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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET**

TUESDAY, JULY 27, 2021 @ 5:30 PM

This meeting will be held as an in-person/virtual hybrid meeting. Join the meeting virtually by registering using the link below:

<https://bit.ly/2W5zYIL>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from July 13, 2021.

Regular Agenda

1. Request Approval of Changes to a Conditional Use Permit for a Recycling Facility on 6.5 Acres in an I-2 (General Industrial) Zone District
2. Consider a Request by Peterson Bros Holdings, LLC to Rezone One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
July 13, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:39 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Ken Scissors, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Senta Costello (Associate Planner).

There were 0 members of the public in attendance.

CONSENT AGENDA

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 8, 2021 and June 22, 2021.

REGULAR AGENDA

1. Stinker C-Store Annexation **File # ANX-2021-252**

Consider a request by Stinker Stores Inc. for annexation and zoning of 1.68 acres from a County C-2 (General Commercial) to a City C-1 (Light Commercial) zone district. In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac) for the subject properties: M-U (Mixed Use), B-P (Business Park), I-O (Industrial Office Park), C-2 (General Commercial), Mixed Use Residential (MXR-8), Mixed Use General (MXG-3, 5, 8), Mixed Use Shopfront (MXS-3, 5, 8), Mixed Use Opportunity Corridor (MXOC).

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

The applicant was available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 6, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 5:53 p.m. on May 11, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Reece made the following motion, "Chairman, on the Zone of Annexation for the Stinker C-Store Annexation to C-1 (Light Commercial) zone district, file number ANX-2021-252, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

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

2. Other Business

None.

3. Adjournment

The meeting adjourned at 5:55 p.m. Reece moved, Scissors seconded



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: July 27, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Request Approval of Changes to a Conditional Use Permit for a Recycling Facility on 6.5 Acres in an I-2 (General Industrial) Zone District

RECOMMENDATION:

Staff recommends approval of the request

EXECUTIVE SUMMARY:

The Applicant, Monument Waste Services with authorization from the property owner Grand Valley Land Company, LLC, has developed a Material Recovery Facility (MRF) with a previously approved (2017) Conditional Use Permit (CUP) in the I-2 zone district. The MRF currently consists of one 11,882 square-foot building which contains the transloading and recycling recovery activities and the site circulation, parking and landscaping required for the operation. The Applicant is proposing to construct an addition on the existing building, build a second structure on the site and has acquired adjacent property to include in the MRF operations. Thus, an amendment to the original CUP is required.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The 6.5-acre industrial property is located at 2410 Blue Heron Road at the west end of an existing cul-de-sac that currently serves two other industrial properties in the Blue Heron Lake Industrial Park. The property has been developed as a Material Recovery Facility (MRF) with a previously approved Conditional Use Permit (CUP) for a recycling facility as required in the I-2 zone district. The MRF currently consists of one 11,882 square-foot building which contains the transloading and recycling recovery activities and the site circulation, parking and landscaping required for the operation.

The original site of the CUP included a 6.8-acre site. The property has since been platted to dedicate 1.3 acres to the City for the adjacent riverfront trail and Leach Creek and add a one-acre parcel on the southwest side of the site. The one-acre parcel was not originally part of the approved CUP.

The Applicant is proposing to build a second structure on the site, add office space to the existing building and has identified a use for the additional property as part of the MRF operations. These modifications to the site require that the approved CUP be amended.

Should the amendment to the CUP be approved, the Applicant will be required to submit a Major Site Plan for review as well as concurrently submit for a Floodplain Development Permit due to a portion of the property being located in an Area of Special Flood Hazard. The land surrounding the property is either vacant or has existing industrial uses (Action Bindery and the GJ Tech Center). The abutting properties to the north, east, and south are zoned I-2, and City owned property to the west is zoned CSR.

Existing Operations

The existing recycling facility consists of scales, enclosed tipping floors, a transload bay, inside storage areas for baled products, a load out bay for outbound baled material, truck and equipment maintenance bays, offices for staff, ultimately an outside public drop off collection point and general outside uses including truck and container parking and storage. All recycle material received at this facility is stored inside the existing building for transloading or processing. No loose material is stored outside of the facility; only processed baled material is staged outside while awaiting shipment to market.

The facility's perimeter is fenced with a 6-foot high chain link fence with required screen fencing in the western and southern portions of the site due to its proximity to the riverfront trail/public open space. There are two access gates, one on the north side of the facility for all commercial trucks to enter and exit the facility, and a second gate located on the south side of the facility serves as a perimeter gate to keep the public separated from the commercial activities.

Proposed Expansion/Changes to Approved Conditional Use Permit

The Applicant is proposing to add a 12,000 square foot building on the northern side of the site that will support the unloading, storage and transloading of Municipal Solid Waste from route collections by Monument Waste and other third-party haulers. Waste will be collected entirely inside the new building from small trash trucks, unloaded into large live floor trailers (typically three small trucks to one large trailer) then the waste material will be transferred to local landfills.

The Applicant is also proposing to add 1,466 square feet of office space on the northeast corner of the existing building. In addition, the one-acre parcel that was not a

part of the original CUP is proposed to be improved with a road base surface and used for outdoor storage of containers such as dumpsters, roll off boxes and trash carts used in the operations.

As stated in the Applicant's General Project Report, "much like the existing facility, the new building will not have a retail sales area, will not cause perceptible vibration of the earth, will not exceed 65 decibels of noise, and will not have glare from lights". As previously stated, the solid and liquid waste will be contained within the building and there are no hazardous materials handled. The storage of various-sized solid waste storage containers will be located at the southwest area of the property. The containers will be emptied and washed down as needed prior to placing them in the storage area so they will not have a perceptible odor impact on nearby properties.

Neighborhood Meeting

A Neighborhood Meeting was held on April 15, 2021 via the Zoom virtual platform. City staff and the Applicant's representative were the only attendees.

ANALYSIS

Pursuant to Section 21.02.110(f) of the Grand Junction Municipal Code, an expansion/change on a site that is subject to a Conditional Use Permit, shall be reviewed in accordance with the same criteria as the original Conditional Use Permit found in Section 21.02.110(c) of the Code.

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

The concept plan/site sketch included with the CUP amendment application indicates that all standards of the I-2 zone district can be met. The development will be required to proceed through subsequent Site Plan Review which will ensure compliance with all district standards. Thus, Staff finds this criterion has been met.

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

There are no use specific standards related to this type of recycling center. 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.

Other uses complementary and pertinent to the proposed expansion of the recycling facility are available, including existing roadway and access that were designed and constructed for heavy use by larger trucks. In addition, the property is bordered by a

railroad spur which could be extended onto the property if the economics supported it. The proposed facility is located just off the Riverside Parkway in an easily accessible location for the general public as well as other complementary uses such as schools, hospitals, businesses, and commercial to use. Thus, Staff 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;

Details of the design that implement the standards will be addressed during the subsequent Site Plan review. The site has existing screen fencing as required by Code and the approved CUP. The subsequent Site Plan Review will ensure that this requirement is still being met in particular around the expanded area to be used for outdoor storage. Staff 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;

With the fencing and screening of the property discussed above, the existing use and the proposed changes to it will have minimal negative impact on adjoining properties. Staff 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 site development standards implemented with the establishment of the existing use, along with the Applicant's previously approved operational plan will ensure compatibility with adjacent uses. Staff finds this criterion has been met.

Findings of Fact and Staff Recommendation

After reviewing the Monument Waste Material Recovery Facility request, file number CUP-2021-333, for expansion/change to the site of the approved Conditional Use Permit for a Material Recovery Facility, the following findings of fact have been made:

1. In accordance with Section 21.02.110 of the Grand Junction Zoning and

Development Code, the criteria have been met.

Staff recommends approval of the request for expansion/change to site of the Material Recovery Facility with the Findings of Fact listed as provided in the staff report.

SUGGESTED MOTION:

Chairman, on the Monument Waste request to amend a Conditional Use Permit, file number CUP-2021-333, I move that the Planning Commission approve the expansion/change to site of the Material Recovery Facility with the Findings of Fact listed in the staff report.

Attachments

1. Location Maps
2. Application Including Proposed Site Sketch
3. 2017 Approved Site Sketch

2410 Blue Heron Road – Vicinity Map



2410 Blue Heron Road – Aerial Photo Location Map



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: 2410 Blue Heron Road G.J. CO 81505

Site Acreage: 6.64

Site Tax No(s): 2945-092-11-001

Site Zoning: I-2

Project Description: Expansion of the site, transfer facility + relocation, and expansion of the parking area.

Property Owner Information

Name: Grand Valley Land Company LLC

Street Address: 2410 Blue Heron Rd

City/State/Zip: G.J. CO 81505

Business Phone #: 970-925-9046

E-Mail: rmac@dunrene.com

Fax #: n/a

Contact Person: Robert Macgregor

Contact Phone #: 970-925-9046

Applicant Information

Name: Monument Waste

Street Address: 2410 Blue Heron Rd

City/State/Zip: G.J. CO 81505

Business Phone #: 970-987-4412

E-Mail: dan@monumentwaste.com

Fax #: n/a

Contact Person: Dan Kirkpatrick

Contact Phone #: 970-987-4412

Representative Information

Name: Clavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

City/State/Zip: G.J. CO 81501

Business Phone #: 241-0745

E-Mail: ted@clavonne.com

Fax #: n/a

Contact Person: Ted Clavonne

Contact Phone #: 241-0745

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

Signature of Legal Property Owner

Date

Monument Waste – 2410 Blue Heron Road

CUP

May 5, 2021 Revised June 10, 2021

General Project Report

Project Overview

The owner of the subject property is Grand Valley Land Company, LLC, and the project is called Monument Waste Services. The owner acquired a CUP for a recycle center back in 2017. During that process the applicant acquired adjacent land, but it was decided to NOT include it at that time. The owner is now planning to pursue the construction of an additional 12,000 SF non-hazardous waste transfer station on the north boundary of the property (not connected to the existing recycling center). The current transfer station will not be moved and will remain operating as it does now. The current transfer facility supports unloading, storage and transloading for Single-Stream Recycle route collections. The new facility will support the unloading, storage and transloading of Municipal Solid Waste from route collections by Monument Waste and third party haulers. This new facility can be viewed as a 'Hub and Spoke Operation', waste will be collected from small trash trucks, unloaded at the facility, reloaded into large live floor trailers (typically 3 small trucks to one large trailer) then the waste material will be transferred to local landfills. Additionally, the Applicant will add on an office expansion that will be connected to the existing facility. The land on the southwest area of the property that was acquired in 2017 will be covered with rock and used as container storage area (dumpsters, roll off boxes, trash carts). The new building, office expansion plus the additional land requires a new Conditional Use Permit in Grand Junction, and so the request will be for a CUP that allows both the recycle center and the new non-hazardous waste transfer station on the entirety of the property.

A. Project Description

Location and Site Features

- The +/- 6.55 acre industrial property is at 2410 Blue Heron Road, at the west end of an existing cul-de-sac.
- The 6.55 acres is quite flat and generally slopes to the west. With that in mind, the site has the following conditions:
 - The completed recycle transload and processing facility;
 - Along the east boundary of the property is a 20' wide Railroad & Util. easement;

B. Public Benefit:

- There are no additional Public Improvements required, all roads and ROW is existing.
- Expansion of processing facility helps with the recycling needs of the growing community.
- The completed processing facility extends the life of the Mesa County Land Fill.

C. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, April 15, 2021 via Zoom. Principal Planner, Kristen Ashbeck was in attendance. No neighbors attended.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

- The Future Land Use Plan and Zoning Plan
- Decision Letter for the Conditional Use Permit
- Zoning and Development Code Approval Criteria
 - Criterion 1) – I-2 zoning district standards will be met with the additional facility. Much like the existing facility, the new building will not have a retail sale area, will not cause perceptible vibration of the earth, will not exceed 65 decibels of noise, and will not have glare from lights. The solid and liquid waste will be contained within the facility. There will be no hazardous materials. The storage of trash bins will be located at the southwest area of the property and not in the front setback.
 - Criterion 2) – The new facility is a recycling processing/transfer facility which is considered “Waste-Related under Section 21.04.20(y). The new facility will provide 6’ fence around the property which meets Section 21.04.030 (d) and there will be no storage in the front setback/along right-of-way.
 - Criterion 3) – Currently Monument Waste offers a wide variety of trash and recycle services to residential and commercial users as well as construction collection. The new facility and office expansion allows for growth within the company that benefits the entire County; not only will it continue to provide the same services to the community as it currently does, it will also be able to expand services that extend the life of the Mesa County Land Fill.
 - Criterion 4) – This development provides a 6’ fence around the entire perimeter of the property. Most adjoining properties are in the same zone with the exception of a ‘short’ property line abutting a CSR Zone. The original CUP and submittal included the dedication of land along the west side of Leach Creek to the City, which resulted in the existing Riverfront bike trail no longer being in a trespass situation. Along the entire east side of Leach Creek, on Monument Waste property, a 6’ screen fence was installed, as well as along the ‘short’ property line abutting the CSR Zone. The new facility will be located on the north side of the property and the property adjacent to it is also heavy commercial with outdoor storage ... which is compatible to this development. The transfer of recycling and trash will happen inside the new facility as well as the existing facility which cuts down on noise/odors, etc.

2. Surrounding Land Use

The land surrounding the subject parcel is either vacant, or already industrial uses. The abutting properties to the north, east, south, and west are zoned I-2, and along a City owned property (zoned CSR) that abuts on the southwest.

3. Site Access and Traffic

The property is at 2410 Blue Heron Road, at the west end of an existing cul-de-sac. Traffic will be associated with individual drop off, as well as commercial vehicle drop off and haul out.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer is available within Blue Heron Road; Ute Water is also available.

6. Effects on Public Facilities

There will be no unusual impacts on the fire department and police department. There will be no impacts to the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

Nothing unusual was encountered.

9. Hours of Operation

Typical business hours, plus after hour drop off for non-commercial customers.

10. Number of Employees

Current employee count is 18. Anticipating 24 employees with the new additional facility.

11. Signage Plans

No new signage plans. Existing Sign will remain

12. Irrigation

Domestic.

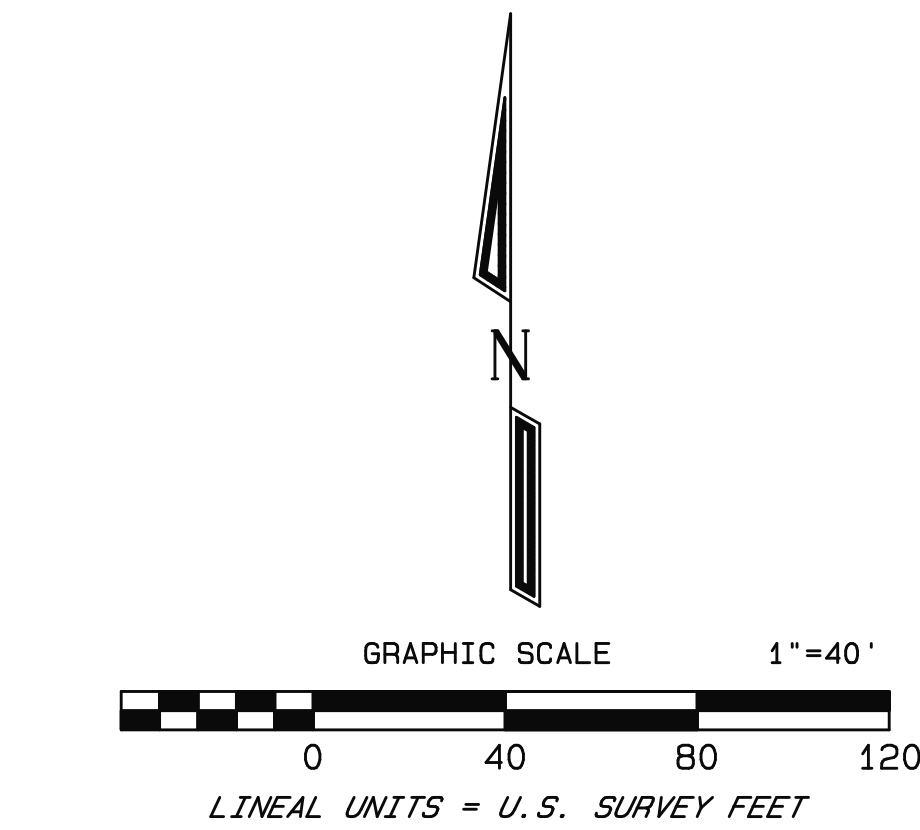
E. Development Schedule and Phasing

Conditional Use Permit – spring 2021

Site Plan Review – summer 2021

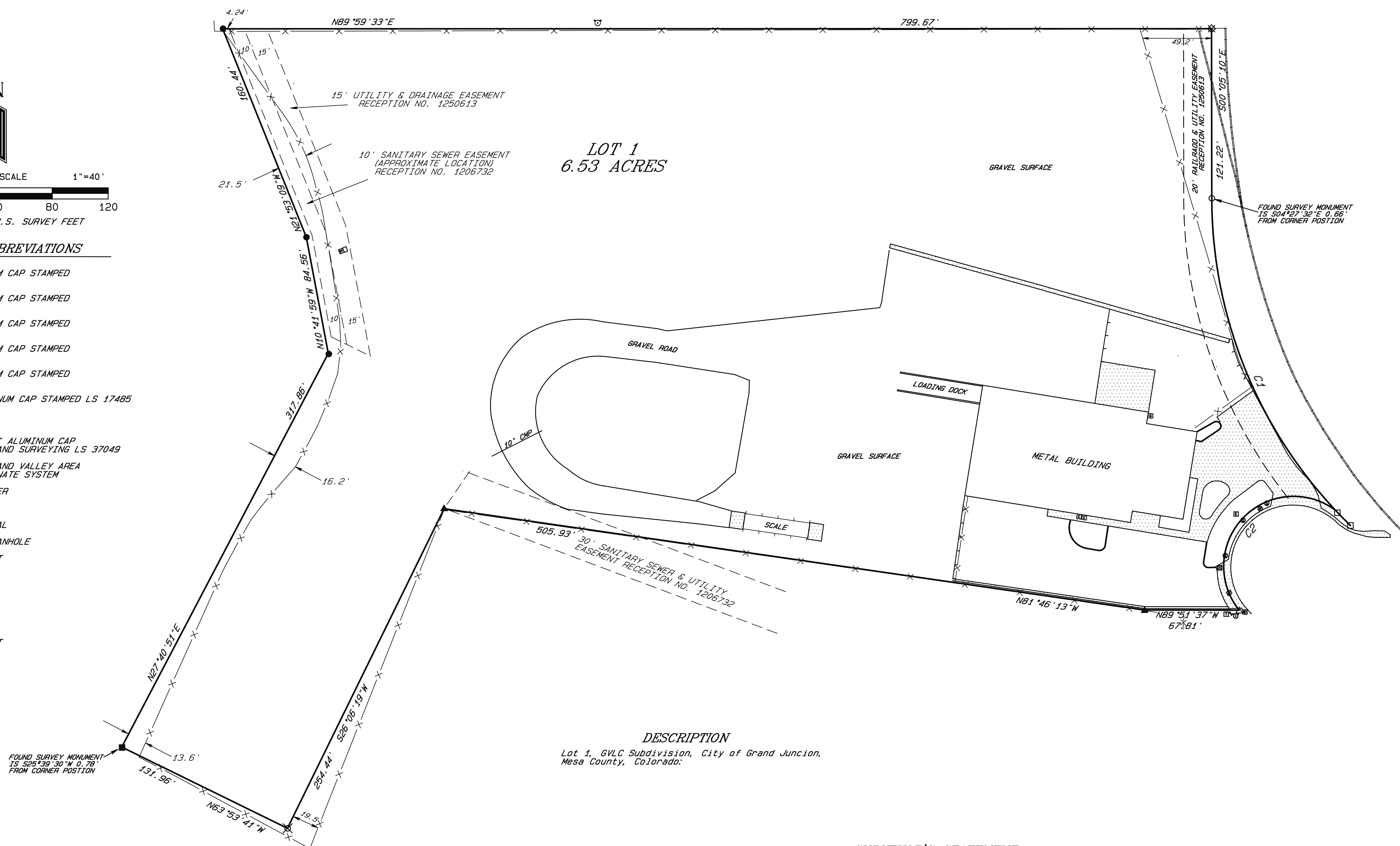
Construction - ASAP

IMPROVEMENT SURVEY PLAT



LEGEND & ABBREVIATIONS

- FOUND 2" ALUMINUM CAP STAMPED LS 39274
- FOUND 2" ALUMINUM CAP STAMPED LS 18478
- FOUND 2" ALUMINUM CAP STAMPED LS 18469
- FOUND 2" ALUMINUM CAP STAMPED LS 18480
- FOUND 2" ALUMINUM CAP STAMPED LS 20677
- FOUND 1.5" ALUMINUM CAP STAMPED LS 17485
- FOUND #5 REBAR
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED ALAN'S LAND SURVEYING LS 37049
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- ELECTRIC BOX/METER
- GAS METER
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STREET SIGN
- LIMITS OF ASPHALT
- RAILROAD TRACK
- FENCE LINE
- CONCRETE



DESCRIPTION
Lot 1, GVLC Subdivision, City of Grand Junction,
Mesa County, Colorado.

SURVEYOR'S STATEMENT
I, Alan R. VanPelt, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision and checking and is in accordance with applicable standards of practice. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded except as shown hereon. This statement is not a guaranty or warranty, either expressed or implied.
ALAN R. VANPELT
4/15/2021

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	45°48'06"	260.96'	326.45'	254.07'	N23°57'51"W
C2	165°32'26"	144.46'	50.00'	99.20'	S43°52'11"W

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

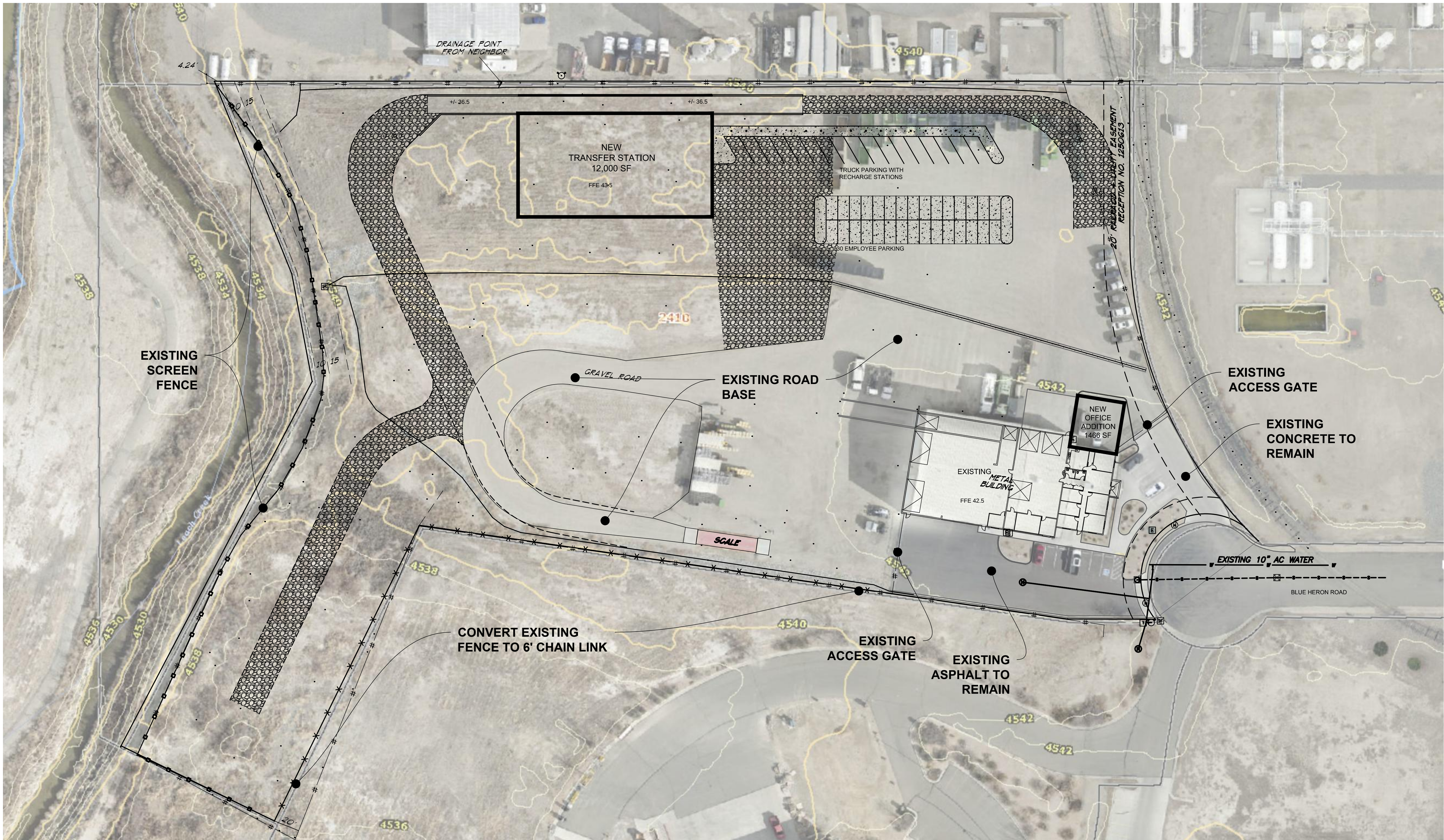
IMPROVEMENT SURVEY PLAT
LOCATED IN THE
W 1/2 NW 1/4 SEC. 9 T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

ALAN'S LAND SURVEYING
118 OURAY AVE.
GRAND JUNCTION, CO. (970) 644-5024

DESIGNED BY: A.VP.	CHECKED BY: E.E.B.	JOB NO. 2021-58
DRAWN BY: TERRAMODEL	DATE: APRIL 2021	SHEET 1 OF 1

C. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, April 15, 2021 via Zoom. Principal Planner, Kristen Ashbeck was in attendance. No neighbors attended.



EXISTING
SCREEN
FENCE

DRAINAGE POINT
FROM NEIGHBOR

NEW
TRANSFER STATION
12,000 SF
FFE 435

TRUCK PARKING WITH
RECHARGE STATIONS

200 EMPLOYEE PARKING

EXISTING ROAD
BASE

GRAVEL ROAD

SCALE

CONVERT EXISTING
FENCE TO 6' CHAIN LINK

EXISTING
ACCESS GATE

EXISTING
ASPHALT TO
REMAIN

EXISTING
ACCESS GATE

EXISTING
CONCRETE TO
REMAIN

NEW
OFFICE
ADDITION
1466 SF

EXISTING
METAL
BUILDING
FFE 425

EXISTING 10" AC WATER

BLUE HERON ROAD

SITE/COMPOSITE PLAN LEGEND

1-2
6.54 AC

PROPOSED CONCRETE

PROPOSED ROAD BASE

E

EXISTING ELECTRIC

ST

EXISTING STORM SEWER

FD

EXISTING FIRE HYDRANT

W

EXISTING WATER LINE

EXISTING SANITARY SEWER SERVICE LINE

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER DISTRICT	970-242-7491
SANITARY SEWER	CITY OF GRAND JUNCTION	970-245-6378
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY	970-242-2762
ELECTRIC	XCEL ENERGY	800-695-1999
GAS	XCEL ENERGY	800-628-2121
COMMUNICATIONS	CHARTER/SPECTRUM	970-210-2550
	CENTURYLINK	970-244-4311

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

DRAWN BY MR
CHECKED TC
JOB NO. 1705
DATE 05-05-2021
REVISIONS

MONUMENT WASTE
2410 BLUE HERON ROAD

CLAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0765 F
www.clavonne.com

MONUMENT
WASTE

CONDITIONAL
USE PERMIT

SITE SKETCH /
COMPOSITE PLAN

SHEET NO.

1

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: April 2, 2021
Project Name: Monument Waste Services Addition
Project Street Address: 2410 Blue Heron Road
Assessor's Tax Parcel Number: 2945-092-11-003
Project Owner Name: Grand Valley Land Company LLC
City or County project file #: _____
Name of Water Purveyor: Ute Water Conservancy District
Applicant Name/Phone Number: Dan Kirkpatrick / (970) 987-4412
Applicant E-mail: dan@monumentwaste.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: NA
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:
Fire Area = 14,100 s.f., Type of Construction = Type IIB
 - b. List each building that will be provided with an approved fire sprinkler system:
NA
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 Code³ 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 Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

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

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

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants

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

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
SEE ATTACHED MAP

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:

SEE ATTACHED RESULTS

[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:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE

Date: 4/7/2021

Contact phone/E-mail of Water Supplier: 970-256-2882 hydrant@utewater.org

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

¹ There are three 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.

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



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

Test Date: 4/7/21 9:00 am

NFPA Classification:

Blue AA
 4481.01

Work Order: 1,103
Operator: DUSTY K, RYAN S

**Test did not reach recommended drop of
 25% per NFPA 291**

Test Hydrant: 2357
Address: 569 24 1/4 RD
Cross Street:
Location:
District:
Sub-Division: BLUE HERON INDUSTRIAL SUB

Latitude: 707265.777
Longitude: 4329043.733
Elevation: 4542
State X / Y: /

Pumpers:

Nozzles:

Open Dir:

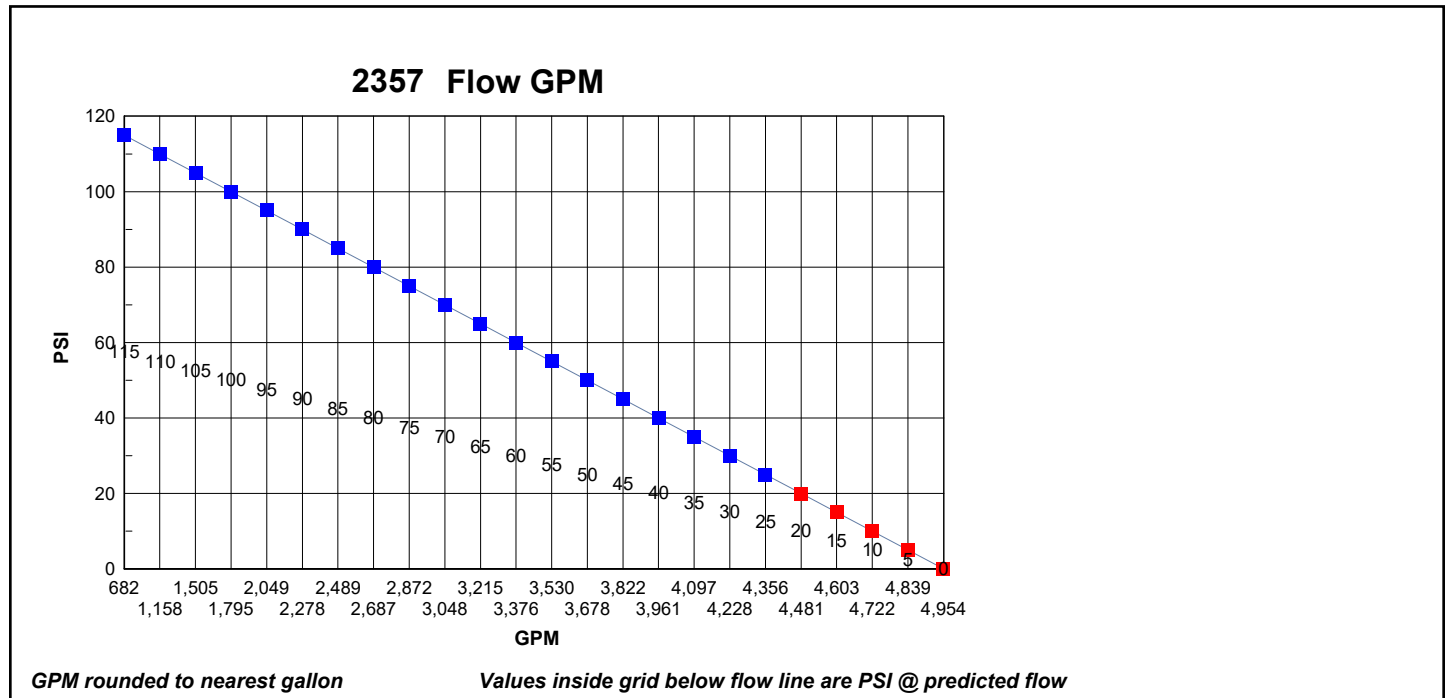
Manuf: Mueller
Model: Centurion 4 1/2

Installed: 01/01/1978
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	4189	2.5" Hose Monster	2.50	1306.51	6532.56
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 60.00	Total Gallons Used: 6532.56
Static PSI: 118.00	Max GPM during test: 1,306.51
Residual PSI: 108.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 8.47	Predicted GPM @ 20 PSI: <u>4481.01</u>





FLOW HYDRANT

TEST HYDRANT

2410 BLUE HERON RD.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name GRAND VALLEY LAND COMPANY LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road				Company NAIC Number:	
City Grand Junction		State Colorado		ZIP Code 81505	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 2410 Blue Heron Road, Parcel #2945-092-25-001					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential, Accessory</u>					
A5. Latitude/Longitude: Lat. <u>39deg05'11.60"</u> Long. <u>-108deg36'23.87"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? ☐ Yes ☐ No					
A9. For a building with an attached garage: a) Square footage of attached garage _____ sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in d) Engineered flood openings? ☐ Yes ☐ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Grand Junction 080115 0803 G			B2. County Name Mesa		B3. State Colorado
B4. Map/Panel Number 08077C0804	B5. Suffix G	B6. FIRM Index Date 10-16-2012	B7. FIRM Panel Effective/ Revised Date 10-16-2012	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 4541.70
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road			Policy Number:
City Grand Junction	State Colorado	ZIP Code 81505	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

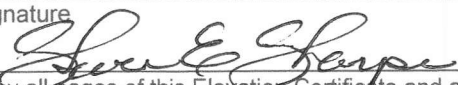
Check the measurement used.

- | | | |
|---|--------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | _____ | ☐ feet ☐ meters |
| b) Top of the next higher floor | _____ | ☐ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | ☐ feet ☐ meters |
| d) Attached garage (top of slab) | _____ | ☐ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | _____ | ☐ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4542.7 | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 4542.7 | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | ☐ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Steven E. Sharpe	License Number CO 29547		
Title President			
Company Name Sharper Engineering Services, Inc.			
Address 1154 North 4th Street			
City Grand Junction	State Colorado	ZIP Code 81501	
Signature 	Date 06-09-2021	Telephone (970) 255-0909	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road			Policy Number:	
City Grand Junction	State Colorado	ZIP Code 81505	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				
☐ Check here if attachments.				

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road			Policy Number:	
City Grand Junction	State Colorado	ZIP Code 81505	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____				
G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable)				
☐ Check here if attachments.				

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road			Policy Number:
City Grand Junction	State Colorado	ZIP Code 81505	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.			
Photo One			
Photo One			
Photo One Caption			Clear Photo One
Photo Two			
Photo Two			
Photo Two Caption			Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2410 Blue Heron Road			Policy Number:
City Grand Junction	State Colorado	ZIP Code 81505	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three
Photo Three Caption
Clear Photo Three

Photo Four

Photo Four
Photo Four Caption
Clear Photo Four



Industrial Pretreatment Program
2145 River Road
Grand Junction, CO 81505
970-256-4180

INDUSTRIAL PRETREATMENT SURVEY FOR ALL INDUSTRIAL and COMMERCIAL BUSINESSES

The United States Environmental Protection Agency requires the City of Grand Junction 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: Monument Waste Services

Facility Location: 2410 Blue Heron Road

Mailing Address: 2410 Blue Heron Road

Facility Owner:	<u>Dan Kirkpatrick</u>	<u>President</u>	<u>970-987-4412</u>
	Name	Title	Phone #
Facility Contact:	<u>Dan Kirkpatrick</u>	<u>President</u>	<u>970-987-4412</u>
	Name	Title	Phone #
	e-mail address: <u>dan@monumentwaste.com</u>		

Contractor Contact:	<u>Chris McCallum (TPI)</u>	<u>970-243-4642</u>	<u>chris@tpigj.com</u>
	Name	Phone #	e-mail

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

We are proposing the construction of a new 15,000 sqft Solid Waste Transfer Station Building to be located on our existing property at 2410 Blue Heron Road.

We are proposing a 30' x 40' addition to our existing offices as a Driver Operation Room.

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

The Transfer Station building will be used to consolidate small loads of waste/trash and then the waste material will be loaded into large transfer trailers to be shipped to local landfills.

The office addition will be used as a central location for operations/drivers dispatch.

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

Yes No Industrial Pretreatment Survey Form

☒ ☐ Is this facility an office or retail store?

☒ ☐ Will this facility discharge only domestic wastewater or sewage that is typically only found in a residential home? (Note: *Domestic wastewater* is wastewater generated *only* from typical bathroom and breakroom facilities, such as toilets and breakroom sinks, hand sinks and showers. *All other industrial or commercial wastewater is considered process wastewater.*)

☒ ☐ Will there be any changes to the existing plumbing? If Yes, briefly describe the change:
Adding 1 bathroom stool, urinal and sink, and 1 break room sink.

☐ ☒ Is this facility under new ownership or lease agreement?

☐ ☒ Has this facility stopped operation or been closed for a period of 12 months or longer?

Yes No Food Service

☐ ☒ Is this a food service or food processing facility (ex: restaurant, coffee shop, fast food, catering, etc.) or has any of the following: bar, bistro, bakery, butcher shop, cannery, etc?

☐ ☒ Does this facility have a commercial kitchen?

Yes No Vehicle/Equipment

☐ ☒ Does this facility service or clean any vehicles or equipment (ex: engines, parts, valves)?

☐ ☒ Does this facility do any **materials** or **metal** fabrication (ex: grinding, polishing, cutting, welding, forging, tumbling, etc.)?

☐ ☒ Are there any floor drains in the shop area?

Yes No Medical

☐ ☒ Does this facility provide medical services?

☐ ☒ Does this facility provide dental services?

☐ ☒ Does this facility operate a laboratory?

Yes No Recreational Vehicle Dump Station

☐ ☒ Does this facility provide a Recreational Vehicle Septage Dump Station?

Yes No Other Industrial Discharge

☐ ☒ Does this facility discharge or produce any processed industrial or commercial wastewater other than the types listed above?

Yes No Material Use

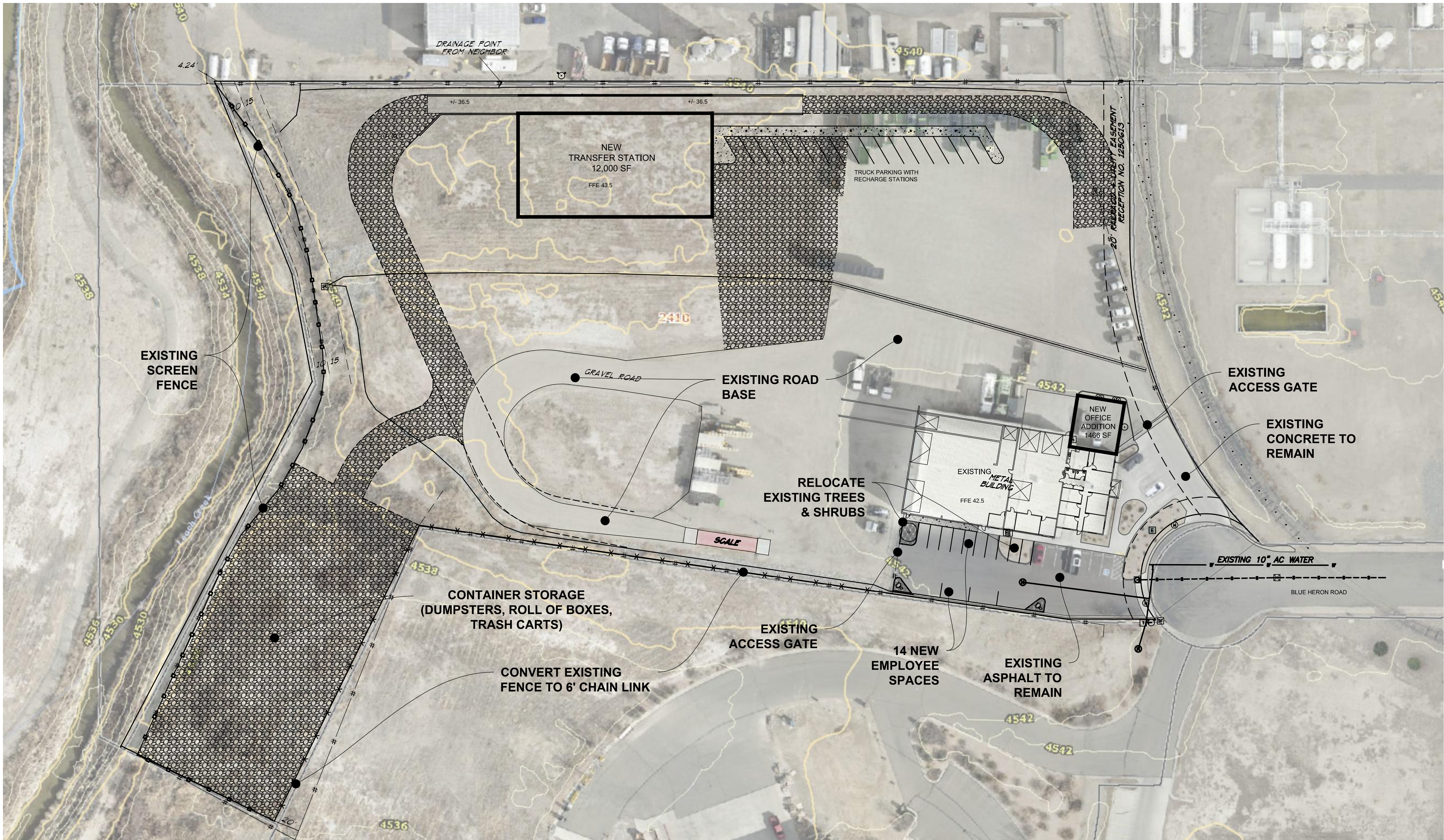
☐ ☒ Will this facility use, store or generate any flammable, toxic, corrosive or hazardous materials?

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: Dan Kirkpatrick - President

Signature: Dan Kirkpatrick Date: 6/8/2021



DRAWN BY	MR
CHECKED	TC
JOB NO.	1705
DATE	05-05-2021
REVISIONS	
06-10-21- Rnd 1 Review	
Comments	

MONUMENT WASTE

2410 BLUE HERON ROAD

CLAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0765 F
www.clavonne.com

MONUMENT
WASTE

CONDITIONAL
USE PERMIT

SITE SKETCH /
COMPOSITE PLAN

SHEET NO.

1

SITE/COMPOSITE PLAN LEGEND	
I-2 6.54 AC	
	PROPOSED CONCRETE
	PROPOSED ROAD BASE
	EXISTING ELECTRIC
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER SERVICE LINE

UTILITY PROVIDERS		
DOMESTIC WATER	UTE WATER DISTRICT	970-242-7491
SANITARY SEWER	CITY OF GRAND JUNCTION	970-245-6378
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY	970-242-2762
ELECTRIC	XCEL ENERGY	800-695-1999
GAS	XCEL ENERGY	800-628-2121
COMMUNICATIONS	CHARTER/SPECTRUM	970-210-2550
	CENTURYLINK	970-244-4311

REQUIRED PARKING SPACES PER CODE

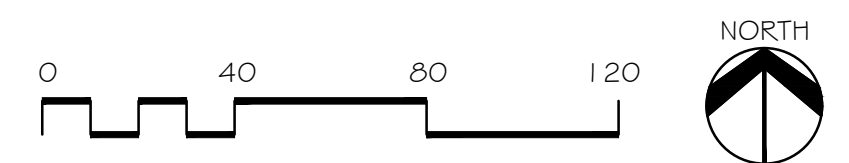
PER THE ZONING & DEVELOPMENT CODE A WASTE RELATED USE MUST PROVIDE THE FOLLOWING:

1 PARKING SPACE PER 1,000 SQUARE FEET OF BUILDING AREA.

EXISTING BUILDING AREA = 11,922 SF
THEREFORE: 11,922 / 1000 = 12 SPACES

PROPOSED BUILDING AREA = 13,466 SF
THEREFORE: 13,466 / 1000 = 14 SPACES

PARKING PROVIDED:
25 REGULAR PARKING SPACES
1 HANDI-CAP ACCESSIBLE SPACES

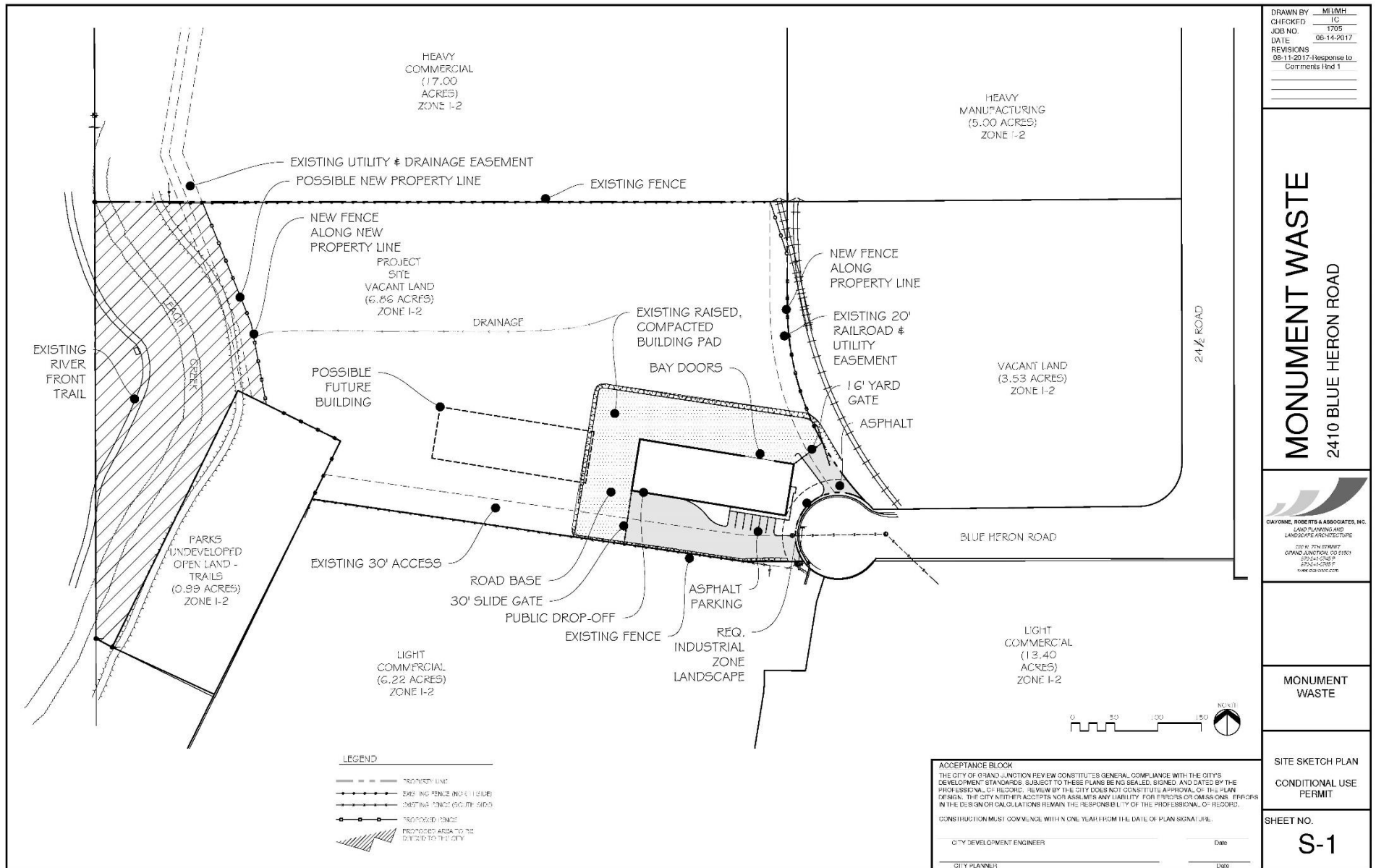


ACCEPTANCE BLOCK

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



DRAWN BY: MUMH
 CHECKED: TC
 JOB NO: 1705
 DATE: 06-14-2017
 REVISIONS:
 08-11-2017-Response to
 Comments Item 1

MONUMENT WASTE 2410 BLUE HERON ROAD

CLAYSON, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 221 N. TEN STREET
 GRAND JUNCTION, CO 81501
 970-241-2362 F
 970-241-2368 F
 WWW.CRAINCORP.COM

MONUMENT WASTE

SITE SKETCH PLAN
CONDITIONAL USE PERMIT

SHEET NO.
S-1



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: July 27, 2021

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Consider a Request by Peterson Bros Holdings, LLC to Rezone One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Kevin Young, acting on behalf of the property owner, Peterson Bros Holdings, LLC, is requesting the rezone of one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 ½ Road. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

BACKGROUND OR DETAILED INFORMATION:

The proposed rezone comprises one parcel totaling 9.98 acres situated at 715 23 ½ Road, just north of the 23 ½ Road and G Road intersection. The parcel has not been subdivided or developed in the past and is currently zoned I-2 (General Industrial). To the north, south, and west are primarily light and heavy industrial uses including a commercial tire service store, industrial drilling contractor facility, and warehouses. In addition, the Western Slope Center for Children is situated adjacent to the southwest, and Community Hospital is about one block south of the subject site. To the east is a vacant property zoned Planned Development (PD). This Planned Development is expected to provide for a mix of office park employment centers, health care facilities, retail services, light manufacturing, multi-family residential, attached residential, and detached residential uses. There is currently a residential subdivision proposal under

review for the northern portion of this Planned Development.

As indicated, the subject site is currently zoned I-2 and sits vacant. The 2020 One Grand Junction Comprehensive Plan classifies the subject property and adjacent properties to the north, south, and west with an Industrial land use designation. Zone districts that may implement the Industrial Land Use classification include I-1 (Light Industrial), I-2 (General Industrial), C-2 (General Commercial), and I-O (Industrial Office/Park). As such, the Comprehensive Plan land use classification of Industrial does support the rezone request to I-1 (Light Industrial).

While there are not significant differences between the I-1 and I-2 zone districts, the Applicant is proposing the rezone to I-1 to provide more flexibility of allowed uses for the site. As stated in the Applicant's General Project Report, they are considering the construction of an indoor sports facility (identified as a Health Club within the Grand Junction Zoning and Development Code). This use is not allowed within the I-2 zone district, but is allowed within the I-1 zone district. If the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process, likely in the form of a Major Site Plan Review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on June 23, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team and City staff were present. No members of the public attended the meeting, and the Applicant team and City Staff discussed the proposal and anticipated timeline of the proposal.

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 July 1, 2021. 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 July 16, 2021. The notice of the Planning Commission public hearing was published on July 20, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

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

The Comprehensive Plan Land Use Map identifies the subject property as Industrial which is a similar designation that was identified on the property when it was annexed and zoned in 1995. Both the Applicant's proposed zoning of I-1, as well as the existing zoning of I-2 implement the Land Use Designation of Industrial. Because the existing

zoning of I-2 on the property is a valid zone designation under the Comprehensive Plan, staff finds this criterion has not been met.

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

As previously indicated, the subject site has not been subdivided and has remained vacant for several decades. There is still a vast amount of vacant or underdeveloped land in the surrounding area, and those properties that have been developed were built out between 1980 and 2010. With that said, the uses adjacent to the subject site are not isolated to industrial uses. The Western Slope Center for Children is located adjacent to the southwest of the subject site, Community Hospital is less than a block south, and the recently completed Canyon View RV Resort is one block north. In addition, there are two projects currently under review in the immediate area, including a ±130,000 square foot expansion project for Community Hospital, as well as a 197-lot preliminary residential subdivision directly adjacent to the east of the subject site. Based on this information, it appears that development trends in the immediate area are shifting towards a mix of uses rather than strictly industrial uses. The I-1 zoning district is less restrictive, affording more opportunities from a use standpoint compared to the I-2 zoning district, and is more compatible to the varied uses in the immediate area. In conclusion, staff finds that this criterion has been met.

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

The subject property is within an urbanizing area in the northwest portion of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the I-1 zone district. The type and scope of land-use allowed within the I-1 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light and heavy industrial and commercial uses, as well as institutional uses and a large hospital. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). Community Hospital (fourth largest employer in Grand Junction) is located immediately south of the subject site. Additionally, multi-modal access to the site is sufficient, and will expand in the next five years when G Road is expanded and improved, less than a block south of the subject site. In addition, there are a few Grand Valley Transit (GVT) routes and bus stops in close proximity (less than ¼ from the subject site). The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process. Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

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

There are not substantial differences between the I-1 and I-2 zone districts aside from

the allowances of some uses. The I-1 zone district accounts for approximately 7.6% of City zoned land, whereas the I-2 zone district accounts for approximately 2.8% of City zoned land. While the site has been vacant for several decades, staff believes that there is land throughout the City (and in close proximity of the subject site) available to accommodate the diversity of uses allowed within the I-1 zone district. Based on these considerations, staff finds that this criterion has not been met.

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

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. In addition, a designation of I-1 would preclude some high intensity, heavy industrial uses, causing the property to act as a better buffer between the proposed mixed-use and residential uses to the east, and the heavy industrial uses to the south and west than it would if it remained designated as I-2. As such, staff finds this criteria has been met.

The rezone criteria provide the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

- i. Tier 1: Urban Infill
- ii. Tier 2: Suburban Infill
- iii. Tier 3: Rural Areas and County Development

Plan Principle 3.6.b. Mix of Uses - Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the GJ Blackout Rezone, RZN-2021-447, rezoning one parcel totaling 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) for the property located at 715 23 ½ Road, the following findings of fact have been made:

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the GJ Blackout Rezone request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for the 9.98-acre property located at 715 23 ½ Road, City File Number RZN-2021-447, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Neighborhood Meeting Documentation
3. Exhibit 3 - Maps and Exhibits
4. Exhibit 4 - Proposed Zoning Ordinance

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation Commercial

Existing Zoning I-2 (General Industrial)

Proposed Land Use Designation Industrial

Proposed Zoning I-1 (Light Industrial)

Property Information

Site Location: 705 23 1/2 Road

Site Acreage: 9.98

Site Tax No(s): 2701-323-00-056

Site Zoning: I-2

Project Description: Rezone from I-2 (General Industrial) to I-1 (Light Industrial)

Property Owner Information

Name: Peterson Bros Holdings, LLC

Street Address: 690 S HWY 89 STE 201-10219

City/State/Zip: JACKSON, WY 83002

Business Phone #: 7754465040

E-Mail: jaredonthego@msn.com

Fax #: --

Contact Person: Jared Peterson

Contact Phone #: 7754465040

Applicant Information

Name: Kevin Young

Street Address: 305 Main St, ste A

City/State/Zip: GJ, CO 81501

Business Phone #: 970-812-2933

E-Mail: Kevin.northpeahire@gmail.com

Fax #: --

Contact Person: Mark Austin

Contact Phone #: 970-216-9863

Representative Information

Name: Austin Civil Group Inc

Street Address: 123 n. 7th St ste 300

City/State/Zip: GJ, CO 81501

Business Phone #: 970-242-7540

E-Mail: marka@austincivilgroup.com

Fax #: --

Contact Person: Mark Austin

Contact Phone #: 970-216-9863

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

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

Signature of Person Completing the Application

[Signature]

Date

23 Jun 2021

Signature of Legal Property Owner

[Signature]

Date

18 June 2021

General Project Report for GJ Blackout Rezone

Project Description (Location, Acreage, Proposed Use)

The purpose of this submittal is to obtain approval from the City of Grand Junction to rezone a 9.98-acre property located at 705 23 ½ Road in Grand Junction, Colorado. The location of the project site is just north of G Road and Community Hospital, and is depicted in the photo below:



Project Location

The property is currently zoned General Industrial (I-2) in the City of Grand Junction and lies just outside the 24 Road Corridor in an area composed of industrial properties and vacant land. The applicant is requesting the property be rezoned to Light Industrial (I-1) at this time, with the future vision of potentially constructing a large indoor sports facility with 4-6 basketball/volleyball courts.

Adjacent properties are zoned as General Industrial (I-2) or Planned Development (PD), although several properties in the vicinity are also zoned Light Industrial (I-1).

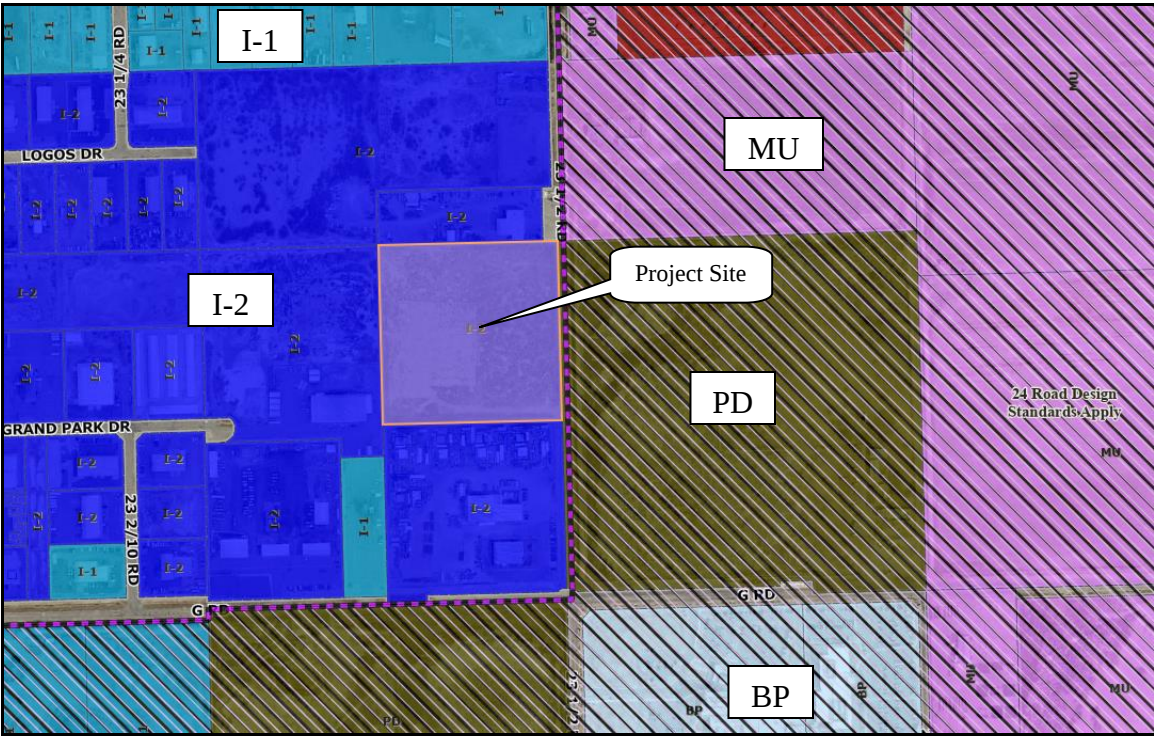
Surrounding Land Uses and Zoning:

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North:	I-2	Commercial
South:	I-2	Commercial
East:	PD	Agricultural
West:	I-2	Industrial

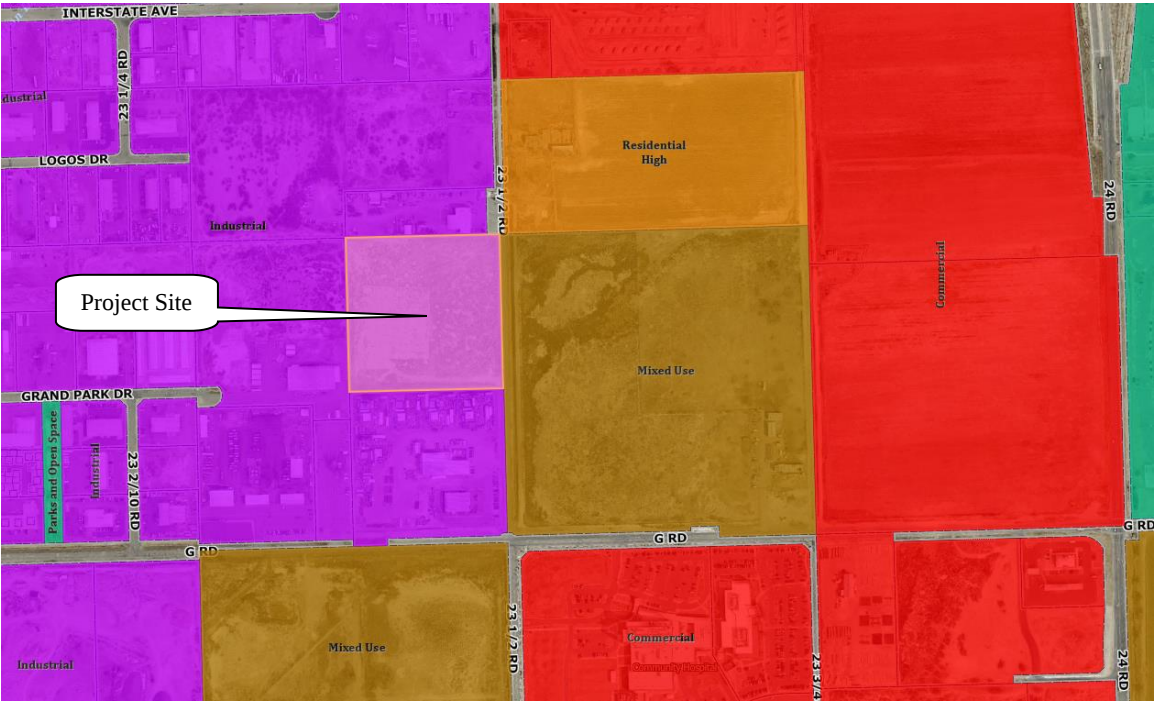
General Project Report for GJ Blackout Rezone

The City of Grand Junction's current zoning surrounding this parcel is shown below:



Current City of Grand Junction Zoning

The City's Growth Plan map calls for this property and all surrounding properties to be Industrial. The project site is depicted below:



2020 Comprehensive Plan

General Project Report for GJ Blackout Rezone

Site Access:

The proposed rezone requests no changes to site access. A dirt driveway currently connects to 23 ½ Road via the eastern edge of the parcel. A future development project will likely require two access points onto 23 ½ Road, and if approved they will be designed in accordance with City Municipal Code and scrutinized during the Major Site Plan Review.

Utilities:

All utility services required for this project are currently located on, or adjacent to, the project site. As this is a request for a rezone from I-2 to I-1, no changes are proposed at this time.

City water does not currently exist on the site. Future development would likely utilize the 8-inch water main within 23 ½ Road owned by Ute Water. Exact water distribution system requirements are still to be determined.

An 8-inch PVC sanitary sewer line currently exists on an adjacent parcel, near the southwest property corner. There are no listed sanitary lines within 23 ½ Road, and future development of the site may require an 8-inch sanitary sewer line be laid in 23 ½ Road to service the site. No changes are proposed at this time.

The Himes Drain runs along the north, west, and south edges of the property and daylight into the open ditch of the 23 ½ Road Drain via a culvert on the southeast corner. Preliminary development would likely utilize a detention system to avoid interference with the Himes Drain.

Irrigation water is not present on the site, so use remains unchanged by the proposed zoning.

Development Schedule and Phasing

The project anticipates obtaining rezone approval in August of 2021 and will be completed in one phase.

Annexation Criteria

In order to maintain internal consistency between code and zoning maps, map amendments must only occur if:

1. Subsequent events have invalidated the original premise and findings; and/or

Response: Not applicable to this submittal.

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

Response: The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to rezone the property to I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan. Future development anticipates the construction of a sports facility on currently vacant land.

General Project Report for GJ Blackout Rezone

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

Response: The rezone request would allow for a future land development project which appears consistent with the surrounding area—particularly the 24 Road Corridor and nearby Canyon View Park. There are adequate community/public facilities to support the project.

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

Response: The code definition for I-1 remains a better fit for the site's projected operations and facilities, as well as being more accommodating for future development. A rezone to I-1 remains consistent with the property's current use and with the City's 2020 Comprehensive Plan.

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

Response: There is a strong need in the local community for the services offered by property's anticipated development plan. The land is currently vacant and no efforts to transform it into a valuable parcel which contributes to social or economic growth have been proffered. A rezone of this property is consistent with the City's 2020 One Grand Junction Comprehensive Plan and allows for ongoing, balanced growth in industrial areas while providing a unique service to the community.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Peterson Bros Holdings, LLC,
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|---|---|
| ☐ trust | ☐ registered limited liability partnership |
| ☐ nonprofit corporation | ☐ registered limited liability limited partnership |
| ☒ limited liability company | ☐ limited partnership association |
| ☐ general partnership | ☐ government or governmental subdivision or agency |
| ☐ limited partnership | ☐ corporation |
| ☐ | |
3. The entity is formed under the laws of Wyoming
4. The mailing address for the entity is 6905 HIGHWAY 89 STE 201-10219
JACKSON, WY 83002
5. The ☐ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is MANAGING MEMBER
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this _____,

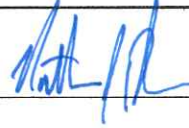

Signature

Signature

STATE OF COLORADO
COUNTY OF Mesa } SS:

The foregoing instrument was acknowledged before me this 18th day of June,
by Jared Peterson

Witness my hand and official seal.



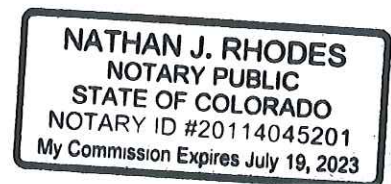
Notary Public

My commission expires: 7-19-2023

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) PETERSON BROS HOLDINGS, LLC ("Entity") is the owner of the following property:

(b) The NE1/4 SE1/4 SW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, Parcel # 0304 002 00 050

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) managing member 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:

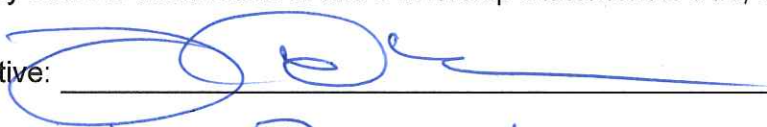
On behalf of Entity, I have reviewed the application for the (d) property Rezone

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

(e) none

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

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

Signature of Entity representative: 

Printed name of person signing: JARED PETERSON

State of Colorado)

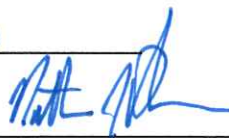
County of Mesa) ss.

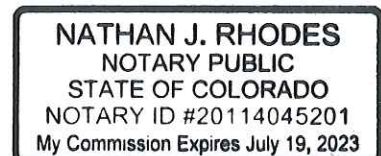
Subscribed and sworn to before me on this 18th day of June, 20 21

by Jared Peterson

Witness my hand and seal.

My Notary Commission expires on 7-19-2023


Notary Public Signature



Recording: \$18.00, Doc Fee \$57.50 Tina Peters, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

DOC FEE:\$57.50

THIS DEED, made this 17th day of June, 2019, between Peggy Himes as to an undivided 85% interest, Himes Family Trust as to an undivided 15.0% interest of the County of Mesa and State of Colorado, grantor(s), and Peterson Bros Holdings, LLC, a Wyoming Limited Liability Company

whose legal address is Current Address 690 S. Highway 89 Suite 201 Jackson, WY 83001

State of Wyoming, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, as Joint Tenants, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

The NE1/4 SE1/4 SW1/4 of Section 32,
Township 1 North, Range 1 West of the Ute Meridian,
County of Mesa, State of Colorado

also known by street and number as: 715 23 1/2 Road, Grand Junction, CO 81505
and Assessor's schedule or parcel number:2701-323-00-056

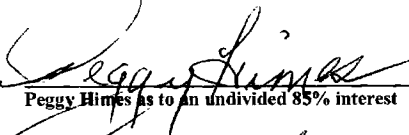
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

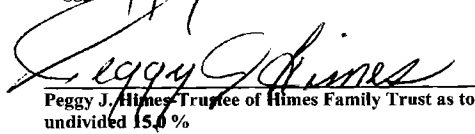
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, Distribution utility easements (including cable TV), Those specifically described rights of third parties not shown by the public records of which the Grantee has actual knowledge and which were accepted by the Grantee, Inclusion of the subject property within any special taxing district, Any special assessment if the improvements were not installed as of March 22, 2019, and to the exceptions attached hereto and incorporated herein.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Peggy Himes as to an undivided 85% interest


Peggy J. Himes-Trustee of Himes Family Trust as to an undivided 15.0 %

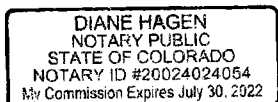
State of Colorado

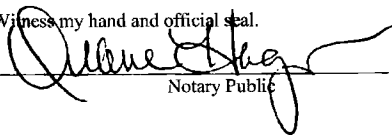
County Of Mesa

The foregoing instrument was acknowledged before me this June 17, 2019, by Peggy Himes as to an undivided 85% interest, Peggy J. Himes-Trustee of Himes Family Trust as to an undivided 15.0% interest.

My Commission expires:

Witness my hand and official seal.




Notary Public

GENERAL WARRANTY DEED

9595CEM

June 17, 2019
10:53 AM

Schedule B II Exceptions to Title

- Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded June 3, 1909 at Reception No. 83610.
- Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded June 3, 1909 at Reception No. 83610.
- Undivided 1/2 grantors interest in all oil, gas and other mineral rights, as reserved by Mark Burnett in the Deed to S. W. Huntsman recorded July 18, 1955, at Reception No. 641476, and any interests therein or rights thereunder.
- Rights of surface entry and any other incidental rights used, claimed or asserted under any mineral reservation, lease or conveyance affecting the land herein.
- Terms, agreements, provisions, conditions and obligations as contained in Easement and Agreement recorded August 10, 1982 at Reception No. 1299753.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. MCM 91-26 recorded February 6, 1991 at Reception No. 1562486.
- Any right, title, claim, demand or interest which may be asserted by the owners of adjoining property in and to subject property or by the owners of subject property in and to adjacent property, based on adverse possession or otherwise, due to or resulting from the failure of any fences located on subject property and adjacent property to follow established boundary lines.
- Any and all unrecorded leases and/or tenancies.
- Any and all rights of way for 23 1/2 Road.

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

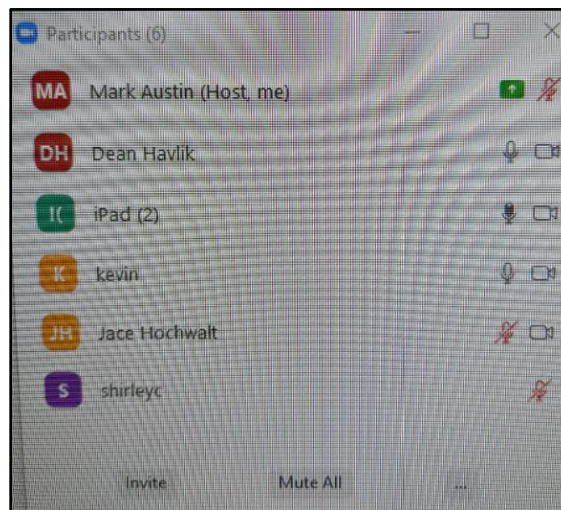
June 24, 2020

Mr. Jace Hochwalt
Senior Planner
City of Grand Junction Planning Division
250 North 5th Street
Grand Junction, CO 81501

**Re: 705 23 ½ Road (GJ Blackout) Rezone
Neighborhood Meeting Summary**

Dear Mr. Hochwalt:

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual neighborhood meeting was conducted on June 23, 2021, via Zoom, at 5:30 P.M., for the rezone of the property located at 705 23 ½ Road in Grand Junction, Colorado. There were 6 participants in the meeting, none of which were members of the public. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Listed below is a summary of the meeting items:

1. Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current zoning (I-2) and proposed zoning (I-1) and how it appeared to match well with the City of Grand Junction's Comprehensive Future Land Use Plan.
2. Ben Fox described potential future development on the property (a 66,000 SF indoor sports facility), but mentioned that the focus for this meeting was

123 n. 7th street ■ suite 300 ■ grand junction, colorado 81501 ■ 970-242-7540 phone ■ 970-255-1212 fax

Mr. Jace Hochwalt

June 24, 2021

Page 2 of 2

- primarily for rezone approval, not development approval. Any future site plan remains preliminary and subject to change or alteration.
3. A slideshow was displayed to provide a clear, concise overview of the project location, current/proposed zoning, and future development concepts.
 4. Kevin Young and Dean Havlik (the project applicants) asked questions of Jace Hochwalt regarding the timeline and process for the project. The response indicated that City Council may be able to review the project by August 18, 2021 and that it may receive a hearing from the Planning Commission by July 27, 2021. These dates were rough estimates and assumed all documentation would be submitted on-time and approved.
 5. There were no comments from the public, and no members of the public attended the meeting.
 6. The meeting was closed at approximately 5:45 PM.

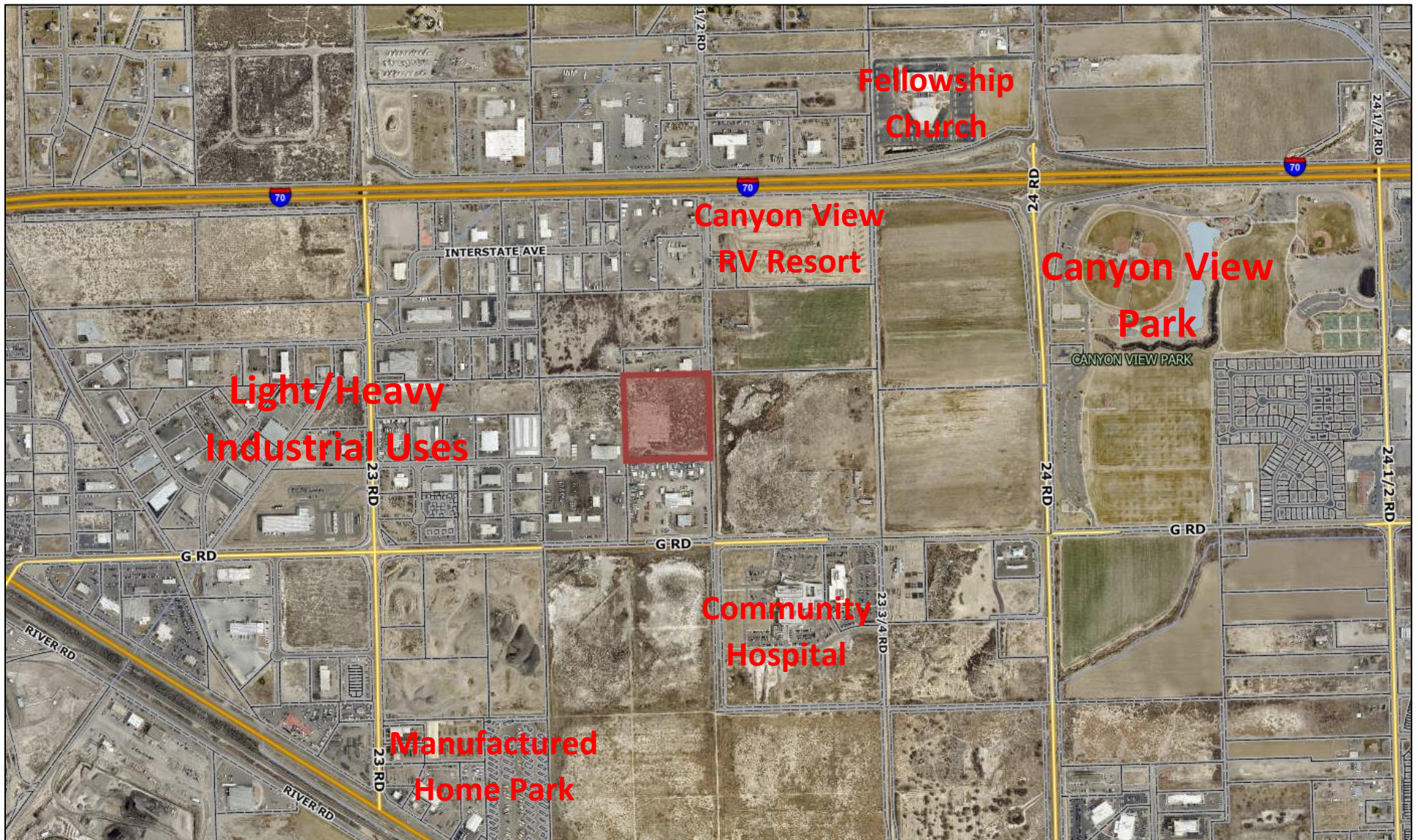
Sincerely,



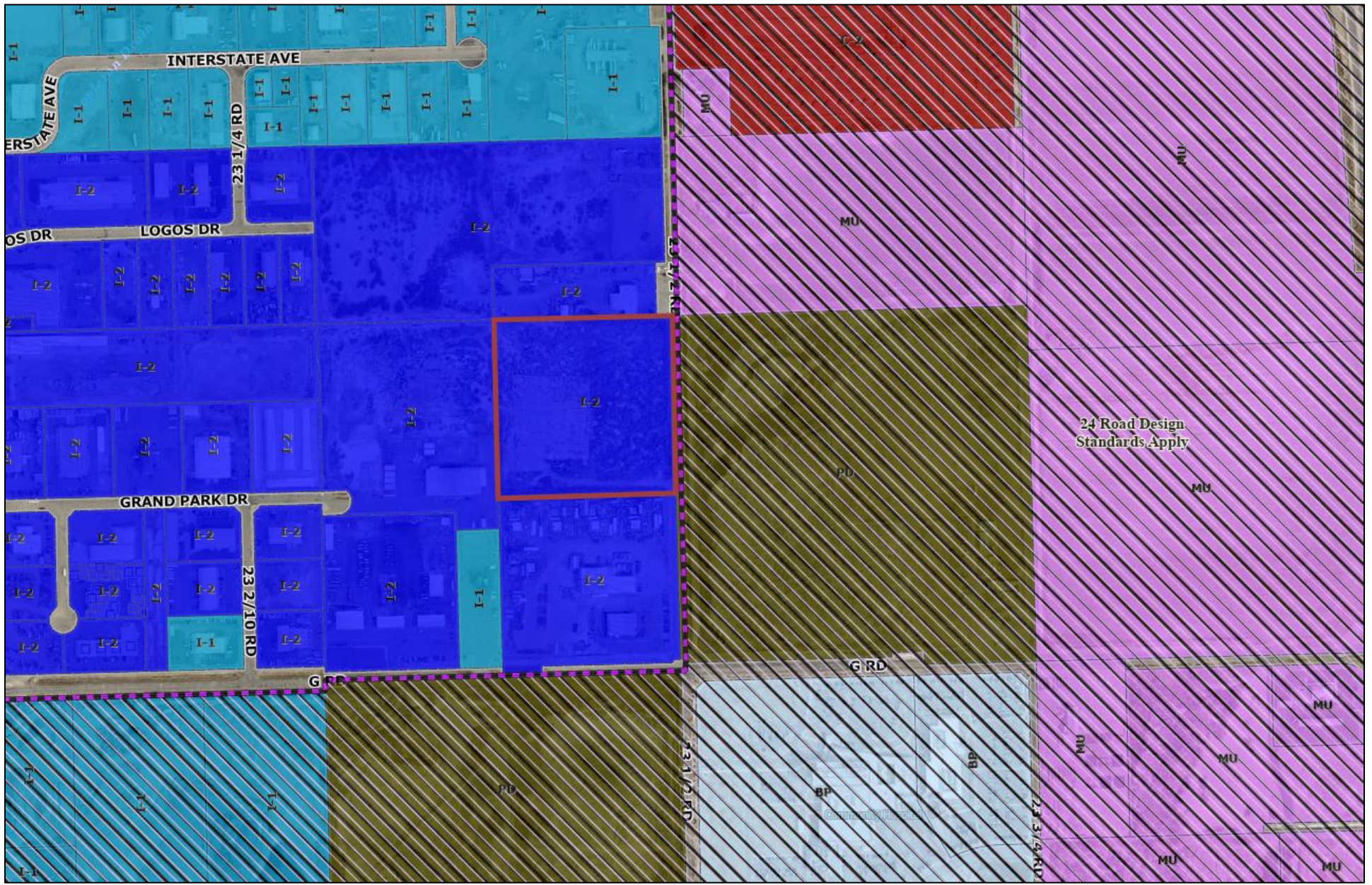
Austin Civil Group, Inc.

Mark Austin, P.E. President

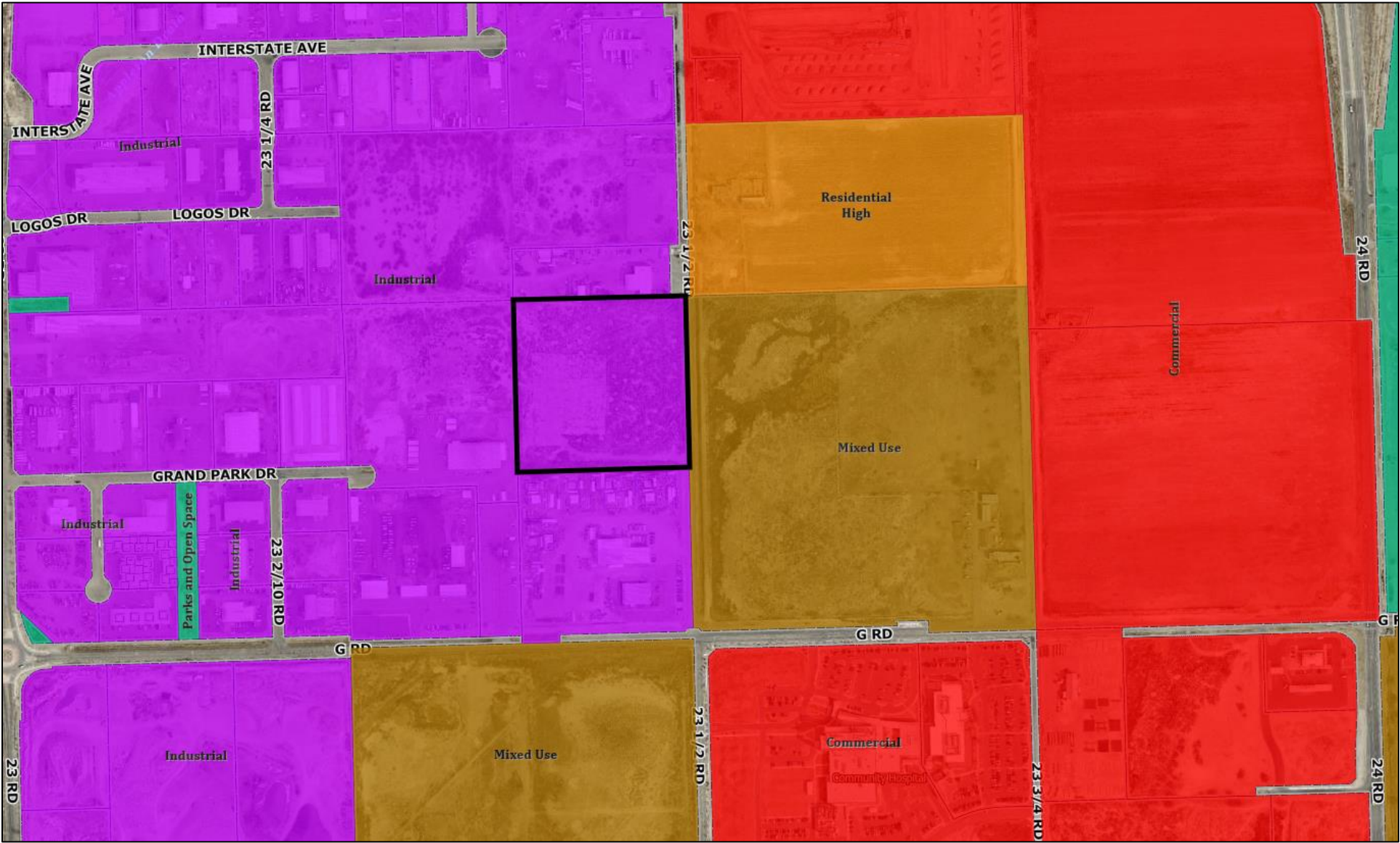
Vicinity Map



Zoning Map



Comprehensive Plan Land Use Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE REZONING ONE PARCEL TOTALING APPROXIMATELY 9.98 ACRES
FROM I-2 (GENERAL INDUSTRIAL) TO I-1
(LIGHT INDUSTRIAL) LOCATED AT 715 23 ½ ROAD**

Recitals:

Peterson Bros Holdings, LLC (Owner) owns the parcel located at 715 23 ½ Road totaling approximately 9.98 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having an Industrial designation. The Owner proposes that the property be rezoned from I-2 (General Industrial) to I-1 (Light Industrial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Industrial, the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

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

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

The following property shall be zoned I-1 (Light Industrial):

The NE1/4 SE1/4 SW1/4 of Section 32
Township 1 North, Range 1 West of the Ute Meridian
County of Mesa, State of Colorado

As recorded at Reception #2884083 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 4th day of August, 2021 and ordered published in pamphlet form.

Adopted on second reading this 18th day of August, 2021 and ordered published in pamphlet form.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of City Council/Mayor