion

Project Street Address: 215 Rice Street

Assessor's Tax Parcel Number: 2945-154-32-003

Project Owner Name: Mesa County

City or County project file #: _____

Name of Water Purveyor: City of Grand Junction

Applicant Name/Phone Number: Kent Shaffer / 970-243-8300

Applicant E-mail: kent@rcegj.com

1. If the project includes one or more one or two-family dwelling(s):
   a. The maximum fire area (see notes below) for each one or two family dwelling will be _____ 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:
      26,900 sf, Type IIA
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
   2,500 gpm

Comments: _____

Note:

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 Code[3] sets minimum fire flows for all structures. In general, at least 1000 g.p.m. 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 Packet[4]. 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:
6" PVC Hyd # D2-252-009 2285 gpm
Hyd # D2-252-010 3308 gpm Hyd # D2-252-012 3264 gpm

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be use 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 fire flow: Average flow 2952 gpm @ 20 PSI

[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 g.p.m. @ 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:

Ron Key Water Service Supervisor Date: 3-12-19

Contact phone/E-mail of Water Supplier: 970-244-1572 ronk@gjcity.org

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[5] 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 drinking 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 N 5th St, Grand Junction, CO 81501; County – PO 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.

FINISH FLOOR = 4574.3 ±

FUTURE EXPANSION

NEW BUILDING

HORIZONTAL SCALE: 1" = 10'

~GRAVEL~ ~GRASS~ GATE BOLLARD (TYP) SIGN LP SD RD

Project Team:

Print Date: 3/5/2019 1:28:55 PM

BG+ co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

DLR Group
Architecture Engineering Planning Interiors
Architecture Engineering Planning Interiors
© DLR Group

RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

MESA COUNTY DETENTION FACILITY EXPANSION

GRADING PLAN

SITE PLAN REVIEW

REV.	DESC.	DATE:

DATE: 08/05/2019

PROJECT #: 1846

SHEET #:

C2-1

CITY OF Grand Junction COLORADO
PUBLIC WORKS

Industrial Pretreatment Division
Persigo Wastewater Plant
2145 River Road
Grand Junction, CO 81505
970-256-4180

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: Mesa County Detention Facility

Facility Location: 215 Rice Street

Mailing Address: 2785 HWY 50, Grand Junction, CO 81503

Facility Owner: Greg Linza (Name) | SAME (Title) | SAME (Phone #)

Facility Contact: Greg Linza (Name) | Facilities Director (Title) | 970-244-3232 (Phone #)

e-mail address: greg.linza@mesacounty.us

Contractor Contact: _____ (Name) | _____ (Phone #) | _____ (e-mail)

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

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

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
	X	Is this facility an office or retail store?
	X	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.*)

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

Yes	No	Food Service
	X	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?
	X	Does this facility have a commercial kitchen?

Yes	No	Vehicle/Equipment
	X	Does this facility service or clean any vehicles or equipment (ex: engines, parts, valves)?
	X	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
X		Does this facility provide medical services? MINIMAL
X		Does this facility provide dental services? MINIMAL
		Does this facility operate a laboratory?

Yes	No	Recreational Vehicle Dump Station
	X	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: GREG LINZA, FACILITIES DIRECTOR

Signature: _____ **Date:** 7-25-19

LOT NO.2:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION RECORDED IN PLAT BOOK 1 PAGE 22 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, CARPENTER'S SUBDIVISION NO 2 RECORDED IN PLAT BOOK 1, PAGE 14 IN SAID OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND THE LITTLE BOOK CLIFF R R YARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A POINT 20 00 FEET EAST OF THE WESTERLY SIDELINE OF SPRUCE STREET AND 20 00 FEET SOUTH OF THE NORTHERLY SIDELINE OF WHITE AVENUE, A CROSS CUT IN CONCRETE INSIDE A SURVEY MONUMENT BOX IN PLACE, THENCE S 00°00'29" E A DISTANCE OF 60 00 FEET, THENCE N 89 58'00" W A DISTANCE OF 20 00 FEET TO THE NORTHEAST CORNER OF BLOCK 4 OF SAID MOBLEY'S FIRST SUBDIVISION THE TRUE POINT OF BEGINNING, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS N 47 43'20" E A DISTANCE OF 553 80 FEET, THENCE S 00°00'29" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 270 34 FEET, THENCE S 00°00'59" W CONTINUING ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 351 23 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 OF SAID MOBLEY'S FIRST SUBDIVISION, THENCE N 89 58'41" W ALONG THE NORTHERLY SIDELINE OF MAIN STREET A DISTANCE OF 570 15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE, THENCE N 40°46'24" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE A DISTANCE OF 685 18 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 340, THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 340 THE FOLLOWING 4 COURSES
N 63 23'07" E A DISTANCE OF 500 03 FEET, THENCE
N 00°01'00" W A DISTANCE OF 27 96 FEET, THENCE
N 63 23'07" E A DISTANCE OF 164 42 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO RIGHT HAVING A RADIUS OF 1198 30 FEET , A LONG CHORD WHICH BEARS N 67 28'44" E A DISTANCE OF 171 08 FEET, AN ARC DISTANCE OF 171 23 FEET, THENCE S 10°50'47" E ALONG A RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN SAID OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO A DISTANCE OF 89 58 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO THE FOLLOWING 2 COURSES
S 00 01'00" E A DISTANCE OF 187 50 FEET, THENCE
N 89°59'00" E A DISTANCE OF 30 00 FEET TO A POINT ON THE WESTERLY SIDELINE OF RICE STREET, THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF RICE STREET A DISTANCE OF 13 10 FEET TO A POINT ON THE SAID SOUTHERLY SIDELINE OF WHITE AVENUE, THENCE S 89°58'00" E ALONG SAID SOUTHERLY SIDELINE OF WHITE AVENUE A DISTANCE OF 218 69 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 13 6201 ACRES MORE OR LESS

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE MESA COUNTY JUSTICE CENTER, A SUBDIVISION OF PART OF SAID CITY OF GRAND JUNCTION, MESA COUNTY COLORADO

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Mesa County ("Entity") is the owner of the following property:

(b) 215 Rice Sreet

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) Facility Director 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) _____

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

(e) N/A

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: Peter M Baier

Printed name of person signing: Peter M. Baier

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 29th day of July, 2019

by Peter M. Baier

Witness my hand and seal.

My Notary Commission expires on December 8, 2020

PAM A HAWKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084041867
MY COMMISSION EXPIRES DECEMBER 8, 2020

Pam A. Hawkins
Notary Public Signature

Instructions

An ownership statement must be provided for each and every owner of the property.

(a) Insert complete name of owner as it appears on deed by which it took title. If true naem differs form that on the deed, please provide explanation by separate document

(b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.

(c) Insert title/capacity within the Entity of person who is signing.

(d) Insert the type of development application request that has been made. Include all pending applications affecting the property.

(e) Insert name of all other owners, if applicable.

(f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.

(g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

BOOK 1810 PAGE 216

1554809 03:22 PM 12/22/90
MESA CO.CLK & REC Mesa County CO
DOC EXEMPT

MESA BEVERAGE COMPANY, A COLORADO CORPORATION, FORMERLY KNOWN AS WESTERN SLOPES BEVERAGE COMPANY DBA PEPSI-COLA BOTTLING COMPANY OF GRAND JUNCTION,

whose address is RT 35, SUMMERS, NY 10589

County of NEW YORK and State of

for the consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars,

in hand paid, hereby sell(s) and convey(s) to COUNTY OF MESA

~~P.O. BOX 20000-5001~~ GRAND JUNCTION, CO COLORADO, whose address is

County of MESA and State of ~~Colorado~~, the following real property situate in the County of MESA and State of Colorado, to-wit:

Lots 1 through 8, both inclusive and Lots 12 through 16, both inclusive, and the East 7 1/2 feet of Lot 11 in Block 1 of Richard D. Mobley's First Subdivision, AND BEGINNING 25 feet East of the Southwest corner of Lot 9 in Block 1 of Richard D. Mobley's First Subdivision, thence North to a point 78 feet South of the North line of said Block 1, thence East to a point 7 1/2 feet West of the East line of Lot 11, in Block 1 of said Subdivision, thence South to the South line of said Lot 11, thence West to the Point of Beginning, TOGETHER WITH vacated alley adjacent to said Lots as set forth in Ordinance #1431 recorded July 21, 1972 in Book 980 at Page 265, EXCEPT that portion of Lot 12 deeded to the City of Grand Junction by instrument recorded August 29, 1938 in Book 345 at Page 450,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

NOTATION:
$260,000.00 cash paid

Mark S. Eckert 10/19/90
Mark S. Eckert Date

Property address: 315 NORTH SPRUCE, GRAND JUNCTION, CO 81505

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1990 taxes due and payable in 1991 and all subsequent taxes and assessments.

Signed this 19th day of OCTOBER, 19 90

Janice E. Montle
MESA BEVERAGE COMPANY, A COLORADO CORPORATION
FORMERLY KNOWN AS WESTERN SLOPES BEVERAGE
COMPANY DBA PEPSI-COLA BOTTLING COMPANY
OF GRAND JUNCTION BY: JANICE E. MONTLE,
V.P. OF FINANCE

MESA BEVERAGE CORPORATION NEW YORK

NEW YORK
STATE OF ~~COLORADO~~
County of Westchester } ss

The foregoing instrument was acknowledged before me this 19th day of OCTOBER 19 90. by MESA BEVERAGE COMPANY, A COLORADO CORPORATION, FORMERLY KNOWN AS WESTERN SLOPES BEVERAGE COMPANY DBA PEPSI-COLA BOTTLING COMPANY OF GRAND JUNCTION BY: JANICE E. MONTLE, V.P. OF FINANCE.

My commission expires 6/30/92, 19
Witness my hand and official seal.

Cynthia M. Poggiogalle
Notary Public

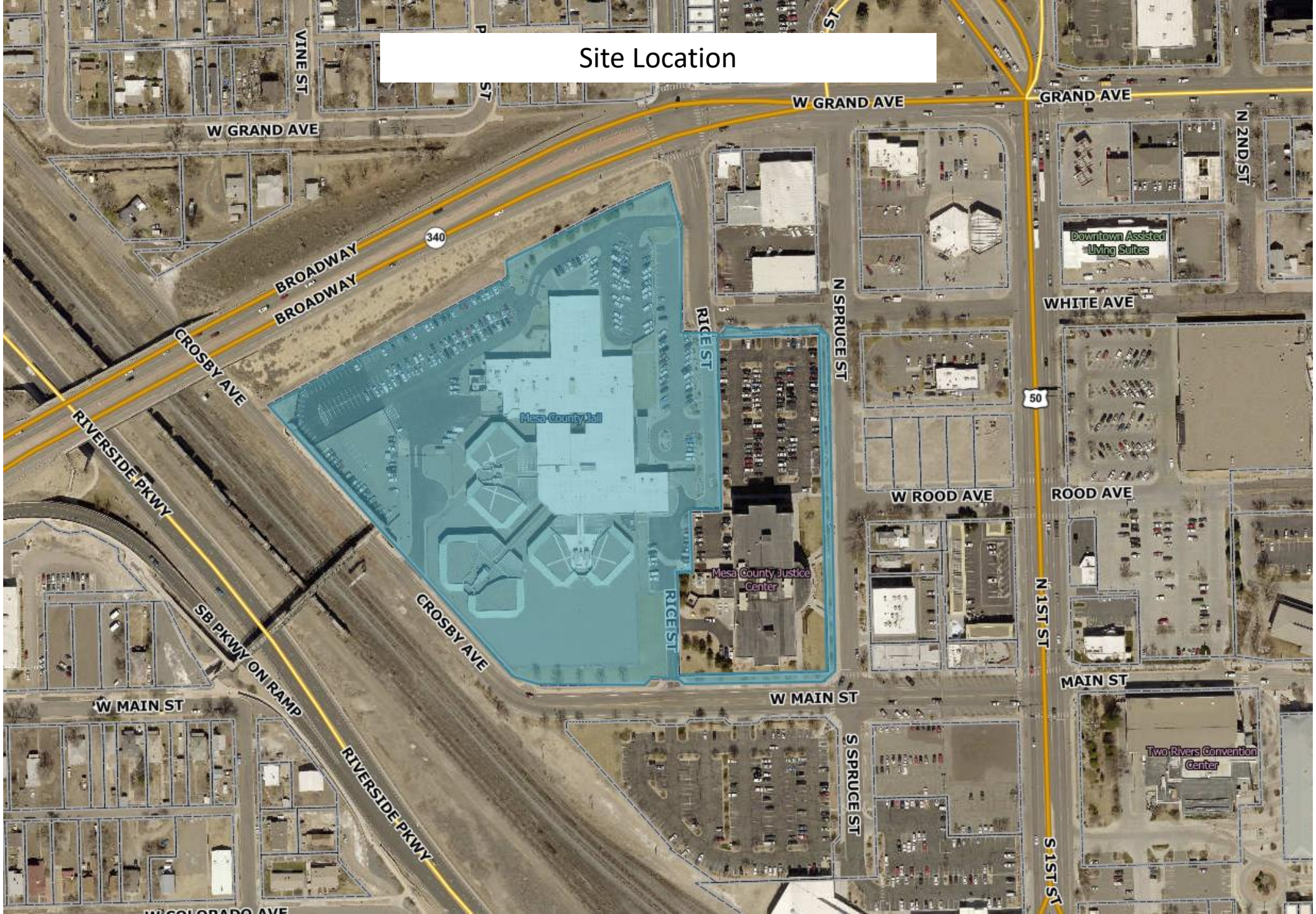
CYNTHIA M. POGGIOGALLE
Notary Public, State of New York
No. 4823113
Qualified in Dutchess County
Commission Expires June 30, 19 92

Statutory Deed with warranties—joint ~~Qualified in Dutchess County~~ Colorado Revised Statutes 1953, as amended

*If joint tenancy is not desired, strike the phrase between the asterisks.

90-9-145

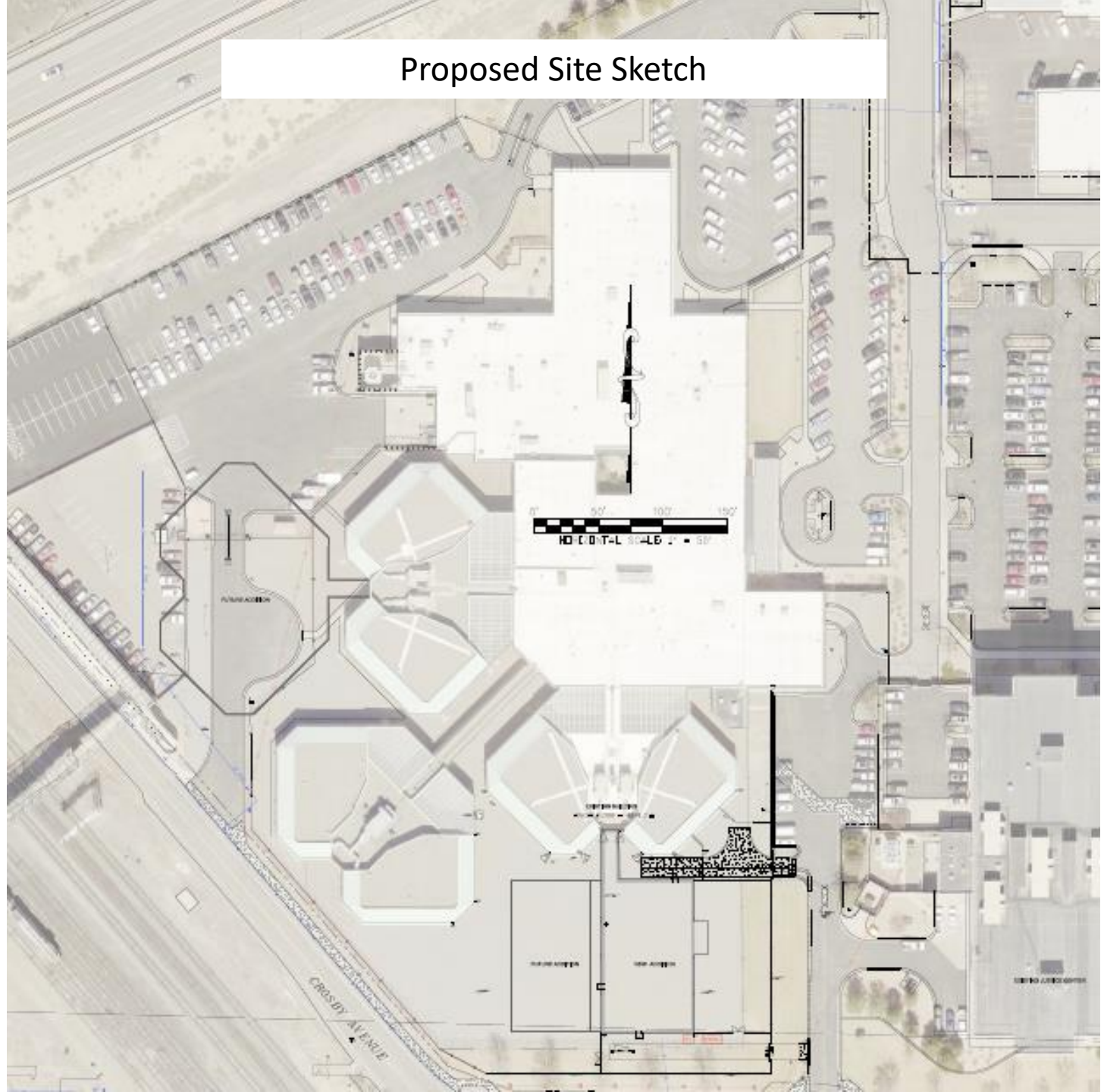
Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501


Site Location
W GRAND AVE
GRAND AVE
VINE ST
N 2ND ST
BROADWAY
340
CROSBY AVE
RIVERSIDE PKWY
Mesa County Jail
RICE ST
N SPRUCE ST
Downtown Assisted Living Suites
WHITE AVE
50
W ROOD AVE
ROOD AVE
Mesa County Justice Center
N 1ST ST
MAIN ST
W MAIN ST
SB PKWY ON RAMP
S SPRUCE ST
Two Rivers Convention Center
S 1ST ST

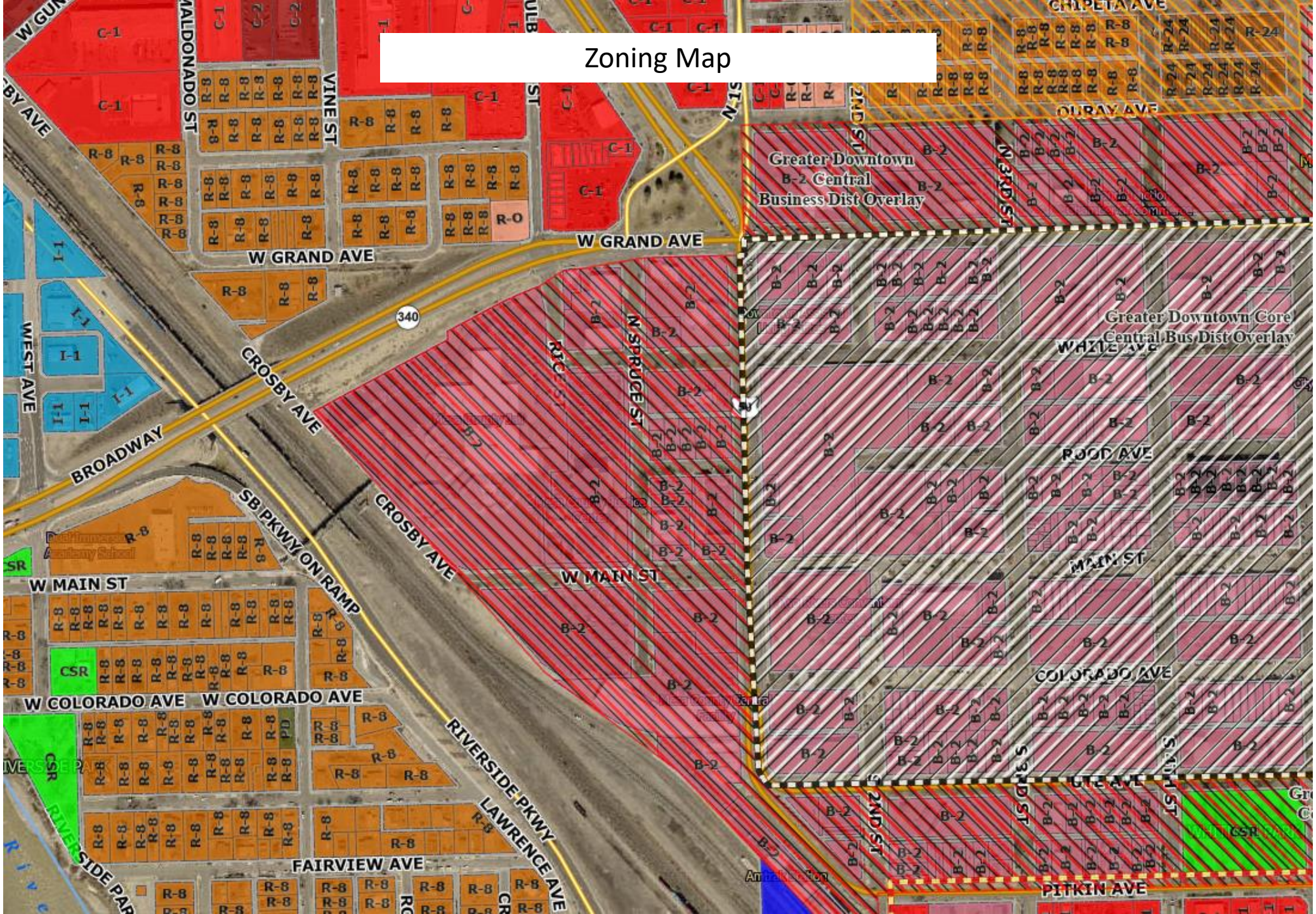
2018 Aerial
BROADWAY
BROADWAY
340
RICE ST
N SPRUCE ST
Mesa County Jail
Mesa County Justice Center
RICE ST
CROSBY AVE
W MAIN ST
W ROOD

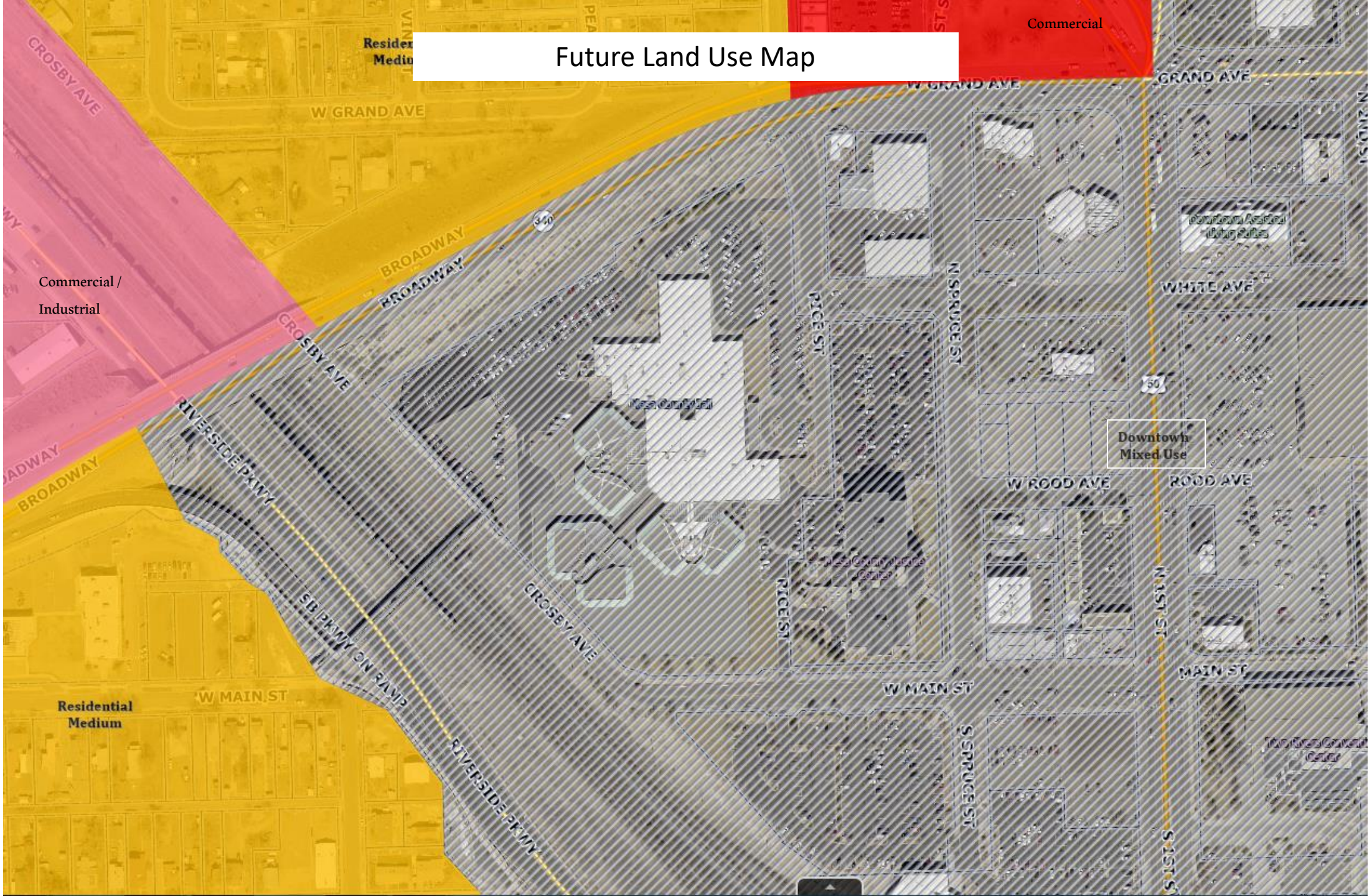
2018 Aerial – Areas of Expansion

Proposed Site Sketch



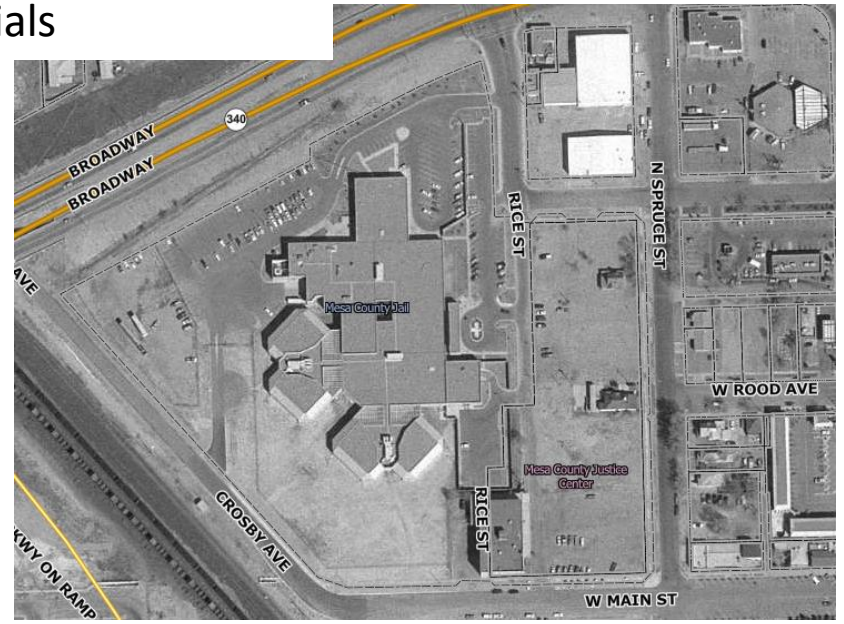
Zoning Map


W GRAND AVE
CROSBY AVE
BROADWAY
W MAIN ST
W COLORADO AVE
FAIRVIEW AVE
RIVERSIDE PKWY
LAWRENCE AVE
SB PKWY ON RAMP
VINE ST
WEST AVE
N SPRUCE ST
N 3RD ST
2ND ST
MAIN ST
COLORADO AVE
OURAY AVE
PITKIN AVE
Greater Downtown B-2 Central Business Dist Overlay
Greater Downtown Core Central Bus Dist Overlay
C-1
R-8
R-O
I-1
B-2
CSR
PD
340


Future Land Use Map
Commercial
Commercial /
Industrial
Residential
Medium
Downtown
Mixed Use
W GRAND AVE
GRAND AVE
BROADWAY
CROSBY AVE
RIVERSIDE PKWY
SB PKWY ON RAMP
W MAIN ST
MAIN ST
WHITE AVE
W ROOD AVE
ROOD AVE
N SPRUCE ST
S SPRUCE ST
RICE ST
N 1ST ST
S 1ST ST
340
50

Historical Aerials

1977



1994

2008

2019

Shadow Model - Proposed Pod

Path: G:\GIS\DEPARTMENT\PLANNING\Project Files\Mesa County Jail Pod Expansion\Pod3DProcessingFolder\PodOnlyModeling\PodOnlyModeling.aprx

Shadows were modeled using ArcGIS pro sun shadow frequency tool for one calendar year.
This model was run showing shadows for all 3D buildings shown in the map.

Shadow Model - Proposed Pod

Shadows were modeled using ArcGIS pro sun shadow frequency tool for one calendar year.
This model was run showing shadows for only the new proposed pod to isolate its effect on the surrounding area.

Previous Conditions and Approvals

Mesa County Detention Facility

CUP-2019-573

215 Rice St.

RESOLUTION NO. 58-90

GRANTING A SPECIAL USE PERMIT
TO THE COUNTY OF MESA, COLORADO,
FOR A DETENTION FACILITY AND SHERIFF'S OFFICE SITE
AT APPROXIMATELY 215 RICE STREET,
CITY OF GRAND JUNCTION, COLORADO

WHEREAS, the County of Mesa, Colorado, sought a special use permit for construction of a jail and sheriff's office facilities on approximately 10.5 acres of land in a public zone (PZ) at approximately 215 Rice Street, City of Grand Junction, Colorado, as described on Exhibit A attached hereto; and,

WHEREAS, a hearing was held on the requested special use permit on August 15, 1990, continued until August 29, 1990; and,

WHEREAS, the applicant, County of Mesa, Colorado presented evidence and testimony in support of its request for a special use permit; and,

WHEREAS, there was full opportunity for public expression of opposition, support, or general concerns regarding the requested special use permit;

NOW, THEREFORE, HAVING REVIEWED THE EVIDENCE AND TESTIMONY BEFORE IT, THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, HEREBY FINDS AS FOLLOWS:

1. Public Notice of the hearing on the special use permit on August 15, 1990, continued until August 29, 1990, was properly given.

2. The requested special use permit was presented to and reviewed by the Grand Junction Planning Commission at a hearing before said Commission on August 7th, 1990. The requested special use permit was fully discussed before the Planning Commission and public comment was requested. No public comments were offered. At the close of the hearing the Planning Commission forwarded the request for special use permit to the City Council with a recommendation of approval, subject to the following:

A. Those requirements identified on the Review Sheets Summary comments.

B. The impoundment area to be striped like a regular parking lot.

C. The revised site plan to be recorded prior to issuance of the building permit.

3. The record before the Council consists of the following:

A. The record and decision of the Grand Junction Planning Commission.

B. The entire Planning Department file concerning the requested special use permit.

C. Three (3) exhibits submitted by the applicant at the hearing, as follows:

(1) Exhibit 1 being a drawing of the pavement area of the site outlining all interior roadways, parking lots, and the impound lot.

(2) Exhibit 2 being the landscape drawing for the project also designating the locations of three housing pods for future build-out on the project.

(3) Exhibit 3 being a drawing demonstrating what the project will look like on the outside.

D. Not entered in the record but used for discussion were mock-up models of the proposed sheriff's office and jail facility.

4. The record before the City Council is complete and is sufficient to allow and support the decision hereafter set forth.

5. Public comment was solicited by the City Council. The Council notes that there were no opponents, letters or counter-petitions regarding the requested special use permit.

6. The following additional items and conditions were agreed to by Mesa County and are made conditions and requirements of this permit:

A. The impound lot will be striped like a regular parking lot.

B. Regarding the intersection of Rice Street and Highway 340, specifically the requirement for signalization and raised medians, Mesa County shall pay the City of Grand Junction $36,600 by November 1, 1990 toward those improvements. Additionally, as a part of its project, Mesa County shall realign Rice Street to line up with Mulberry Street on the north side of Highway 340. The County shall additionally dedicate ten (10) feet of right-of-way on the west side of Rice Street from White Avenue north to Highway 340 and shall make half-street improvements to Rice Street from White Avenue north to Highway 340. The County shall have no further obligation, either monetary or through improvements, with regard to the Rice Street and Highway 340 intersection as a part of this permit.

C. Regarding Rice Street south from White Avenue to the north side of Main Street, it is understood that the County will propose the vacation of Rice Street from White Avenue south to the north side of Main Street. In the event vacation is requested and granted, the County shall hold the City harmless from any claims for damages to the remainder of other eminent domain damages which are alleged by any property owner as a result of the vacation.

D. With regard to improvement on Rice Street south of White Avenue to the north side of Main Street, said improvements must be made by December 31, 1996, unless Rice Street is vacated as contemplated above, in which case improvements will not be required since the vacated Rice Street will become a portion of the lands to be developed by the County.

E. Regarding Crosby Avenue, it is agreed that the County will either dedicate or convey to the City of Grand Junction all ownership rights which the County has or claims in that roadway generally known as Crosby Avenue; the legal description is shown on Exhibit 1. It is agreed that the County will accomplish full street improvements to Crosby Avenue to collector standards, including a sidewalk on one side, from a point beginning at the south property line and the northeast corner of Main Street to a point north of the proposed service entrance for the jailsite or to a point half-way between the north property line and south property line, whichever distance is greater. Said improvements shall be tied in to the existing curb, gutters and asphalt of West Main and shall be accomplished by the County by December 31, 1992. The sidewalk shall be on the west side of Crosby.

F. Until December 31, 1992, Crosby Avenue may be closed from time to time by the County as requirements of construction dictate. Signs will be placed warning users of the street of the time frame during which closure may be accomplished. In the event the Council determines that such closure(s) are significantly imparting users, the Council may require the County to implement alternate methods such as flagging and traffic control.

G. Regarding landscaping on the project, the County shall plant and maintain a reasonable number of trees as long as no security hazards for the detention facility are presented. Details of such landscaping are to be worked out with the City Planning staff on or before the issue of the Certificate of Occupancy. In the event such details are not agreed upon, the Council shall make such requirements as are reasonable.

7. This special use permit is issued subject to the review agency comments as set forth and summarized on the Review Sheet Summary contained in the files of the Planning Department as agreed to, modified, or disputed in the August 6, 1990, response to such comments from Roy Anderson, Project Manager, to Karl Metzner, Planning Department.

8. Approval of the requested special use permit is in the best interests of the health and welfare of the citizens of the City of Grand Junction and Mesa County, Colorado.

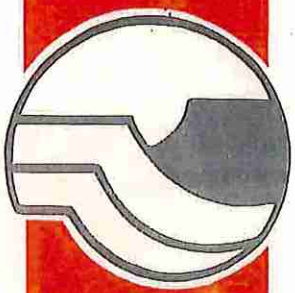
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT A SPECIAL USE PERMIT IS HEREBY GRANTED TO THE COUNTY OF MESA, COLORADO, FOR A JAILSITE AT APPROXIMATELY 215 RICE STREET, CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO THE LAND USE ORDINANCES OF THE CITY OF GRAND JUNCTION AND SUBJECT TO THE AGREEMENTS AND REQUIREMENTS SET FORTH IN PARAGRAPHS 6 AND 7 OF THE FINDINGS IMMEDIATELY ABOVE.

PASSED AND ADOPTED THIS 19 DAY OF September, 1990.

William E. McCurry
City Council President

ATTEST:

Theresa A. Martinez
Deputy City Clerk



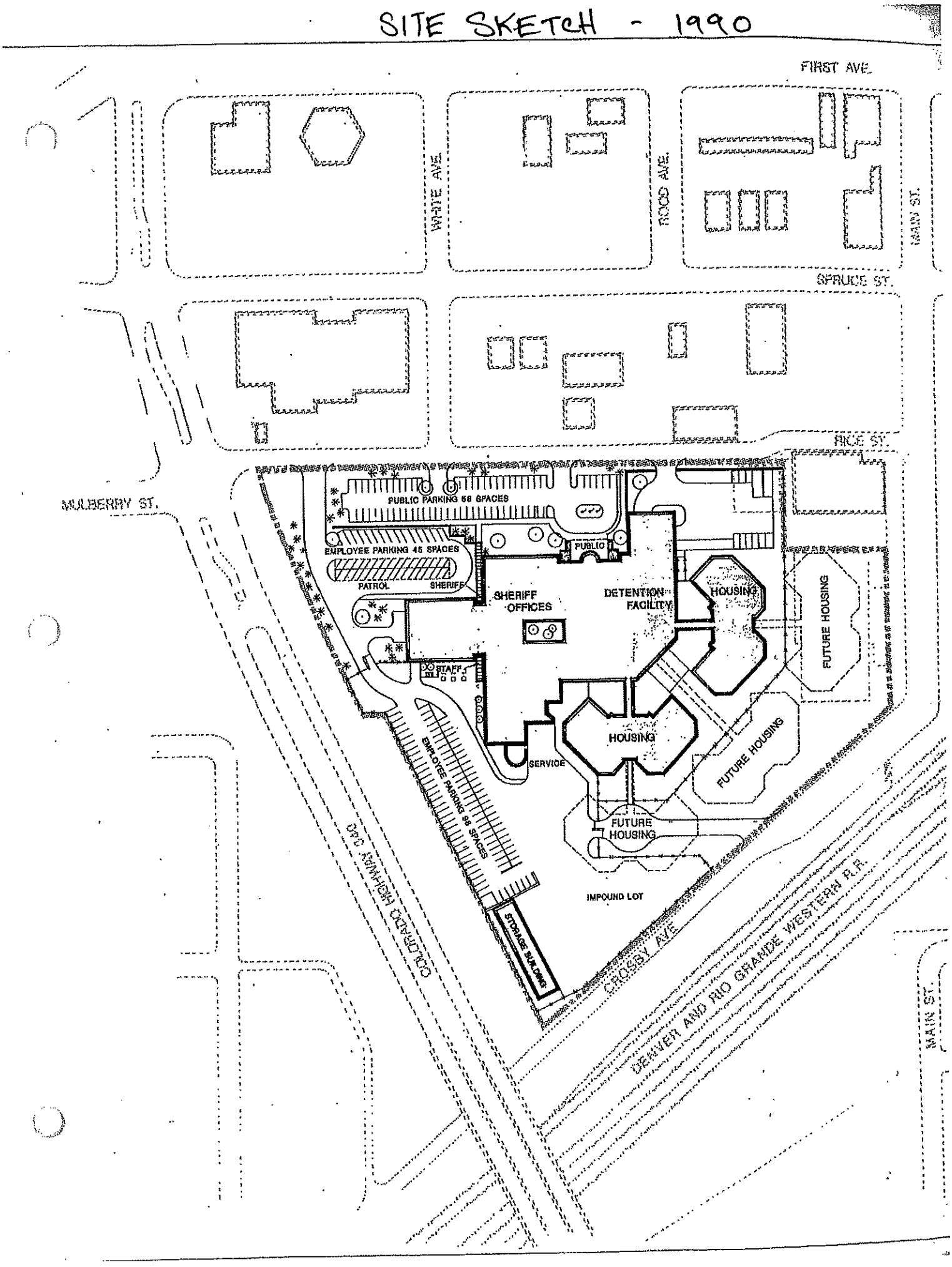
Master Plan and Schematic Design Report

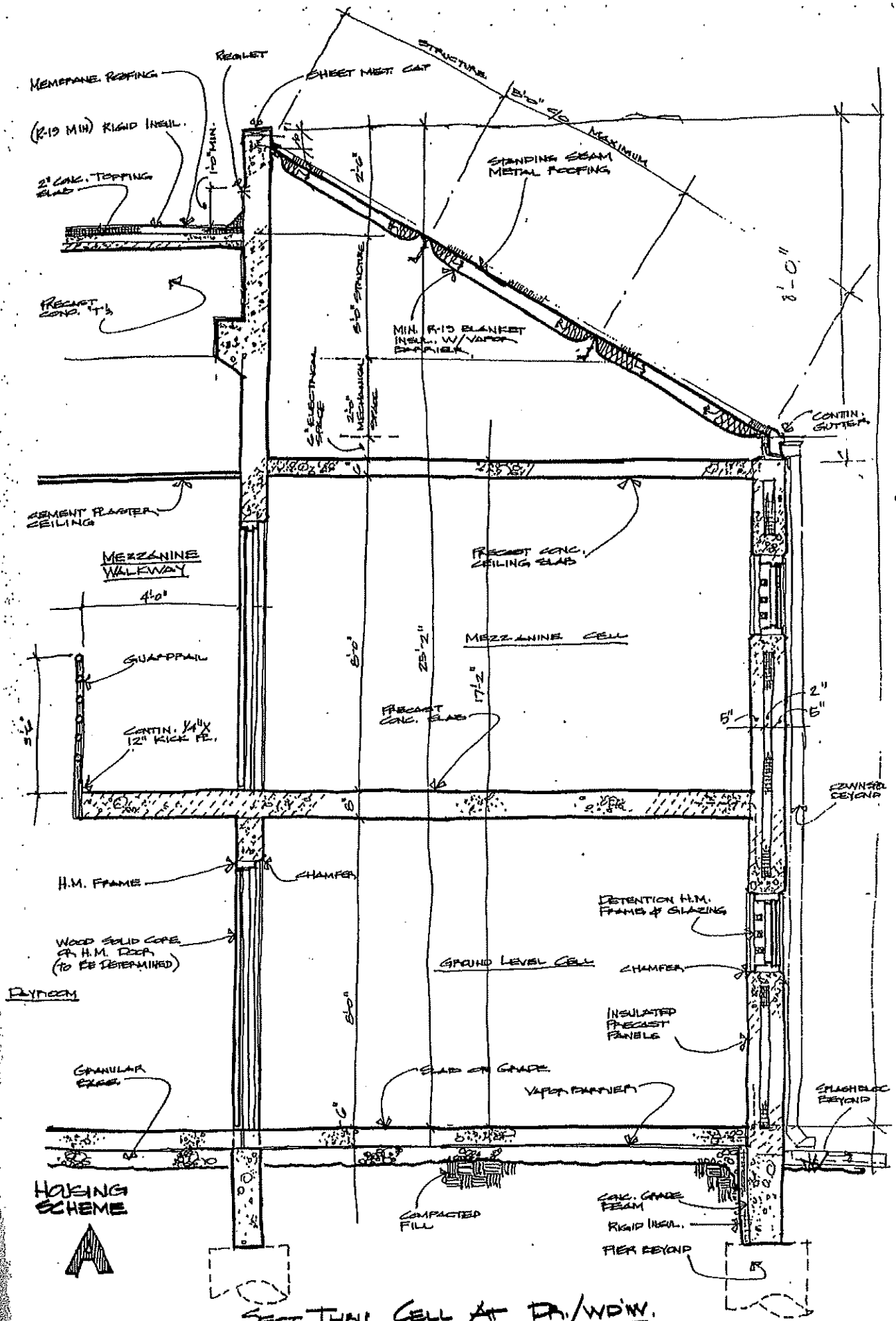
Mesa County Justice Center
Grand Junction, Colorado

HDR

Henningson, Durham
& Richardson, Inc.

SITE SKETCH - 1990





SECT. THRU CELL AT DR./WD'W.
(PRECAST WALLS, PRECAST MEZZ. SLAB & CEILING)

MASTER PLAN CONSIDERATIONS

Siting and Orientation of Buildings

The site for the proposed Detention Facility and Sheriff's Department is an irregularly shaped 10.31 acre parcel at the western edge of downtown Grand Junction. This industrially zoned property, situated adjacent to tracks for the Denver and Rio Grande Western Railroad, contains several existing buildings. Some of the existing structures are currently being removed, others are planned to remain for the short term.

The subsurface soils at some locations on the property are potentially unacceptable for construction in their current state. An initial soils study identified coal and rubbish deposits near the northwest corner of the site. Areas of free standing, subsurface water conditions have also been located.

Avoidance of these potentially serious soil conditions significantly influenced final placement and orientation of the Justice Center. Future expansion of additional housing modules would be to the south and west.

Additional study is currently being performed to gain a greater data base concerning these conditions. The final soils report will impact HDR's recommendation of foundation and structural systems.

Site Access

Access to the site is via Rice Street and is assumed to be predominantly from Main Street. A traffic study has been authorized and to identify an actual vehicle count but was not completed at the time this report was published.

The main entrance to the Justice Center is situated near the site's mid-point along Rice Street and is oriented to the east. This area is identified with a circular drop-off/pick-up feature. Associated visitor parking is conveniently visible and accessible.

Secure vehicle entry to the detention facility also enters from Rice Street. The entire intake area and entry into the vehicle sallyport is descreetly obsecured from public view by use of a privacy wall and fencing material. The intake area is located south of the main building entry. Access to the area is monitored and controlled.

Patrol officer parking and administrative personnel park near the northeast corner of the Justice Center with primary access to and from this area via Rice Street.

Primary access for staff is from Crosby Avenue. Staff parking occurs immediately north and west of the staff building entrance. Located in this same general proximity is the service dock, secured vehicle parking and an impound lot.

Pavement

All site parking and roadway pavement will be concrete with associated concrete curb where appropriate to contain vehicles and protect pedestrians. Pavement will be enhanced with texture and color through the use of pre-cast concrete interlocking pavers at the main building entrance. Elsewhere on the site, sidewalk pavements will be cast-in-place concrete.

Geologic Conditions

The site contains areas of potentially unbuildable soils due to the presence of subterranean coal deposits and buried rubbish from former activities on site. Free water occurs relatively close to the surface in various locations. In addition, the alignment of former railroad spurs within the property resulted in contaminated soil conditions. As a result of these natural conditions and former activities, a significant amount of earthmoving and grading will be required to prepare the site for construction.

Site Grades

The finished floor elevation has been established at a 4,572 foot elevation. This grade is approximately equal to the existing grade of Rice Street. This will allow an appropriate image/relationship to adjacent land east of the Justice Center property. The location and elevation of the service area fits well with the natural fall of the land in the northwesterly direction. This will accommodate the dock area and maintain adequate drainage away from the building.

The low point of the site is at the northwest corner of the property. All storm drainage, including roof drains, will be directed toward this location and tied into an existing underground sewer system located within the right-of-way for Crosby Avenue.

Site Amenities

Site amenities proposed include: flagpoles at the main building entry; dropped curbs and precast bollards at the circular entry drop-off to contain vehicles; low planters and benches at the building entrances; screen walls and fencing; and precast concrete pavers at the building entrances.

Six (6) bicycle racks will be provided at staff and public entries.

Landscape Considerations

The concept for on-site landscaping is one of low maintenance design, with limited, but appropriate seasonal planting displays at the building entrances. The specific landscape ordinance requirements established by the City of Grand Junction will be adhered to. A somwhat dense planting of evergreen plant material is proposed along the north property line to provide some visual concealment from Highway 340 for the patrol/staff parking area.

GENERAL SECURITY CRITERIA

The entire Mesa County Justice Center will be divided into two (2) major building zones; Sheriff's Department and Detention Facility. Both building elemnets will allow the general public to enter into a public lobby area. However, access beyond either public lobby will be limited.

Sheriff's Department and staff support areas will allow restricted access for the general public. This will be controlled by staff working at a public information counter for the sheriff's operation and staff located within Master Control for the detention facility.

The Detention Facility security envelope will be comprised of precast concrete exterior walls, interior barriors, floors and roof designed to resist penetration, escape and the passage of contraband. Further "security zones" will be built around the master control room, the facility dock and receiving area, mechanical and electrical panel rooms and the central equipment room.

Master Control Room

Master Control will have direct visual observation of all major circulation corridors, visitation, as well as inmate entry into Indoor Exercise, Counseling, Commissary, Medical, Booking, Release and Transfer corridors.

Master Control will have the ability to shut off power at each of the housing control rooms or staff work stations. Master Control will be responsible for the controlling all doors exiting each of the housing modules to the main circulation corridors and doors within sallyports.

Life safety equipment, emergency monitoring and annunication systems will also be located in this room.

Housing Security

Individual cell walls to be a minimum of 6" concrete masonry units completely filled with 4,000 PSI concrete. All other secure perimeter interior partitions will consist of a minimum of 8" concrete masonry units filled with 4,000 PSI concrete and reinforced with #4 bars at 16" on center.

Doors and frames in secure partitions or barriors will be constructed of detention grade hollow metal. 12 GA. at maximum security areas and 14 GA. at

medium security areas. Penetrations of floors, ceilings and secure partitions 8" x 8" (or 64 Sq. In.) or greater will be protected with bar grating barrier grilles. Tool resistant steel at facility perimeters and the control room and all others to be mild steel construction.

Individual cell doors will be solid core wood or detention grade hollow metal swinging-type with jamb mounted, remote controlled electro-mechanical locks. Vestibule and dayroom doors to be detention grade hollow metal with individual, remote controlled, fully motorized sliding door mechanisms. View slots or openings in all doors will contain glass/polycarbonate/glass detention glazing, thickness consistent with the security requirements of the door. All vestibule and sallyport doors shall be interlocked with interlock override capability in Master Control.

Cell furnishings will include a built-in concrete or steel bunk, steel desk and stool, stainless steel mirror, steel coat hook and shelf, stainless steel toilet combo or vitrous china fixtures and detention light fixture. (No steel embeds will be provided for potential double bunking.)

Dayroom furnishings will include a counter and sink. Type of dayroom furnishings will vary dependant upon inmate classification. Both fixed tables and stools as well as laminated construction will be used. Outlets for television and telephones will be provided.

October 5, 1998

Chuck Rose
Mesa County
750 Main St.
Grand Junction, CO 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

Dear Mr. Rose,

This letter is to confirm the conditions of approval for the jail expansion project, file number SUP-1998-059, located at 215 Rice Street. All areas must receive irrigation from an underground pressurized system. The minimum required landscaping follows:

- The north side of Crosby Avenue between the sidewalk and the fence will consist of 100% coverage of turf grass. This will be installed or guaranteed prior to issuance of Certificate of Occupancy for the new jail pod. The six required shade trees will be transferred to the south side of Crosby Avenue.
- The south side of Crosby Avenue between Main Street and the pedestrian tunnel will consist of six shade trees, at a minimum. Final landscape design, including ground coverage in this area will be determined during site plan review and approval for the Justice Center.
- The north side of Main Street west of the existing Incubator building between the curb and the sidewalk must contain 100% living material with a minimum of six shade trees. Final landscape design, including ground coverage in this area will be determined during site plan review and approval for the Justice Center.
- The north side of Main Street west of the existing Incubator building between the sidewalk and the ultimate location of the jail perimeter fence will contain turf grass at a minimum. Final landscape design in this area will be determined during site plan review and approval for the Justice Center.
- The south side of Main Street to be determined with the Justice Center project.

Please call me if you have any concerns or questions with regard to these conditions of approval (244-1442).

Sincerely,

Mike Pelletier

Cc: Scott Harrington
Mark Achen
Bob Jasper
Sue Gormley
Roy Blythe

OK - Mesa County Facilities

Printed on recycled paper

MEMORANDUM

TO: Michael Drollinger, Scott Harrington

FROM: Mike Pelletier

DATE: June 11, 1998

SUBJECT: Mesa County Jail Expansion - Landscaping on Crosby Ave.

As you may recall, the County is going through a special use permit/site plan review for an expansion to the jail south of Surplus City. The expansion is located on the Crosby Avenue side of the site. At development review meeting it was determined that the City would require landscaping as per the Development Code.

Since the property is zoned PZ, the Code requires that 50% of the required front yard setback be landscaped. The applicant was told that is applies only to the area adjacent to the addition and that the materials in the landscaping area must meet the tree and shrub requirement.

The issue of landscaping was an issue during the approval process for the jail back in 1990. Council's final direction was that the County would provide landscaping with the details to be worked out with planning staff. I cannot find any indication as to what was the final landscaping requirement. The area in question is now covered with dirt and a sporadic grass blade or weed.

The County's response to comments states their position that trees and shrubs present a substantial safety issue and that they intend to plant native grasses in the area instead. The response indicates that the area was at one time planted with native grasses. This may be the landscaping that was accepted by the City, but I can find no record of that.

The applicant's arguments against trees and shrubs are the substantial safety problems, as well as the low volume of traffic on Crosby. I've attached the petitioners response to comments which addresses the safety concerns. . The applicant has offered to meet with you both and have a Sheriff's department representative explain the safety concerns which may be rather compelling.

As you know the Code allows variances to strict interpretation of the landscaping section via Planning Commission and City Council. However, without some stretching it does not seem to meet the variance criteria since the issue here is not a physical constraint but rather an ability to spot bad guys.

What is our position?

H:/form/memo.doc

MESA COUNTY
SHERIFF'S OFFICE

Ricke Claussen, Sheriff

215 Rice St. • P.O. Box 20,000-5016 • Grand Junction, CO 81502-5016

June 15, 1998

RECEIVED GRAND JUNCTION
JUN 16 1998

Mr. Mike Pelletier
Community Development Planner
City of Grand Junction
250 N. Fifth Street
Grand Junction, CO 81501

Dear Mr. Pelletier:

Subject: Special Use Permit - Mesa County Detention Facility (215 Rice Street)

It has recently come to my attention that approval of Mesa County's request for a Special Use Permit to build additional housing for the Detention Facility is contingent upon landscaping all areas bordering both Main and Crosby Streets. I ask that you reconsider, as this requirement would cause a safety risk to the staff of the Detention Facility, and consequently, threaten the safety of the citizens of Mesa County.

We consider the "secure" perimeter of the facility to be the building itself; however, there are no bushes, trees or large plants of any kind between the building and the chain link fence which borders both streets. This is necessary because this "off-limits" area between the building and the fence can only be monitored by camera. Obstructions caused by landscaping would prevent adequate observation of this area, especially during the evening hours when there is little or no natural light.

Also, unarmed detention officers are required to check the outside of the facility, as well as this off-limits area, at least once per shift. Large plants of any kind would provide concealment for anyone attempting to avoid detection by a detention officer on a perimeter check, which reduces the security of the building and creates a safety concern for the officer. Such plants would also obstruct any patrolling law enforcement officers' vision into the area.

Finally, as inmates assigned work details are also periodically allowed access to this off-limits area, large plants would provide excellent locations for contraband, such as weapons, drugs, etc., to be stashed by confederates, allowing both a landmark for locating the contraband and ease of access by inmates.

Office (970) 244-3500 ✦ Jail (970) 244-3529 ✦ Civil (970) 244-3522
Fax (970) 244-3503 ✦ Fax (970) 244-3530 ✦ Fax (970) 244-3511

Although I understand and agree with the City's desire to provide an aesthetically pleasing thoroughfare, I ask that you consider the nature of operations of this building and waive the landscaping requirement.

Thank you for your consideration in this matter.

Respectfully,

Dave Wooley
Undersheriff

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

July 16, 1998

Roy Blythe
322 N. 8th Street
Grand Junction, CO 81501

Dear Mr. Blythe,

This letter is in regards to the County Jail expansion on Crosby Avenue. The Director of Community Development, Scott Harrington, has reviewed the materials you submitted and has made a determination on the required amount of landscaping. There will not be a requirement to landscape on the County property, however the unimproved portion of the right-of-way is required to have street trees placed every 40 feet with 100% coverage by live material such as turf. This applies to the area between the east side of the existing driveway and the Western Colorado Business Development Corporation building.

Due to the unique operational characteristics of the jail, the type of trees can be determined by the applicant. All landscaped areas must be irrigated by an underground irrigation system. The landscape information will need to be shown on the site plan with a note indicating that the irrigation system will be an underground pressurized system.

If you have any questions, please call me at 244-1442.

Sincerely,

Mike Pelletier

Mike Pelletier
Associate Planner

Printed on recycled paper

City of Grand Junction
Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599

August 20, 1998

Roy Blythe
Blythe Design +
322 N. 8th Street
Grand Junction, CO 81501

Dear Roy:

This letter is to confirm the outcome of our meeting today and the status of the jail expansion project (SUP-1998-059). As we discussed, the applicant must provide the remaining information regarding the drainage fee and trip generation rates for calculation of the TCP fee.

With regard to landscaping, the applicant will provide a landscape and irrigation plan reflecting the agreement reached today. Specifically, the agreement is for native grasses within the security fence and a mixture of grass and trees outside the fence. Trees and landscaping in the right-of-way will be designed to comply with the City's right-of-way landscaping requirements with the exception that a tree species will be chosen to minimize visual blockage and other security issues. A landscaping phasing plan will identify what areas will be landscaped as part of the jail expansion and the areas landscaped as part of the Justice Center project.

Please call if you have any questions or concerns.

Sincerely,

E. Scott Harrington, AICP
Director of Community Development

cc: Mark Achen
Bob Jasper
Sue Gormley
Chuck Rose
Mike Pelletier

Printed on recycled paper

Mesa County Facilities and Parks Department

P.O. Box 20,000 ● 315 No. Spruce St. ● Grand Junction, Colorado 81502-5024 ● PH. (970) 244-3230 ● FAX (970) 244-3240

October 1, 1998

City of Grand Junction
Community Development Department
Planning-Zoning-Code Enforcement
250 North 5th Street
Grand Junction, Co. 81501-2668

Attn: E. Scott Harrington, AICP, Director of Community Development

Dear Scott:

This letter is to confirm the discussion that Mesa County and the City of Grand Junction had on Tuesday, September 29, 1998 with regard to the landscaping on the Southwest side of the Mesa County Detention Facility along Crosby Avenue.

As per our discussion, Mesa County will seed the area inside of the Detention Facility fence with a native grass mixture consisting of 25% Boutelova Gracilis (Bluegrama), 50% Buchloe Dactyloides (Buffalo Grass) and 25% Festuca Rubra (Creeping Red Fescue). The existing grass and the new seeded area will be irrigated by a underground sprinkler system. The area outside the Detention fence along Crosby Avenue and Main Street will be seeded with 25% Bluegrass; 50% Creeping Red Fescue and Perennial Ryegrass. The area across Crosby Avenue at its intersection with Main Street will be landscaped as per Grand Junction Roadway Landscape Guidelines in lieu of planting trees and shrubs outside the fence of the Detention Facility along Crosby Avenue. (See attached Blythe Design + Design drawing (C1-2)

The irrigation system for all of the Mesa County Detention Facility is being designed by Grand Junction Pipe & Supply and as soon as this drawing is available I will send a copy to you for your approval. Also Ciavonne & Associates have been retained to produce the Landscape Design for the adjoining Mesa County Justice Center and Mesa County will submit their plan for this project to the City of Grand Junction for approval before the end of 1998.

Should you have and questions or concerns regarding this proposal please give me a call at 970-244-3229.

Sincerely,

Charles W. Rose
Project Coordinator

cc: Sue Gormley, Facilities and Parks Director
Roy Blythe, Blythe Design + Co.
Richard Goecke, Mesa County Planning and Development

MESA COUNTY, COLORADO
COUNTY ADMINISTRATOR

ROBERT JASPER
(970) 244-1755

P.O. Box 20000 • 750 Main Street • Grand Junction, CO 81502-5001 • FAX (970) 244-1639

October 25, 1999

David Varley, Acting Director
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501-2668

RE: Development Improvements Agreement
Mesa County Detention Facility

Dear Mr. Varley:

This letter is to serve as a commitment by Mesa County to complete the landscaping as agreed to by Mr. Scott Harrington and Mesa County on September 29, 1999. (See attached copy of a confirming letter to Mr. Scott Harrington.)

All of the landscaping, except the hydro-seeding, will be completed within the next couple of weeks. The hydro-seeding will be completed when the weather permits next spring--to be completed no later than May 1, 2000. In the summer of 2000, the landscaping will begin on the Mesa County Justice Center and will be installed as per our agreement.

Thank you for your attention and interest. Should you have any questions, please do note hesitate to call.

Sincerely,

Bob Jasper
County Administrator

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 4 1999

Attachment

cc: Sue Gormley, Facilities and Parks Director
Charles Rose, Project Coordinator

S:\KC&BL\varley.wpd

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: February 11, 2020

Presented By: Lance Gloss, Associate Planner

Department: Community Development

Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

Consider a Request by the City of Grand Junction to Amend the Grand Junction Municipal Code Title 21 Zoning and Development Code to Provide for the Regulation of Mobile Food Vendors, Commonly Referred to as Food Trucks

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Community Development Director is proposing amendments to sections of the Grand Junction Municipal Code Title 21 Zoning and Development Code to provide for the regulation of mobile food vendors, commonly referred to as “food trucks.” Mobile food vendors currently operate in the City of Grand Junction under a variety of regulatory approaches. Mobile food vendors operating on a site for less than four months are subject to the City’s Temporary Use Permit requirements, however clarifications are proposed to help address the transient nature of these vendors. In addition, staff has identified a need to clarify regulations for mobile food vendors operating on private property for periods exceeding four months. Staff is proposing to establish “mobile food vendors” and “mobile food vendor courts” as principal land-use categories with use-specific standards, to be allowed in a range of non-residential districts and conditionally-allowed in certain high-density residential districts. Mobile food vendors would thereby be required to participate in a site plan review designed to mitigate any negative impacts associated with their operations such as traffic congestion and parking. Existing measures in place for regulating mobile food vendors operating during special events would not be affected by the proposed text amendments.

BACKGROUND OR DETAILED INFORMATION:

It is common both within the Grand Valley and around the country today to see mobile food vendors at outdoor public events, such as farmers' markets, and people have also grown accustomed to finding mobile vendors at semi-permanent locations such as parking lots and other under-utilized portions of private property. However, the City's Zoning and Development Code ("Code") does not directly address the more permanent presence of mobile food vendors in the community. Prior to 2008, the mobile food vendor industry did not have a significant presence in Grand Junction; since that time, at least 40 such vendors have come into operation. These vendors, commonly referred to as "food trucks," are characterized—with limited variation—by the operation of a full-scale commercial kitchen contained completely within a motor vehicle or within a trailer hauled by a motor vehicle. Whereas in many other communities mobile food vendors operate in public rights-of-way outside of special events, this has not been permitted in the City of Grand Junction, nor is it contemplated here. Where they operate on private property at present, mobile food vendors may or may not provide small-scale, temporary seating arrangements; they offer varying degrees of access to sanitary facilities; and their customers typically utilize parking associated with other uses on the same or an adjacent property. These vendors are already required to meet sanitation standards, taxation requirements, insurance requirements, and fire safety standards by various departments and agencies, and all of these documents are reviewed by Mesa County Health Department before it issues its vendor approval.

Today, mobile food vendors in Grand Junction are primarily regulated in four ways by the City: as participants in special events; as temporary uses with a Temporary Use Permit; as temporary uses without a TUP; or, as accessory uses to a principal use.

1. Special Events (no permit required). Mobile food vendors have been allowed to operate on City property such as parks and rights-of-way during special events. The system currently in place to regulate this category of mobile food vendor operations would not be affected by the proposed text amendments but are reviewed herein. Special events on City property are regulated by the Parks and Recreation Department. That Department produces an annual list of vendors, many of which are automobiles or trailers that cook and sell meals, i.e. mobile food vendors. This list produced by City of Grand Junction Parks and Recreation Department also serves Palisade, Fruita, Grand Junction, and Mesa County governments and the Grand Junction Downtown Development Authority (DDA). Anyone hosting a special event on public property in these jurisdictions must choose food vendors from this list. The DDA has authority to regulate operations of vendors within certain rights-of-way within the DDA boundary, and a specific provision in the Code provides for "mobile vending carts" operating within the DDA boundary (see GJMC 12.24.080). However, that provision applies to small-sized vending operations not conducted from an automobile, and therefore does not implicate mobile food vendors as defined in the proposed text amendment.

2. Temporary Uses (Temporary Use Permit required). Mobile food vendors also operate on private property for periods of less than 120 days; these operations are viewed as temporary uses by the Code. Where mobile food vendors operate as temporary uses, they are addressed by two primary sections of the Code: Section 21.02.070(d) on Temporary Use Permits and Section 21.04.050 on Temporary Uses and Structures. Generally, land uses that do not exceed 120 days in duration can be considered temporary and are regulated by these standards. These existing standards are aimed at ensuring that the temporary use is not detrimental to the public health, safety, and general welfare, and that it does not impede any existing measures put in place for the same purpose. Per Section 21.02.070(d), a Temporary Use Permit is required for any use that exceeds 48 hours, which would require a mobile food vendor to submit an application and a $35 application fee. Since 2015, nine Temporary Use Permits (TUP) have been issued to mobile food vendors to allow them to operate on private property in various parts of the city. Some of these permits have been issued to uses that are genuinely temporary, whereas others have been issued to vendors whose operations more closely resemble permanent land-uses.

3. Below the Threshold of a Temporary Use Permit (no permit required). Many mobile food vendors do operate at multiple sites for durations that do not require a Temporary Use Permit; these operations must still meet the standards outlined in GJMC Section 21.04.050. Existing regulations for genuinely temporary uses would continue under the proposed text amendments with only one minor change aimed at accommodating existing patterns of mobile food vendor operations. This change, described in more detail below, would exempt mobile food vendors from the existing regulation that prohibits them from returning to the same site as a temporary use more than once in a 30-day period. By contrast, those operations that are identified as functionally permanent land-uses would be required to undergo site plan review.

4. Accessory Use (permitted required). Several mobile food vendors havealready been approved as functionally permanent land-uses or are currently being considered for approval. These have generally been approved as accessory uses, rather than as principal uses. For example, there is a vendor currently treated as accessory to a car wash, and several that are treated as accessory to retail establishments. Because mobile food vendors are not presently identified as uses by the Code, no uniform standard for the site improvements generally associated with a permanent land-use has been available to staff performing site plan reviews for mobile food vendors with permanent locations. Site improvements generally required of a permanent land-use include parking, landscaping, screening and buffering, and other improvements related specifically to a given land-use. Staff recognizes that some mobile food vendors will be the only principal land-uses on a given property, and that others may co-locate with another principal land-use. Therefore, some improvements may already be existing on sites where mobile food vendors seek to operate, creating an opportunity to take

advantage of features such as excess parking and existing landscaping. Other sites may not allow for the sharing of site improvements, in which case the requirement to upgrade sites to the full extent of the Code would likely create an expense for mobile food vendors which is considered by staff to be out of proportion with the reasonable expectation of their land-use impact and their transitory nature and/ or mobility to/from a site. The proposed regulation thus limits the application of landscaping standards for mobile food vendors.

The proposed text amendment also includes provisions for mobile food vendor courts, defined as three or more mobile food vendors on the same property. No land-use meeting this definition currently exists in the City. However, staff anticipates development of a mobile food vendor court in the City in the future. This expectation is based on the four principal factors: the rising number of mobile food vendor courts nationwide; the development of these courts in neighboring communities; several preliminary proposals for these courts in the City; and the inclusion of a mobile food vendor court in the DDA's 2019 Plan of Development for the downtown area.

The Planning Commission discussed mobile food vendors at its November 7th, 2020 workshop and again at its November 21st, 2020 workshop. Planning Commissioners supported staff proceeding with the recommended changes to the Code text. A workshop was held at the Grand Junction Business Incubator Center on January 14th, 2020 to discuss the proposed regulations and other regulatory changes relevant to mobile food vendor businesses in the Grand Valley. Nearly 50 people associated to mobile food vending attending the workshop and generally expressed the desire for the city to promulgate clear regulations for their businesses. City of Grand Junction Community Development Department staff have generally coordinated with the City Parks and Recreation Department, the City Fire Department, the City Industrial Pretreatment staff and Utilities Department, the Mesa County Health Department, and stakeholders in the mobile food vendor community.

The specific proposed amendments are provided as follows, prefaced with justifications by segment, with additions underlined and deletions marked with strikethrough notations. In general, the proposed amendments accomplish the following:

1) Define mobile food vendors and mobile food vendor courts.

2) Establish a consistent regulatory approach for mobile food vendors operating on private property.

3) Establish standards for mobile food vendors to promote the public health, safety, and general welfare.

The Definitions section of the Code requires changes to accommodate mobile food

vendors as a newly-defined land-use. Staff proposes to introduce definitions for “mobile food vendor,” “mobile food vendor court,” and “sanitary facilities.” Mobile food vendors are defined so as to capture the general variety of food trucks currently operating in the City. It is not designed to affect existing regulations pertaining to the generally non-motorized “mobile vending carts” defined in GJMC 12.24.020 as “structure with at least two operational wheels that is easily moved and is used for vending,” pertaining to Commercial Use of the Public Right-of-Way in the Downtown Area. Sanitary facilities are defined to ensure the baseline provision of hygiene in a setting that involves food preparation, service, and consumption. This proposed definition does not conflict with any found in GJMC Title 45 on Waters, Sewers, and Sanitation Districts. Title 21 Chapter 10 is proposed to be amended to add the following:

21.10.020 Definitions

Mobile food vendor means a readily-moveable, motorized wheeled vehicle or towed wheeled vehicle that is equipped to prepare, or serve, and sell or dispense food and is registered with a department/division of motor vehicles.

Mobile food vendor court means three or more mobile food vendors on the same property.

Sanitary facility means a facility providing a toilet and washbasin that may or may not be connected to a central sanitary sewer system.

Section 21.04.030 of the Code is also recommended to be revised in order to accommodate existing practices by mobile food vendors. Under existing standards, a mobile food vendor can operate for up to 48 hours over the course of 120 days at any given site without seeking a Temporary Use Permit (TUP). However, an additional standard in this section requires that there be a minimum 30-day interval between temporary uses on any given site. Enforcement of the latter provision would be unduly prohibitive for the mobile food vendors businesses, as many mobile food vendors maintain a weekly cycle of temporary sites across town. Thus, the proposed Ordinance is written so as to split these two provisions—the one limiting a temporary use to 120 days; the other requiring a minimum 30-day intervals between temporary uses. Mobile food vendors are proposed to be exempted from the 30-day interval requirement, with exemption made explicit in the proposed use-specific standards for mobile food vendors. Title 21 Chapter 4 is proposed to be amended to add the following:

21.04.050 Temporary Uses and Structures

(l) All other temporary uses shall not exceed 120 calendar days. ~~and shall not be allowed until a minimum of 30 calendar days have passed since any previous~~

~~temporary use on the parcel or lot.~~

(n) No temporary uses shall be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.

Staff is proposing that all other use-specific standards for Temporary Uses shall apply to mobile food vendors, such as signage. However, added clarification is recommended for this land-use because this land-use does not include the development of a permanent structure, the street-facing façade of which would generally be used to calculate allowed signage. Treating the side of a mobile food vendor's truck or trailer as a façade, a typical 18-foot long mobile food vendor truck would be allowed a total of 32 square feet of signage. This is an equal allowance to the 32 square feet of signage permitted for any temporary use per Code Section 21.04.050(n)(11). For consistency and ease of implementation, mobile food vendors are thus assigned an even 32 square feet of allowable signage.

In addition to these definitions, staff proposes a set of standards for mobile food vendors that is integrated with the overall structure and requirements of the Zoning and Development Code wherever possible, that addresses operational features specific to the use in question, and that does not create an undue or impracticable hardships for mobile food vendors. These standards shall apply to all mobile food vendors operating as principal land-uses and those operating as temporary uses under the standards of GJMC 21.04.050, except those standards from which temporary mobile food vendors are explicitly exempted.

The proposed amendments include landscaping, screening, and buffering provisions in the proposed use-specific standards that differentiate between the requirements for mobile food vendors and mobile food vendor courts. Sites with one or two vendors are proposed to be exempt from these provisions, whereas mobile food vendor courts are not proposed to be exempt. There are two primary reasons for this feature of the proposal. Staff finds that the scope of landscaping requirements, as currently written in the Code, relative to the size and scale of a mobile food vendor would make mobile food vending an economically impracticable venture. The landscaping standards outlined in Code Section 21.06.040 would require only a small number of trees and shrubs for most food trucks. If the area of the mobile food vendor's truck or trailer is used as the square footage figure in calculating landscaping requirements, an average mobile food vendor with a truck approximately 200 square feet in area would be required to install approximately one tree and two shrubs. However, other elements of the Code section on landscaping would create disproportionate requirements, as these requirements were evidently designed with large permanent structures in mind. If applied to a single mobile food vendor, the standards for street frontage landscaping, buffer landscaping, foundation planting, and parking lot landscaping would result in a

mobile food vendor being required to landscape an area approximately two to ten times the size of the vendor's truck or trailer, depending on the location and zoning of the property. Therefore, mobile food vendors and mobile food vendor courts are proposed to be exempted from landscaping requirements.

The proposed use-specific standards also address parking. Parking requirements are also proposed to be added to the Off-Street Required Parking table, as shown below. Parking requirements are similar to the required amount of parking per square foot for other food establishments and are reflective of the tendency of mobile food vendor customers to eat somewhere other than at the site of the mobile food vendor. An exception is made to the usual requirements for alternative parking plans to be accomplished under the guidance of the Urban Land Institute's Shared Parking manual, as no version of this manual provides the necessary data for mobile food vendors.

Most documentation required of a mobile food vendor is effectively managed by the Mesa County Health Department, Colorado Department of Revenue Division of Motor Vehicles, City Fire Department, and other entities. Therefore, the only required documentation for mobile food vendors proposed here is proof of property owner's permission for operation on a given property.

Utilities and sanitation are also regulated by the proposed use-specific standards. Sanitary facilities are reasonably expected of any land-use that involves the serving of food, both for the sanitary conduct of food preparation workers and for the welfare of the dining public. Recognizing that a further use-specific standard prohibits the provision of permanent utility hookups for mobile food vendors except for mobile food vendor courts, the proposed text amendments allow mobile food vendors to provide access to sanitary facilities through an agreement with a nearby, non-residential property. Utility hookups are proposed to be allowed (but not required) for mobile food vendor courts because of the greater site investment required of a mobile food vendor court than of a single vendor or pair of vendors. Permanent utility hookups are otherwise prohibited for mobile food vendors, which is consistent with the standards under which mobile food vendors operate as temporary uses. Wastewater discharge is included primarily for transparency of regulation, as the standards described in the proposed text amendments are already in place. Title 21 Chapter 4 is proposed to be amended to add the following:

21.04.030 Use-specific Standards

(v) Mobile Food Vendor and Mobile Food Vendor Court

(1) Purpose. The purpose of this regulation is to allow mobile food vendors to operate on private property in certain zone districts in the City.

(2) Applicability. These regulations apply to all Mobile Food Vendors and Mobile Food Vendor Courts operating on private property, except when a Mobile Food Vendor is operating as a Temporary Use under the provisions of GJMC 21.04.050.

(3) Mobile Food Vendors shall not be subject to the provisions of GJMC 21.04.050(m).

(4) Signage. Signage shall conform to the provisions of GJMC 21.06.070. The total allowable square footage of signage for a Mobile Food Vendor shall be 32 square feet, excluding signage fixed to an operable motor vehicle.

(5) Landscaping, Screening and Buffering. Mobile food vendors and mobile food vendor courts are exempt from the landscaping, screening, and buffering provisions of GJMC 21.06.040.

(6) Parking. Off-street parking shall be provided according to the provisions of GJMC 21.06.050. Alternatively, required parking may be met through the provision of a written parking agreement with the owner of a property within 500 feet of the mobile food vendor, as measured from the line of the property whereon the mobile food vendor is located to the line of the property whereon parking is located. Mobile food vendors operating as temporary uses under the standards of GJMC 21.04.050 shall be exempt from this requirement.

(7) Sanitary Facilities. Any Mobile Food Vendor or Mobile Food Vendor Court shall provide and maintain a sanitary facility on-site, or shall provide and maintain a written agreement with a property and/or business owner allowing Mobile Food Vendor employees and customers to share the use of that property's existing sanitary facilities. The structure containing shared sanitary facilities must be located within 750 feet from location of the mobile food vendor as identified on the approved site sketch. No shared sanitary facility may be shared with a residential land use. Mobile food vendors operating as temporary uses under the standards of GJMC 21.04.050 shall be exempt from this requirement.

(8) Utilities. Permanent hookups to utilities shall not be provided for Mobile Food Vendors but may be provided for Mobile Food Vendor Courts.

(9) Wastewater Discharge. Wastewater produced by Mobile Food Vendors shall be discharged only at a facility with an approved Industrial Pretreatment system or by a licensed waste hauler.

Title 21 Chapter 6 is proposed to be amended to establish a standard for the number of off-street required parking spaces required for mobile food vendors and mobile food vendor courts. Parking requirements in Code Section 21.06.050(c) would be identified

as a required 2.5 spaces per vendor for mobile food vendors and a required 2.5 spaces per vendor for mobile food vendor courts.

Finally, the proposed text amendments identify zone districts in which mobile food vendors are proposed to be allowed. The general approach taken by these proposed changes is to allow for mobile food vendors in all zones where traditional brick-and-mortar restaurants can operate. The high-intensity residential zone district of R-24 (Residential – 24 units per acre), as well as the mixed residential and commercial zone district of R-O (Residential – Office) are also proposed to be districts where mobile food vendors are allowed as of right, and mobile food vendors courts are allowed conditionally. These districts support a higher level of activity than most residential districts, are often found on the fringes of business and commercial districts, and are suited to both uses and site plans that may result in opportunities for mobile food vendors to operate successfully and without nuisance.

To be consistent with the intent of the City's zone districts, the proposal includes allowing mobile food vendors in the R-24 (Residential – 24 units per acre, R-O (Residential – Office), B-1 (Neighborhood business), B-2 (Downtown Business), C-1 (Light Commercial), C-2 (General Commercial), M-U (Mixed Use), (BP (Business Park), I-O (Industrial Office), I-1 (Light Industrial), and I-2 (General Industrial) zone districts, and to allow mobile food vendor courts in all of these districts with the exception of being conditionally allowed in R-O and R-24 zone districts.

See the attached Proposed Use Table for the tabular depiction of the proposed zone districts in which mobile food vendors and mobile food vendor courts would be allowed and conditionally-allowed.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on _____ in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with Section 21.02.140(c), a proposed text amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they modernize the Code, ensure for the health, safety, and general welfare of the population, and refine processes to provide regulations that are clear and consistent and that assist in logical and orderly development.

SUGGESTED MOTION:

Madam Chair, on the Zoning and Development Code Amendments, ZCA-2019-620. I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

1. Proposed Ordinance
2. Proposed Use Table

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE TITLE 21 ZONING AND DEVELOPMENT CODE TO PROVIDE FOR THE REGULATION OF MOBILE FOOD VENDORS.

Recitals:

This ordinance amends the Grand Junction Municipal Code Title 21 Zoning and Development Code to provide for the regulation of mobile food vendors, commonly referred to as food trucks.

After public notice and public hearing as required by the GJMC, the Grand Junction Planning Commission recommended approval of the proposed ordinance.

After public notice and public hearing, the Grand Junction City Council finds that the proposed ordinance is necessary to modernize and maintain effective regulations to implement the Comprehensive Plan.

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

Title 21 Chapter 10 is amended as follows (additions are underlined and deletions marked with ~~strikethrough~~ notations):

21.10.020 Definitions

Mobile food vendor means a readily-moveable, motorized wheeled vehicle or towed wheeled vehicle that is equipped to prepare, or serve, and sell or dispense food and is registered with a department/division of motor vehicles.

Mobile food vendor court means three or more mobile food vendors on the same property.

Sanitary facility means a facility providing a toilet and washbasin that may or may not be connected to a central sanitary sewer system.

DRAFT

Title 21 Chapter 4 is amended as follows:

21.04.050 Temporary Uses and Structures

(l) All other temporary uses shall not exceed 120 calendar days. ~~and shall not be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.~~

(m) No temporary uses shall be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.

~~(m)~~ (n) Prior to the issuance of a temporary use permit, the Director may require the applicant to post security with the City as required to cover expected costs of enforcement, monitoring, clean-up and site restoration.

~~(n)~~ (o) General Review Criteria. The applicant shall demonstrate that:

(1) The use is an authorized temporary use pursuant to subsection (c) of this section;

(2) There is no other temporary use on the parcel or lot;

(3) The use will not be detrimental to the public health, safety and general welfare;

(4) The use is consistent with the purpose and intent of the code and the specific zoning district in which it will be located;

(5) The use is compatible (intensity, characteristics and appearance) with existing land uses in the neighborhood. Factors to determine compatibility include: location, noise, odor and light, dust control and hours of operation;

(6) The use will not cause traffic to exceed the capacity of affected streets;

(7) Adequate off-street parking exists in accordance with GJMC 21.06.050. The use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site;

(8) Access to public right-of-way complies with City requirements, except that hard surface travel lanes are not required for a temporary use;

(9) Permanent hookups to utilities are not provided;

(10) Yard and property line setbacks are met for structures and/or display of merchandise. Displays shall not interfere with the sight visibility triangle of the intersection of the curb line of any two streets or a driveway and a street. No personal property, including structures, tents, etc., shall be located within the public right-of-way; and

(11) Signage is allowed only while the temporary use is permitted. A temporary use sign shall not exceed 32 square feet, excluding signage fixed to an operable motor vehicle. There shall be no portable signs. No off-premises sign shall advertise a temporary use.

Title 21 Chapter 4 is amended to add the following:

21.04.030 Use-specific Standards

(v) Mobile Food Vendor and Mobile Food Vendor Court

(1) Purpose. The purpose of this regulation is to allow mobile food vendors to operate on private property in certain zone districts in the City.

(2) Applicability. These regulations apply to all Mobile Food Vendors and Mobile Food Vendor Courts operating on private property, except when a Mobile Food Vendor is operating as a Temporary Use under the provisions of GJMC 21.04.050.

(3) Mobile Food Vendors shall not be subject to the provisions of GJMC 21.04.050(m).

(4) Signage. Signage shall conform to the provisions of GJMC 21.06.070. The total allowable square footage of signage for a Mobile Food Vendor shall be 32 square feet, excluding signage fixed to an operable motor vehicle.

(5) Landscaping, Screening and Buffering. Mobile food vendors and mobile food vendor courts are exempt from the landscaping, screening, and buffering provisions of GJMC 21.06.040.

(6) Parking. Off-street parking shall be provided according to the provisions of GJMC 21.06.050. Alternatively, required parking may be met through the provision of a written parking agreement with the owner of a property within 500 feet of the mobile food vendor, as measured from the line of the property whereon the mobile food vendor is located to the line of the property whereon parking is located. Mobile food vendors operating as temporary uses under the standards of GJMC 21.04.050 shall be exempt from this requirement.

(7) Sanitary Facilities. Any Mobile Food Vendor or Mobile Food Vendor Court shall provide and maintain a sanitary facility on-site, or shall provide and maintain a written

agreement with a property and/or business owner allowing Mobile Food Vendor employees and customers to share the use of that property's existing sanitary facilities. The structure containing shared sanitary facilities must be located within 750 feet from location of the mobile food vendor as identified on the approved site sketch. No shared sanitary facility may be shared with a residential land use. Mobile food vendors operating as temporary uses under the standards of GJMC 21.04.050 shall be exempt from this requirement.

(8) Utilities. Permanent hookups to utilities shall not be provided for Mobile Food Vendors but may be provided for Mobile Food Vendor Courts.

(9) Wastewater Discharge. Wastewater produced by Mobile Food Vendors shall be discharged only at a facility with an approved Industrial Pretreatment system or by a licensed waste hauler.

Title 21 Chapter 4 is amended to add the following:

21.04.010 Use Table

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	MX-	Std.
Retail Sales and Service* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	Mobile Food Vendor										A	A	A	A	A	A	A	A	A	A	A	A		21.04.030(v)
	Mobile Food Vendor Court										C	C	A	A	A	A	A	A	A	A	A	A		21.04.030(v)

DRAFT

Title 21 Chapter 6 is amended to add the following:

21.06.050 (c) Off-Street Required Parking

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF SPACES
Retail Sales and Services	Mobile Food Vendor	2.5 spaces per vendor
	Mobile Food Vendor Court	2.5 spaces per vendor

Introduced on first reading this _____day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

Proposed Use Table:

Mobile Food Vendors

Title 21 Chapter 4 is proposed to be amended to add the following:

21.04.010 Use Table

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	MX-	Std.
Retail Sales and Service* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	Mobile Food Vendor										**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**		21.04.030(v)
	Mobile Food Vendor Court										**C**	**C**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**		21.04.030(v)