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PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 8, 2022 @ 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
VIRTUAL MEETING

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Trent and Laura Trinklein to zone 0.88 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) located at 2067 Ferree Drive. | **Staff Presentation** | Phone in comment code: **7146**

2. Consider a Request by DR Land LLC, Buena Vida HQ, LLC and the City of Grand Junction to Amend the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue. | **Staff Presentation** | Phone in comment code: **1823**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
January 25, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Shanon Secrest, Sandra Weckerly, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Scott Peterson (Senior Planner), Senta Costello (Associate Planner) and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from December January 11, 2022.

REGULAR AGENDA

1. **Brown Annexation Zoning** **ANX-2021-585**
   Consider a request by McCurter Land Company LLC to Zone 9.84 acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre).

   Commissioner Scissors excused himself from this item.

   Staff Presentation
   Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Applicant Presentation
   Tracy States, River City Consultants, was present and available for questions.

   Questions for Applicant or Staff
   Commissioner Weckerly and Teske asked question about the public comment road design. Commissioner Gatseos read a public comment submitted by email.

   Public Hearing
   The public hearing was opened at 5:00 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

   The public hearing was closed at 5:49 p.m. on January 25, 2022.

DRAFT

Discussion
Commissioner Gatseos stated that this project supports the comprehensive plan and that he has concerns for the ingress/egress.

Motion and Vote
Commissioner Duyvejonck made the following motion Mr. Chairman, on the Zone of Annexation request for the property located at 2537 G-3/8 Road, City file number ANX-2021-585, 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 Weckerly seconded the motion. The motion carried 5-0. Teske, Gatseos, Weckerly, Duyvejonck, and Herek.

2. Cimarron Mesa II Rezone RZN-2021-861

Consider a request by Applewood South LLC to rezone two (2) properties (Lot 1, Carville Simple Subdivision & Lot 7, Block 5, Cimarron Mesa Subdivision - 23.47-acres total) from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located south of Hwy. 50 and west of B ½ Road.

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

Applicant Presentation
Kim Kerk, the applicant was present.

Questions for Applicant or Staff
Kim Kerk responded to the public comment.
Kim Kerk stated that the R-8 zoning would not be at max.
Kim Kerk stated that they are working to meet the density.
Commissioner Weckerly asked to see the comprehensive plan overlay zone.
Commissioner Secrest asked about the access points.
Commissioner Gatseos asked the applicant about the R-8 zoning.
Commissioner Teske asked about if there are 80 units or 92 units to better understand the density.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

A individual made comment that the acreage is different than originally presented and asked for additional traffic testing, stated that one of the access points is a cemetery and the other access point does not have good sidewalks.

The public hearing was closed at 6:18 p.m. on January 25, 2022.

DRAFT

Discussion
Commissioner Gatseos made a comment that the applicant is coming in at the lower range of density for this area.

Motion and Vote
Commissioner Secrest made the following motion Mr. Chairman, on the Rezone request for the Cimarron Mesa II Rezone for Lot 7, Block 5, Cimarron Mesa Subdivision, located south of Highway 50 and west of B ½ Road, City file number RZN-2021-861, 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 Herek seconded the motion. The motion carried 6-0. Teske, Secrest, Gatseos, Weckerly, Duyvejonck, and Herek.

3. GJ Regional Center Group Home Rezone File # RZN-2021-733

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

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

Applicant Presentation
The applicant was present and available for questions.
The applicant stated that the only connection would be pioneer road.

Questions for Applicant or Staff
Commissioner Gatseos asked about the historical location designations and zoning.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

Robert Lewis made a comment about the road and traffic.
Kevin Beaker, made a comment about the traffic.
Dustin Littlejohn asked a question online.

The public hearing was closed at 6:38 p.m. on January 25, 2022.

Discussion
Commissioner Gatseos and Teske made comment in support based off the comprehensive plan, and that the applicant is making effort to respond the concerns.

DRAFT

Motion and Vote

Commissioner Herek made the following motion Mr. Chairman, on the rezone for the property located at 639 Pioneer Road, City file number RZN-2021-733, 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 Secrest seconded the motion. The motion carried 6-0. Teske, Secrest, Gatseos, Weckerly, Duyvejonck, and Herek

4. Other Business

None.

5. Adjournment

Commissioner Weckerly moved to adjourn the meeting. Commissioner Secest seconded the motion. The vote to adjourn was 6-0. Secrest, Gatseos, Secrest, Weckerly, Duyvejonck, and Herek.

The meeting adjourned at 6:43 p.m.

DRAFT

Grand Junction Planning Commission

Regular Session

Meeting Date: February 8, 2022

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by Trent and Laura Trinklein to zone 0.88 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) located at 2067 Ferree Drive. | **Staff Presentation** | Phone in comment code: **7146**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Trent and Laura Trinklein are requesting a zone of annexation to R-4 (Residential 2 to 4 du/ac) for the Trinklein Annexation. The approximately 0.88-acres consists of one parcel of land and is located at 2067 Ferree Drive. The subject property has an existing single family residential home on it. The adjacent property to the east is already zoned R-4. The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan and the adjacent R-4 zoning of the Monument Ridge development. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants, Trent and Laura Trinklein are requesting annexation of approximately 0.88 acres consisting of one parcel of land located at 2067 Ferree Drive on the Redlands. The subject property has an existing home and one outbuilding. There is no right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is

requesting annexation into the city limits. Annexation is being sought in anticipation of the proposed Monument Ridge Subdivision located adjacent to the property and the developer's need to vacate a portion of Ferree Drive abutting the Trinklein property. The request for zoning of R-4 will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – February 2, 2022.
- Planning Commission considers Zone of Annexation – February 8, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – March 2, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – March 16, 2022.
- Effective date of Annexation and Zoning – April 17, 2022.

Zone of Annexation Request

The Applicants are requesting a zone district of R-4 (Residential – 4 du/ac), which is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The Applicant's property is currently zoned in the County as RSF-4 (Residential Single Family – 4 dwelling units per acre). Surrounding properties to the east, north and west are zoned R- 4 in the City and RSF-4 in Mesa County with County zoning of RSF-2 to the south across Hwy 340. Surrounding development consists of single family residential on large, underdeveloped acreages to the north and east, small residential lot development to the west and large residential lot development south of Hwy 340 to the south. The large, underdeveloped property to the east is the proposed Monument Ridge Subdivision. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the Applicant's request of a zone of annexation of R-4.

The R-4 zoning establishes densities between 2 and 4 dwelling units per acre which will allow the property to subdivide or add additional density in the future. The R-4 requested zoning implements the Comprehensive Plan's Residential Low Land Use category.

The purpose of the R-4 (Residential – 4 du/ac) zone district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available. This property is located within a sub-urban infill area of the community. The greater surrounding Redlands area both within the city limits and unincorporated Mesa County are largely developed with single-family detached homes.

In addition to the R-4 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (2 to5.5 du/ac).

a. R-5 (Residential – 3-5.5 du/ac)
b. CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS
A Neighborhood Meeting regarding the proposed Annexation and Zoning and future right-of-way vacation was held in-person on August 19, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance, there were 17 members of the public in attendance.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 5, 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 on January 28, 2022. The notice of the Planning Commission public hearing was published February 1, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or
The property owners have petitioned for annexation into the City limits and requested zoning of R-4 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

However, staff has found this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. Staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Existing public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-4 zone district. The

proposed R-4 property consisting of 0.88 acres will remain a single-family land use. The property has street access to Ferree Drive with sanitary sewer available in the right-of-way. Domestic water service is available through a Ute Water District water line to the site from Ferree Drive and Broadway and the area can be served by Xcel Energy for electricity and natural gas.

To the east along Hwy 340 (Broadway) is Redlands Middle School and Broadway Elementary School. Walking distance to the east is the Monument Village Shopping Center with limited goods and services. Major shopping is available 3 ½ -miles away at Mesa Mall and the 24 Road area. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 densities, therefore staff has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 du/ac). The proposed zoning designation of R-4 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the low end of the Residential Low land use category. For properties already annexed into the City limits in the Redlands they are zoned mostly R-4 with some R-5. B-1 zoning exists at neighborhood centers like Monument Village Shopping Center. For unincorporated areas of the Redlands, Mesa County has zoned the majority of the area as RSF-4 and RSF-2. Much of the surrounding area including unincorporated Mesa County is developed, except along the east side of this property which is shown as Residential Low on the Land Use Map. The Land Use Map defines the immediate half mile area around the subject property north of Broadway as Residential Low and the area south of Broadway as Rural (The Preserve Subdivision in unincorporated Mesa County). Staff finds that there is an adequate supply of R-4 zoning as defined above and therefore finds this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides

that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-5 zone district as well the CSR could be considered in a Residential Low Land Use area, the R-4 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surround neighborhood and provides for single family housing on a smaller residential lot, thereby providing more housing to the community.

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2
Plan Principle 3: Responsible and Managed Growth
Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth…and encourage the efficient use of land.
Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3
Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.
- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Trinklein Zone of Annexation, ANX-2021-777 request for the property located at 2067 Ferree Drive, from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (4 du/ac), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.

2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2067 Ferree Drive, City file number ANX-2021-777, 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.

Attachments

1. Development Application
2. Annexation Schedule - Table - Trinklein Annexation
3. Trinklein Annexation Plat-Annex Plat
4. Site Maps and Photo
5. ORD-Zoning Trinklein Annex

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Trent A. Trinklein and Laura Lynne Trinklein , am the owner of the following real property:

(b) 2067 Ferree Drive
Grand Junction, CO 81507

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

◉ I am the sole owner of the property.

○ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Annexation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Trent A. Trinklein Laura Lynne Trinklein

Printed name of owner: Trent A. Trinklein and Laura Lynne Trinklein

State of Colorado)

County of Mesa) ss.

KIM A. KERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064014738
My Commission Expires April 14, 2022

Subscribed and sworn to before me on this 28th day of September, 2021

by Trent A. and Laura Lynne Trinklein

Witness my hand and seal.

My Notary Commission expires on 04/14/2022

Kim A. Kerk
Notary Public Signature

RECEPTION#: 2848242, at 7/20/2018 4:51:13 PM, 1 of 1
Recording: $13.00, Doc Fee $30.50 Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

THIS DEED, Made this 19th day of July, 2018 between

Eric P. Feely and Elizabeth Morris

of the County of Mesa and State of COLORADO, grantor, and

Trent A. Trinklein and Laura Lynne Trinklein

whose legal address is 2067 Ferree Drive, Grand Junction, CO 81507-9731

of the County of Mesa, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Three Hundred Five Thousand Dollars and No/100's ($305,000.00), 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, not in tenancy in common but in joint tenancy, 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:

Lots 1 and 2 of Ellie Heights,
County of Mesa, State of Colorado.

Doc Fee
$ 30.50

also known by street and number as 2067 Ferree Drive, Grand Junction, CO 81507-9731

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, 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. And the grantor, 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 ensealing 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated June 27, 2018, between the parties.

The grantor 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.

SELLERS:

Eric P. Feely

Elizabeth Morris

STATE OF COLORADO)ss:
COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of July, 2018 by Eric P. Feely and Elizabeth Morris

Witness my hand and official seal.

Notary Public
My Commission expires:

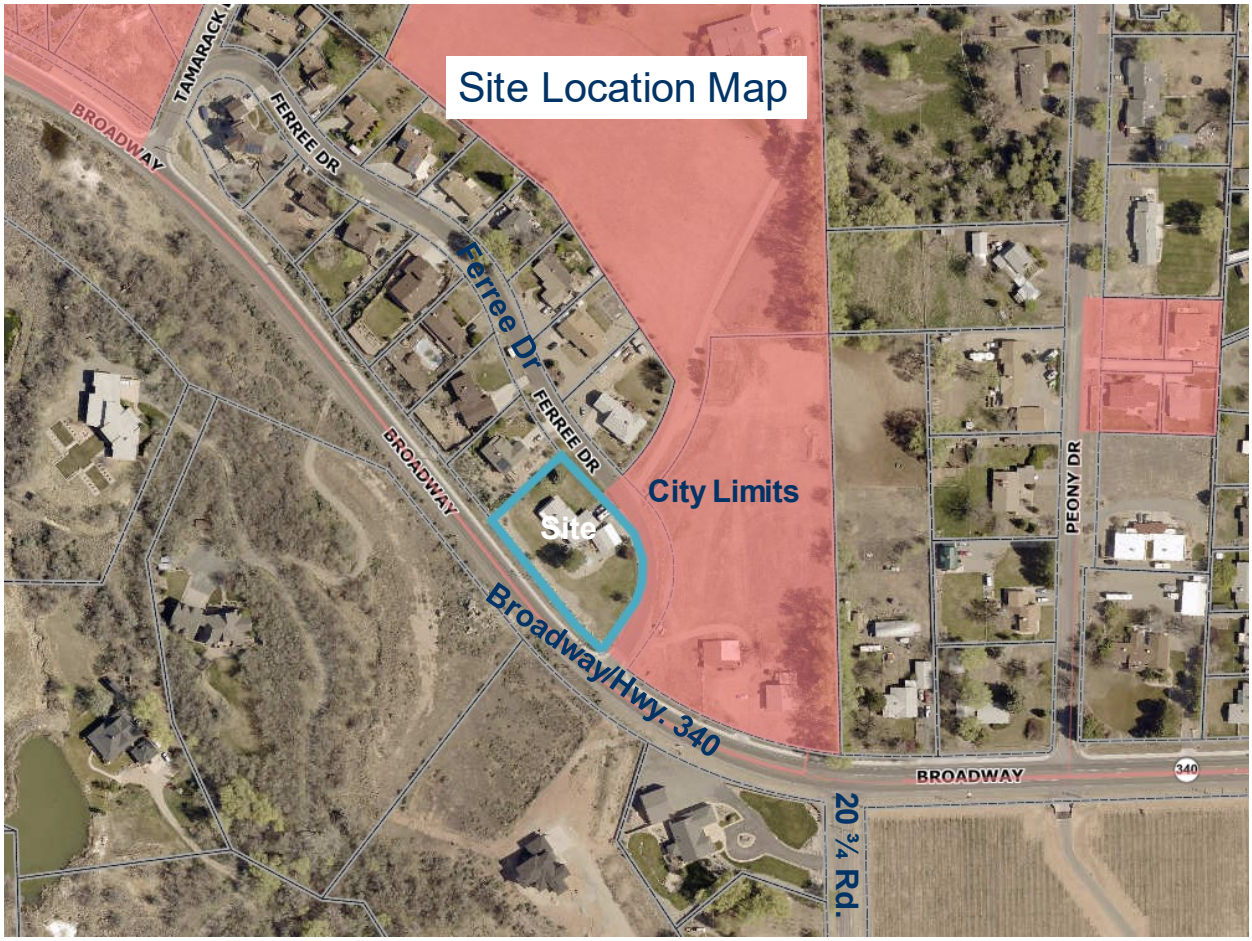
NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154019213
My Commission Expires May 14, 2019

County of Mesa

WDJT
Warranty Deed to Joint Tenants

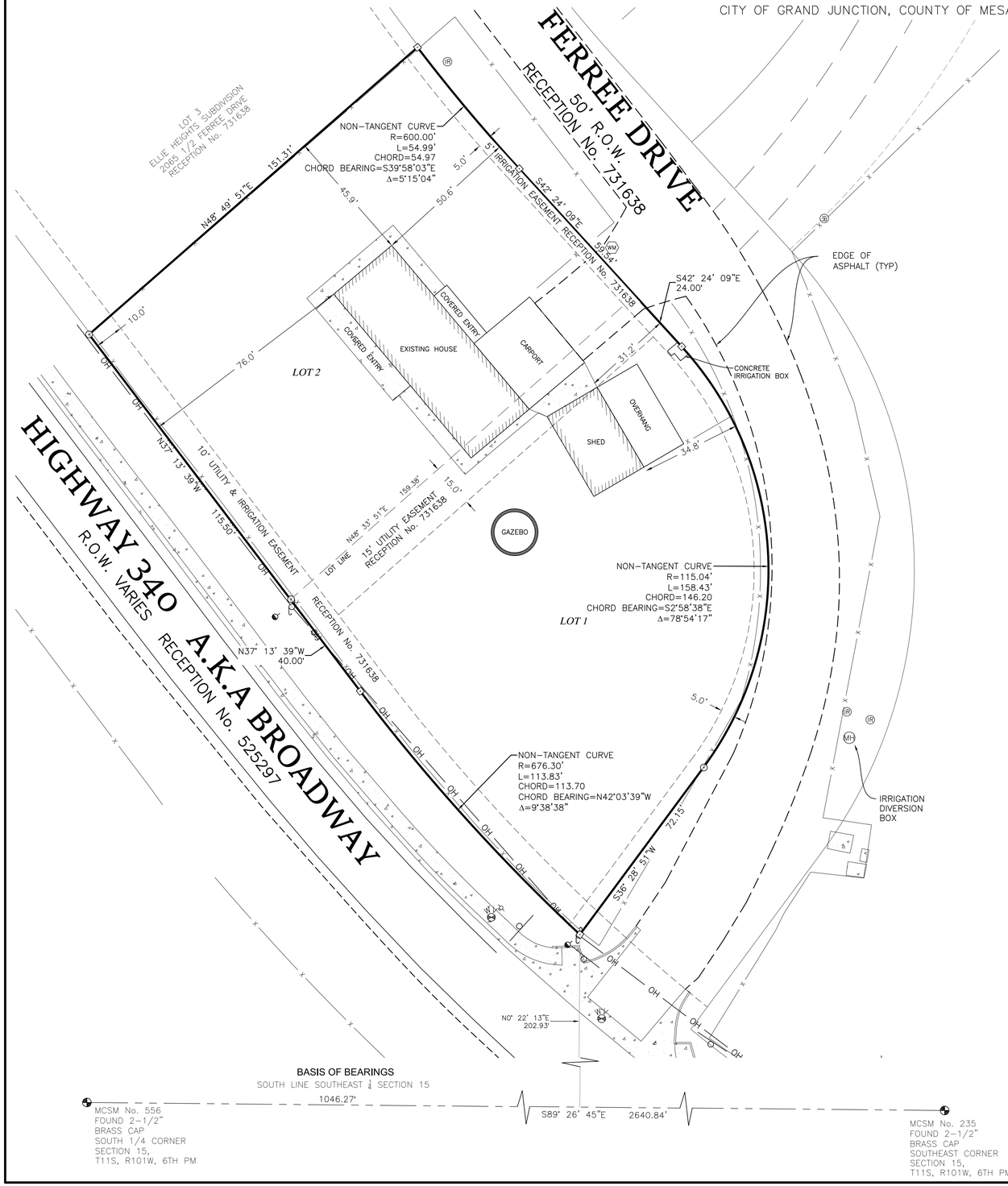
File No. F0614154

Location Map – 2067 Ferree Drive – Request for Annexation of Property



IMPROVEMENT SURVEY

SITUATED IN THE SW¼, SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	
FOUND No. 5 REBAR NO CAP PLACED CAP PLS 37904	
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	
EXISTING UTILITY POLE	
EXISTING GUY WIRE	
EXISTING SIGN	
EXISTING UTILITY PEDESTAL	
EXISTING ELECTRIC TRANSFORMER	E
EXISTING WATER VALVE	
EXISTING WATER METER	WM
EXISTING LIGHT POLE	
EXISTING IRRIGATION FEATURE	IR
EXISTING OVERHEAD UTILITY LINE	OH OH
EXISTING FENCE LINE	x
EXISTING CONCRETE	

N

GRAPHIC SCALE:
1"=20'
20' 0 20' 40'
LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION:

Lots 1 and 2 of Ellie Heights,
County of Mesa, State of Colorado.

Said parcels contain 0.88 Acres.

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.

2. BEARINGS ARE BASED ON THE SOUTH LINE OF SE¼ SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th P.M., THE VALUE USED S89°26'45"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKER AS FOUND AT THE EAST AND AT THE WEST END OF SAID LINE AS SHOWN HEREON.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.

4. THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2848242, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED
PATRICK W. CLICK
7-26-2021
37904
PROFESSIONAL LAND SURVEYOR

COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY
2067 FERREE ROAD
SITUATED IN THE SW¼, SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2019112 FIELD WORK: SL
DATE: 7/26/2021 DRAWING NAME: 2019112 DRAWN BY: OM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

Legal Description:

LOTS 1 & 2 ELLIE HEIGHTS SEC 15 11S 101W

Neighborhood Meeting Sign In Sheet			
Date:	**August 17th, 2021**		
Subdivision:	**Annexation of 2067 Feree Ct.**		
Name	**Email Address**	**Phone**	**Comments**
Kim Kerk	kimk355@outlook.com	(970) 640-6913	
Scott Peterson	scottp@gjcity.org	(970) 244-1447	
Julia Pass		970-216-1132	
Mike & Debbie Corley		970-256-9649	
David Grisso	david.grisso@gmail.com	970-241-6839	
Norman & Ursula Frick			
Renee Davis		970-243-7142	
Randy & Heather Albrecht		970-778-2930	

Date:	August 17th, 2021		
Subdivision:	Annexation of 2067 Feree Ct.		
Name	**Email Address**	**Phone**	**Comments**

Monument Ridge Neighborhood Meeting 08/19/21

Attendees: Kim Kerk, Scott Peterson and 17 neighbors.

Meeting called at 5:35

Kim Kerk, Project Manager (PM) introduced herself and City Planner, Scott Peterson. The are 48 lots in the subdivision. The project is in early stages, currently working with CDOT and Traffic Engineer to determine current and future traffic and access to the subdivision.

The estimated size of the homes will be approximately 9000-12000 square foot. The developer's representative is in process of gathering information to determine best course of action. We will work together to figure it out. We are in the early stages/process with city. It is the builder's intent to build something nice, stucco or craftsman style as part of the vision for neighborhood.

N1. What is being annexed into the city and will it affect our subdivision?

A. The entire Trinkline lot will be affected. Kim showed a drawing of the Trinkline's lot that also showed the triangle piece that will have no building on it.

N2. Will Ferree Dr. be closed off?

A. Yes, the vacated property from Ferree Dr. will go back to the Trinkline property.

N3. When you are building the subdivision where will the construction entrance be?

A. The entrance will be on Manzanita Dr., whish will be created with the subdivision and used as construction entrance access.

N4. Do you have enough irrigation shares? I could not find any proof or info.

A. Yes, Monument Ridge Estates owns 15 shares and has an annual lease agreement on 5 additional shares. Kim emailed a copy of the lease agreement to the homeowner.

Kim confirmed to everyone that a professional is designing the irrigation system. There were many questions about the style and sizes of the homes. Kim answered that the floor plans will still be determined. Covenants will decide these rules. Neighbors are strongly against the homeowners using Ferree Dr.as a point of access to the subdivision. Scott told the neighbors they would receive post cards from the city of confirmation of submittal of the Annexation with public hearing dates.

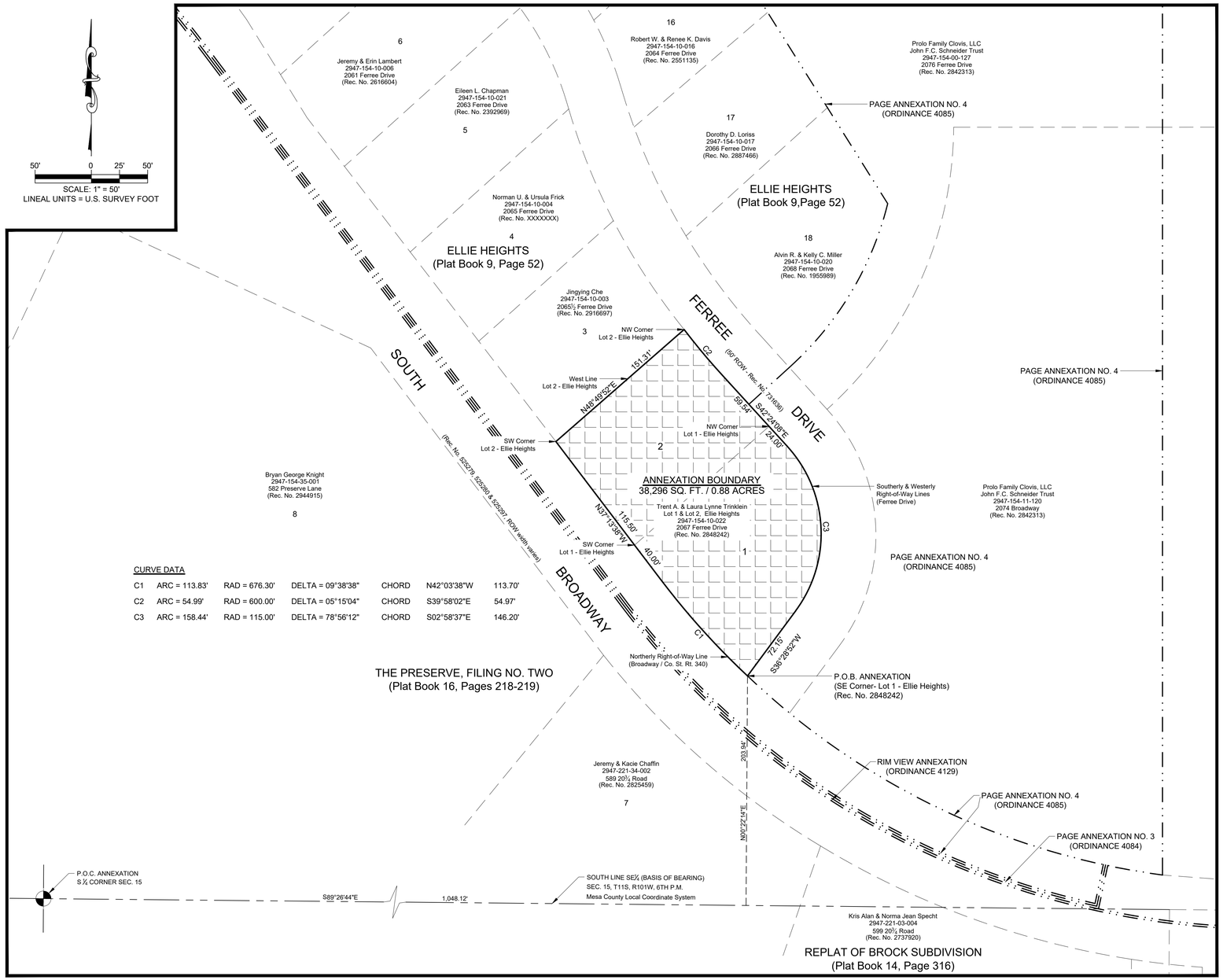
The meeting closed at 6:35 pm.

TRINKLEIN ANNEXATION SCHEDULE	
February 2, 2022	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
February 8, 2022	Planning Commission considers Zone of Annexation
March 2, 2022	Introduction of a Proposed Ordinance on Zoning by City Council
March 16, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
April 17, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY		
File Number:		ANX-2021-777
Location:		2067 Ferree Drive
Tax ID Numbers:		2947-154-10-022
# of Parcels:		1
Existing Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		0.879
Developable Acres Remaining:		0
Right-of-way in Annexation:		0
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4
Current Land Use:		Residential
Comprehensive Plan Land Use:		Residential Low
Values:	**Assessed:**	$28,950
	Actual:	$404,980
Address Ranges:		2067 Ferree Drive
Special Districts:	**Water:**	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Redlands Water & Power
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

TRINKLEIN ANNEXATION

LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



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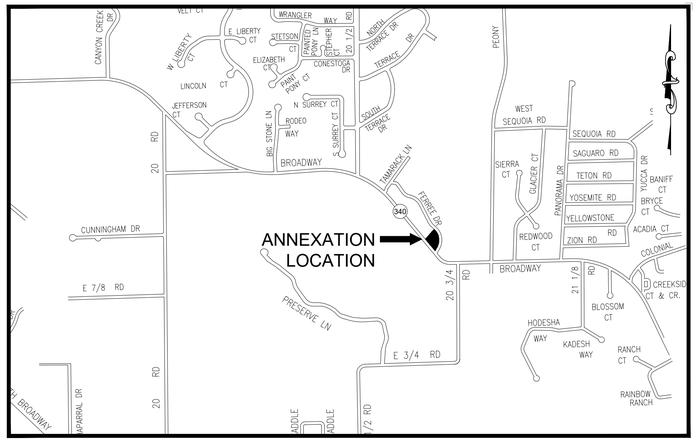

SITE LOCATION MAP

SCALE: 1" = 300'

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Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	DELTA	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD	CHORD LENGTH
RGE.	RANGE	CHD	CHORD BEARING
P.M.	PRINCIPAL MERIDIAN	RAD.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	789.76 FT.
CONTIGUOUS PERIMETER	281.70 FT.
AREA IN SQUARE FEET	38,296
AREA IN ACRES	0.879
AREA WITHIN R.O.W.	0 SQ. FT.
	0.00 ACRES

ORDINANCE NO.
XXXX

EFFECTIVE DATE
JANUARY XX, 2022

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RENEE BETH PARENT DATE
STATE OF COLORADO - PL.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

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50' 0 25' 50'
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333 WEST AVENUE - BLDG. C
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PUBLIC WORKS
ENGINEERING DIVISION

TRINKLEIN ANNEXATION
LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
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1 OF 1

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TRINKLEIN ANNEXATION

N

0 100 200 Feet

Annexation

City Limits

Date Created: 12/23/2021

TRINKLEIN ANNEXATION

N

0 100 200 Feet

Annexation

City Limits

Date Created: 12/23/2021

TRINKLEIN ANNEXATION - LAND USE

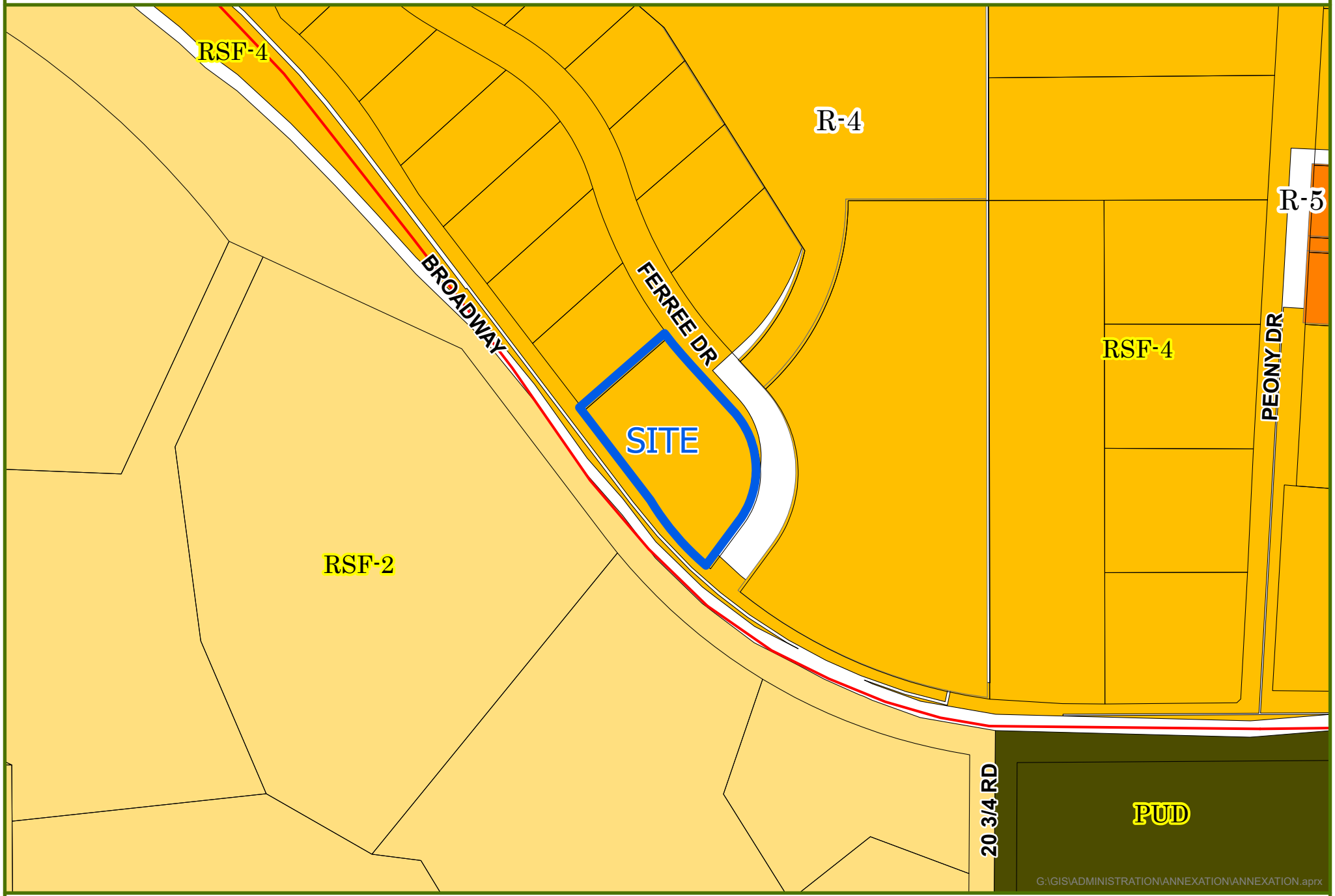
N

0 100 200 Feet

Annexation Boundary

Date Created: 12/23/2021

TRINKLEIN ANNEXATION - ZONING



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Annexation

City Zoning

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Date Created: 12/23/2021

CITY OF Grand Junction COLORADO

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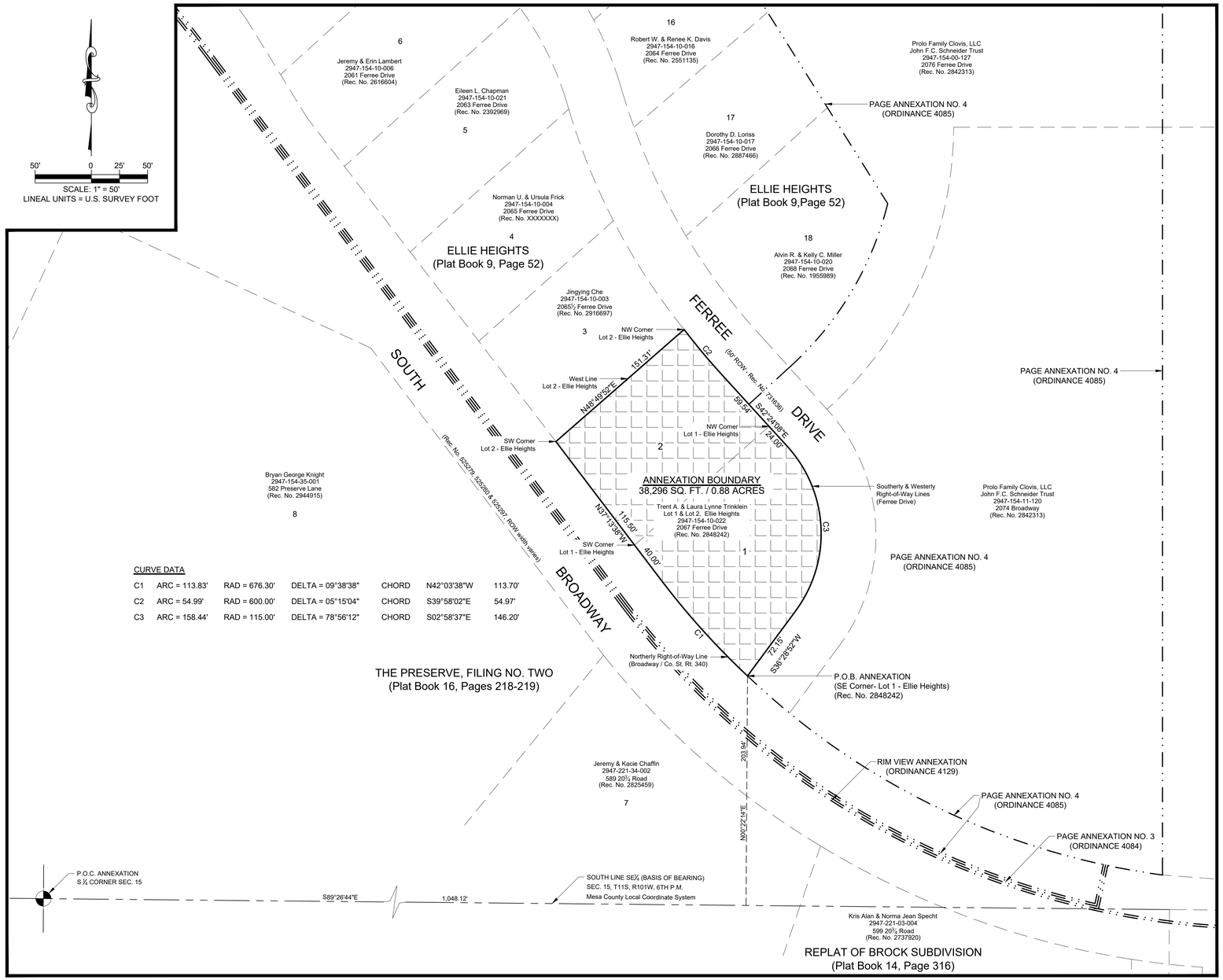

CURVE DATA

C1	ARC = 113.83'	RAD = 676.30'	DELTA = 09°38'38"	CHORD	N42°03'38"W	113.70'
C2	ARC = 54.99'	RAD = 600.00'	DELTA = 05°15'04"	CHORD	S39°58'02"E	54.97'
C3	ARC = 158.44'	RAD = 115.00'	DELTA = 78°56'12"	CHORD	S02°58'37"E	146.20'

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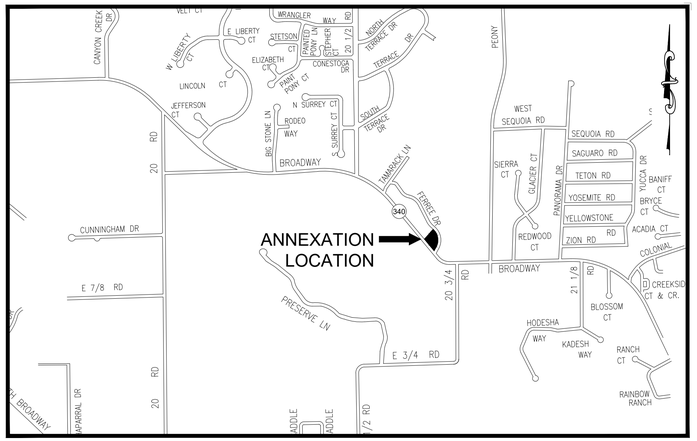

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1 OF 1

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View taken from the intersection of Broadway and Ferree Drive

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE TRINKLEIN ANNEXATION LOCATED ON A PROPERTY AT 2067 FERREE DRIVE TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT

Recitals:

The property owners have petitioned to annex their 0.88 acres into the City limits. The annexation is referred to as the "Trinklein Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Trinklein Annexation consisting of 0.88 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) finding that both the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE TRINKLEIN ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

2067 Ferree Drive
Tax Parcel #2947-154-10-022

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

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Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described.

INTRODUCED on first reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

_____
C.B. McDaniel
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: February 8, 2022

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Consider a Request by DR Land LLC, Buena Vida HQ, LLC and the City of Grand Junction to Amend the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue. | Staff Presentation | Phone in comment code: **1823**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, DR Land LLC, Buena Vida HQ, LLC, and the City of Grand Junction, are requesting approval of an amended Planned Development (PD) zoning ordinance and Outline Development Plan (ODP) to add approximately 2.0 acres of property to the Riverfront at Dos Rios Planned Development, change the zoning/use designations of some existing incorporated areas from Industrial/Commercial to Mixed Use, and clarify some parking and architectural standards. In April 2019, the City approved Ordinance 4849 for the ODP that established the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Subsequently, the City approved Ordinance 4982 to incorporate additional parcels within the Riverfront at Dos Rios area in January of 2021.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City originally acquired the approximately 60-acre area now known as the Riverfront at Dos Rios from the Jarvis family in 1990. The property is located on the northeast bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront

Trail extended, and a backwater pond for endangered fish was created between the trail and River. The developable acreage was purchased with the intent of future redevelopment and the City has constructed a majority of the infrastructure within the development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity.

The latest approved ODP was intended to create a riverfront commercial/mixed use center with two points of access to Riverside Parkway and two points of access onto Hale Avenue. Development pods are identified for specific types of uses, and per the current proposal include approximately 26.9 acres of Mixed Use, 17.0 acres of Parks and Open Space, 6.8 acres of Light Industrial/Commercial, and 4.1 acres of Mixed Use/Outdoor Recreation. While the City still owns some of the parcels within the development, a majority of the developable parcels have transferred hands over the last two years to Buena Vida, LLC (ownership of ±4.2 acres; leased area of ±0.9 acres along the Riverfront) and DR Land LLC (ownership of ±15.06 acres).

The addition of the property recently purchased by DR Land LLC will add approximately 2.0 acres of Mixed-Use to the development. This parcel is located in the center of the development at 2600 Dos Rios Drive, and is further illustrated in Exhibit 2.1. Notably, this parcel is currently zoned BP (Business Park Mixed Use) and is the only additional property requesting to be incorporated into the overall planned development for this request. In addition, the proposal will be reconfiguring some of the land area boundaries, changing some areas from commercial/industrial designations to mixed use designations, and clarifying some parking and architectural standards. In addition to the land use areas and street network, the approved ODP established specific performance standards that the development will be required to meet and conform with, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The standards were all included in the original PD zoning ordinance and are not proposed to be revised.

Section 21.02.150 of the Zoning and Development Code (Code) sets the purpose of a Planned Development (PD) to apply to mixed use or unique single use projects to provide design flexibility. The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved.

Floodplain and Drainage:
Much of the property is located within the regulated 100-year floodplain of the Colorado River and a small area directly adjacent to the riverbank is within the floodway. The City will retain ownership of the area within the Floodway to be used as open space and recreational area. Property within the 100-year floodplain will be developed in accordance with the Flood Hazard regulations found in section 21.07.010 of the Zoning and Development Code. Stormwater management will be provided as a part of the overall development of the project.

Establishment of Uses:
The original ODP established four general categories of land use types including Light Industrial/Commercial (LI/C), Mixed Use (MU), Mixed Use/Outdoor Recreation (MU/OR) and Parks and Recreation (PR). The original PD zoning ordinance established the specific land uses allowed in each of the categories. The total land area designated for commercial/industrial and mixed use is proposed to be changed to accommodate the possibility of more residential uses in the future. In addition, it is being proposed that community swimming pools and movie theatres, skating rinks, and arcades be allowed in the Light Commercial/Industrial areas (as they are already allowed in the Mixed Use areas).

Default Zone and Deviations:
The default zone for the original and the amended ODP is BP (Business Park). No change is proposed to the default zone district for the PD/ODP.

Architectural Standards:
Architectural standards were adopted with the original PD/ODP that require all structures within Riverfront at Dos Rios be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development. The only modification to the architectural standards is a clarifying statement that while steel intermodal containers are allowed to be used as structures, they must incorporate the architectural standards previously approved.

NOTIFICATION REQUIREMENTS
A Neighborhood Meeting regarding the proposed rezone request was held on November 2, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were approximately 15 people in attendance, which included nine members from the City or the Applicant team. Some site history was discussed and there were a few questions specific to the proposed timeline and height of structures.

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 December 8, 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 January 28, 2022. The notice of this public hearing was published on February 1, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS
Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

A majority of the property has a Comprehensive Plan Land Use designation of Mixed Use. There is also a Parks and Open Space designation along the banks of the Colorado River, and the parcel to the east of Riverside Parkway has a designation of Commercial. The Mixed Use designation provides opportunities for higher density/intensity development with a mix of uses along transportation corridors and within districts to serve adjacent neighborhoods and the broader community, and provides residential uses with a range of higher densities and types of housing. The types of uses allowed and proposed for the development are consistent with Comprehensive Plan Land Use Map. Also, the area designated as Parks and Open Space will be preserved as open space.

The Grand Valley Circulation Plan identifies Riverside Parkway as a Principal Arterial. The limited access proposed is consistent with standards for access to an arterial. The Riverfront Trail, as identified on the Active Transportation Corridors map, will remain through the length of the property.

Further, the amendment to the PD/ODP request is consistent with the following goals and/or policies of the Comprehensive Plan by providing a mixed-use development conveniently located to services and the preservation of 33% of the site as open space.

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

Policy B: Create opportunities to reduce the number of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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

Policy B: Encourage mixed-use development and identification of locations for increased density.

Policy C: Increasing the capacity of housing developers to meet housing demand. Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air and freight movement while protecting air, water and natural resources.

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

As proposed, the application is in conformance with the Grand Junction Comprehensive Plan and Circulation Plan.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code as follows.
For this proposal, there are two separate “rezones” occurring. The first is the incorporation of the property at 2600 Dos Rios Drive. The second is the rezoning of approximately 7.5 acres from Industrial/Commercial to Mixed Use, identified as a portion of MU-6A, MU-6B, and MU-7A in Exhibit 2.2. For the purposes of this report, each rezone will be evaluated separately.

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

Rezone 1: The City has approved a PD zone district and ODP for the Riverfront at Dos Rios property which surrounds the parcel proposed to be added to the development. The ODP envisions a mixed-use center with development pods identified for specific types of uses, including parks and open space, light industrial/commercial, mixed use/outdoor recreation and mixed use. This proposal is incorporating the property at 2600 Dos Rios Drive into the overall planned development. This property is in the center of the development, and at one of the primary access points on Riverside Parkway. The proposal to incorporate this into the Planned Development with a use category of Mixed Use is better suited from a compatibility standpoint compared to the existing BP (Business Park Mixed Use) zone district. The adoption of the existing ODP for the mixed-use conceptual plan that included specific performance standards to establish a cohesive character for the Riverfront at Dos Rios is a subsequent event that has invalidated the original premises of the BP zoning. Therefore, Staff finds this criterion has been met for this rezone request.

Rezone 2: The Applicant is seeking a rezone of approximately 7.5 acres of land currently designated as Industrial/Commercial to Mixed Use, which is currently a part of the Riverfront at Does Rios Planned Development. While the Comprehensive Plan designates these areas as Mixed Use in the Land Use map, there have been no subsequent events that have invalidated the original premise or findings. As such, staff finds this criterion has not been met for this rezone request.

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

Rezone 1: The Riverfront at Dos Rios is a proposed extension of the Riverfront at Las Colonias development on to the east of 5th Street/Highway 50. The community investment in Las Colonias Park has resulted in the completion of the park facilities surrounding the Botanic Gardens and the amphitheater. Work is continuing to be

completed at the Las Colonias Business Park that is transforming that area into a vibrant center of activity. The same is intended with the Dos Rios development. Dos Rios Drive is one of two access points to the development directly off Riverside Parkway. The PD/ODP that assigns a mixed-use category of land use to this area along Riverside Parkway and Dos Rios Drive will provide a more consistent design to the overall development than what could be done in the BP zone district. Staff finds that the character and/or condition of the riverfront area has changed such that this criterion has been met for this rezone request.

Rezone 2: The 7.5 acres of land to be rezoned from Industrial/Commercial to Mixed Use is currently situated within the Dos Rios Outline Development Plan. The Applicant is seeking this change for the purposes of being able to accommodate for more residential uses within the overall development, which are limited in the Industrial/Commercial designation. With that said, it is premature to conclude that the character or condition of the area has changed to support the proposal. As such, staff finds this criterion has not been met for this rezone request.

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

Rezone 1 and Rezone 2: Existing public and community facilities and services are available to the properties and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is near the Downtown area, which provides many commercial services. In addition, the existing street network including the Riverside Parkway and Hale Avenue and enhancement of the riverfront trail through the development will provide adequate multimodal transportation infrastructure. Parks and open space exist in the vicinity and will be expanded and enhanced with the Riverfront at Dos Rios Planned Development. In conclusion, the public and community facilities are adequate to serve the type and scope of the mixed-use development; therefore, staff finds this criterion has been met for both rezone requests.

(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

Rezone 1 and Rezone 2: The Riverfront at Dos Rios is an infill development project. The City is requesting an amendment to the plan to develop the property as a Planned Development (PD) to better define the types of uses allowed and to establish specific performance standards. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met for both rezone requests.

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

Rezone 1 and Rezone 2: The proposed density and intensity are consistent with the Comprehensive Plan Land Use category of Mixed Use and the Planned Development allows for the further refinement of the type of desired and compatible uses within this area. The uses will address and capture the importance of the riverfront location as well as the proximity to the Riverside neighborhood that a BP zone district would not (as it pertains to Rezone 1). Should the development be constructed in full and/or in part, the City will derive benefit from the resulting development that addresses the site-specific assets of the area.

Further, the area will derive benefits from the zoning of PD (Planned Development) by providing more effective and efficient infrastructure, reducing traffic demands by providing the opportunity for live, work and play in one area and access to the Riverfront Trail system, providing 17 acres of open space that preserves and protects the banks of the Colorado River, and completion of the bicycle playground as a recreational amenity.

Staff, therefore, finds this criterion has been met for both rezone requests.

In conclusion, staff finds that criteria 1, 2, 3, and 5 are met for Rezone 1, and criteria 3 and 5 are met for Rezone 2.

c) The planned development requirements of Section 21.05 of the Zoning and Development Code;

As per Section 21.05.040(f), Development Standards, exceptions may be allowed for setbacks in accordance with this section.

(1) Setback Standards. (i) Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that buildings can be safely designed and that the design is compatible with the lesser setbacks, (ii) reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space, (iii) reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural areas.

For maximum flexibility in the design of this site, the approved ODP included a reduction in the setbacks to those consistent with the B-2 (Downtown Business) zone district, which is the type of development that is proposed in Dos Rios. No further change to the approved setbacks is proposed with this amendment and, with the exception of the portion of the ODP that is on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

Approximately 17 acres of open space will be provided, which is 33% of the area,

exceeding the Code requirement for residential projects to provide 10% of the land area in open space.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards approved with the original ODP that address materials, height and quality of fencing. The standards are not proposed to change with this amendment to the ODP, with the exception that architectural metal fencing will be allowed, which was previously not defined in past ordinances.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail. Specific standards were included in the approval of the ODP and were modified slightly to avoid confusion about 10-foot setbacks and landscaping along street frontages.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Streets within Riverfront at Dos Rios have been constructed, and access controlled as to allow and encourage on-street parking on both sides of the street that will provide approximately 280 spaces throughout the development. In addition, it is anticipated that as each site is developed, parking will be provided as applicable per the PD design standards. There will also be a number of uses within the development that will be able to share parking due to overlapping hours of operation and demand. Additional standards, including the modification to the code not requiring off-site parking, were included in the approval of the ODP. The only proposed change to the previously approved ordinance is the elimination of a common public parking lot in the center of the development.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The design and construction of streets, alleys and easements within the Dos Rios development will meet Code requirements.

d) The applicable corridor guidelines and other overlay districts (Section 21.02.150(b)(2)(iv).

There are no corridor guidelines or overlay district that are applicable for this

development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development (Section 21.02.150(b)(2)(v).

Existing public and community facilities and services are available to the property and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed (Section 21.02.150(b)(2)(vi).

The proposed project will have two access points onto Riverside Parkway, one at the existing Hale Avenue and one approximately 1,000 feet to the south on Dos Rios Drive. In addition, there will be two access points onto Hale Avenue at Lawrence Avenue and Rockaway Avenue. The proposed access points provide adequate circulation and meet or exceed all code provisions for connectivity.

g) Appropriate screening and buffering of adjacent property and uses shall be provided (Section 21.02.150(b)(2)(vii).

No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses as follows:

- Service entrances, loading areas and dumpster areas shall be oriented in the rear or side of principal structures so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use. This section was revised slightly, in that it formerly stated that these areas be oriented in the rear or side yard only. Due to some properties having multiple frontages, this change was appropriate to avoid confusion of what is considered a front yard on multiple frontage lots.

- Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

- If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

h) An appropriate range of density for the entire property or for each development

pod/area to be developed (Section 21.02.150(b)(2)(viii).

The ODP proposes residential density of 12 units per acre as a minimum and no maximum density.

i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

For maximum flexibility in the design of this site, the front setbacks as previously approved are 0 feet-10 feet for principal structures and 10 feet for accessory structures; rear yard setbacks of 0 feet for principal structures and 5 feet for accessory structures; and side yard setbacks of 0 feet for principal structures and 3 feet for accessory structures. These setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is the type of development that is proposed. With the exception of the land on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development. Staff has found these standards that exist are appropriate for the amended PD/ODP and there are not proposed to be changed with this amendment.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(x).

Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

RECOMMENDATION AND FINDINGS OF FACT

After reviewing amendment request to the Planned Development Zoning and Outline Development Plan (ODP), City File Number PLD-2021-837, for the Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue, the following findings of fact have been made:

1. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

2. The Planned Development is in accordance with Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios.

SUGGESTED MOTION:

Chairman, on the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue, City file number PLD-2021-837, 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.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Ordinance 4982 (2021)
5. Exhibit 5 - Draft Redlined Ordinance

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

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: Planned Development - Final

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

Existing Land Use Designation		Existing Zoning	Various
Proposed Land Use Designation		Proposed Zoning	Various

Property Information

Site Location:	Dos Rios- 15 parcels totaling 115.2 acres	Site Acreage:	115.2
Site Tax No(s):		Site Zoning:	Various

Project Description: Planned Development Amendment to slightly modify standards and uses

Property Owner Information		Applicant Information		Representative Information	
Name:	DR Land LLC	Name:	DR Land LLC	Name:	Austin Civil Group, Inc
Street Address:	700 17th Street	Street Address:	700 17th Street	Street Address:	123 N 7th St
City/State/Zip:	Denver, CO 80202	City/State/Zip:	Denver, CO 80202	City/State/Zip:	GJ, CO 81501
Business Phone #:		Business Phone #:		Business Phone #:	970-242-7540
E-Mail:	kevin@mayriegler.com	E-Mail:	kevin@mayriegler.com	E-Mail:	marka@austincivilgroup.com
Fax #:	N/A	Fax #:	N/A	Fax #:	
Contact Person:	Kevin Riegler	Contact Person:	Kevin Riegler	Contact Person:	Mark Austin
Contact Phone #:		Contact Phone #:		Contact Phone #:	970-242-7540

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 11/16/21

Signature of Legal Property Owner [signature] Date 11/16/21

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: Planned Development - Final

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

Existing Land Use Designation		Existing Zoning	Various
Proposed Land Use Designation		Proposed Zoning	Various

Property Information

Site Location:	Dos Rios - 15 parcels totaling 115.2 acres	Site Acreage:	115.2
Site Tax No(s):		Site Zoning:	Various
Project Description:	Co-applicant for amendment to slightly modify standards and uses		

Property Owner Information		Applicant Information		Representative Information	
Name:	DR Land LLC	Name:	Buena Vida HQ, LLC	Name:	Austin Civil Group, Inc
Street Address:	700 17th Street	Street Address:	447 W Colorado Ave	Street Address:	123 N 7th St
City/State/Zip:	Denver, CO 80202	City/State/Zip:	GJ, CO 81501	City/State/Zip:	GJ, CO 81501
Business Phone #:		Business Phone #:	970-250-9682	Business Phone #:	970-242-7540
E-Mail:	kevin@mayriegler.com	E-Mail:	jenrieketaylor@gmail.com	E-Mail:	marka@austincivilgroup.com
Fax #:	N/A	Fax #:		Fax #:	
Contact Person:	Kevin Riegler	Contact Person:	Jen Taylor	Contact Person:	Mark Austin
Contact Phone #:		Contact Phone #:	970-250-9682	Contact Phone #:	970-242-7540

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	1/12/2022
Signature of Legal Property Owner		Date	1/12/2022

OWNERSHIP STATEMENT – CORPORATION OR LIMITED LIABILITY COMPANY

(a) DR LAND LLC ("Entity") is the owner of the following property:

(b) Lot 3, Lot 4, Lot 8 and Lot 9 of the Riverfront at Dos Rios Filing Three as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, and Lot 6A of the Riverfront at Dos Rios Filing Four as shown on the plat thereof recorded in Mesa County land records with Reception #2982694.

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

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. No Statement of Authority of the Entity has been recorded to date.

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

The Entity is the sole owner of the property.

On behalf of the Entity, I have reviewed the application for the (d) PD Zoning/Plan Amendment

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: Kevin Riegler

State of District of Columbia)

County of _____) ss.

Subscribed and sworn to before me on this 17 day of November, 2021 by Kevin Riegler. Witness my hand and seal.

My notary commission expires on 6/30/24.

_____

Notary Public Signature

JAMIE LASSER NOTARY PUBLIC DISTRICT OF COLUMBIA MY COMMISSION EXPIRES 06-30-2024

E RECORDED DATE 6/11/2021

COUNTY Mesa

REC. NO. 2985239

MS 22043

SPECIAL WARRANTY DEED

[STATUTORY FORM-C.R.S. § 38-30-113(b)]

THE CITY OF GRAND JUNCTION, a Colorado home-rule municipal corporation ("**Grantor**"), whose street address is 250 N. 5th Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, for the consideration of One Million Eight Hundred Forty-Two Thousand Four Hundred Thirty-Five and 54/100 Dollars ($1,842,435.54) and other good and valuable consideration, in hand paid, hereby sells and conveys to **DR Land LLC**, f/k/a DR DEVCO LLC, a Colorado limited liability company, whose street address is 700 17th Street, Suite 200, Denver, CO 80202, the following described real property situate within the County of Mesa, State of Colorado:

> Lot 3, Lot 4, Lot 8, and Lot 9 of the Riverfront at Dos Rios Filing Three as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, and Lot 6A of the Riverfront at Dos Rios Filing Four as shown on the plat thereof recorded in Mesa County land records with Reception # 2982694

with all its appurtenances and warrants the title to the same against all persons claiming under Grantor, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

Signed this 9th day of June, 2021 be made effective the 9th day of June, 2021.

GRANTOR:

CITY OF GRAND JUNCTION,
a Colorado home-rule municipal corporation

By: _____
Name: Greg Caton
Title: City Manager

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of June 2021 by Greg Caton, as City Manager of City of Grand Junction, a Colorado home-rule municipal corporation.

Witness my hand and official seal.

My commission expires: May 25, 2025

JENNIFER L. CINQUINI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084026733
My Commission Expires May 25, 2025

D-3

1862876.6

Jennifer L. Cinquini
Notary Public

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Buena Vida LLC ("Entity") is the owner of the following property:

(b) 535 Hale Avenue, Grand Junction CO 81501

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) 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) Buena Vida • El Jet's Cantina + Sky Outpost

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

(e) n/a, no conflicts

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: Jennifer R Taylor

Printed name of person signing: Jennifer R Taylor

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 17th day of December, 20 20

by Jennifer R. Taylor as member of Buena Vida LLC

Witness my hand and seal.

My Notary Commission expires on

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934015429
My Commission Expires November 2, 2021

Notary Public Signature

RECEPTION#: 2885042, at 6/26/2019 3:42:34 PM, 1 of 1
Recording: $13.00, Doc Fee Exempt Tina Peters, Mesa County, CO. CLERK AND RECORDER

AFTER RECORDING MAIL TO:

Jennifer R. Taylor
115 N. 5th Street
Suite 403
Grand Junction, CO 81501

Land Title GUARANTEE COMPANY
650390A1

SPECIAL WARRANTY DEED

THIS DEED, dated June 26, 2019, between the **City of Grand Junction**, a Colorado home rule municipality ("**Grantor**"), whose legal address is 250 North 5th Street, Grand Junction, CO 81501, and **Jennifer R. Taylor**, ("**Grantee**") whose legal address is 115 N. 5th Street, Suite 403, Grand Junction, CO 81501:

WITNESS, that the Grantor, for and in consideration of the sum of **Forty-two Thousand and 00/100 ($42,000.00) Dollars** 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 Grantee, its successors and assigns forever, all of its rights, title and interest which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the City of Grand Junction, County of Mesa and State of Colorado, described as follows:

Lot 16 of Riverfront at Dos Rios Subdivision Filing One as recorded in the Mesa County Clerk & Recorder's Office with Reception Number 2880032 in the City of Grand Junction, County of Mesa, State of Colorado, hereinafter referred to as the **Property**.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 except reserving all easements as they appear on the plat for Riverfront at Dos Rios Subdivision Filing One, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor.

It is understood and agreed that the Property, other than as stated herein, is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS" and, except for the special warranties of title made above, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantee acknowledges that Grantee is relying on Grantee's own inspection and investigation of the Property, and not information provided by Grantor, to satisfy herself as to the condition of the Property. Grantee assumes the risk that adverse matters may not have been revealed by Grantee's inspections and investigations.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed the day and year first above written.

CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By: _____
Greg Caton
City Manager

Attest:

_____
Wanda Winkelmann, City Clerk

JANET HARRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20144027406
My Commission Expires July 11, 2022

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

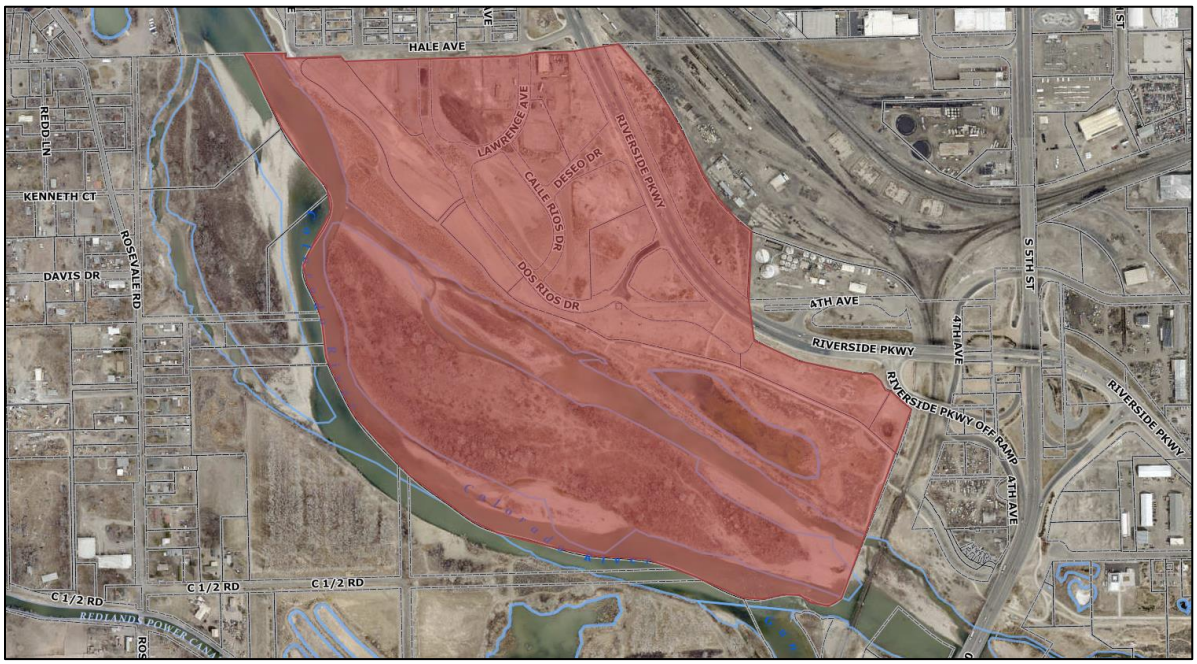
The foregoing instrument was acknowledged before me this 26th day of June 2019, by Greg Caton, City Manager and Wanda Winkelmann, City Clerk of the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires: 7-11-2022

_____
Notary Public

General Project Report
For
Dos Rios Planned Development

Project Description (location, Acreage, Proposed Use):
The purpose of this application is to request approval of a Planned Development Amendment of the Dos Rios Development project located along the Colorado River, west of Riverside Parkway, and South of Hale Avenue. The project location area is depicted below:

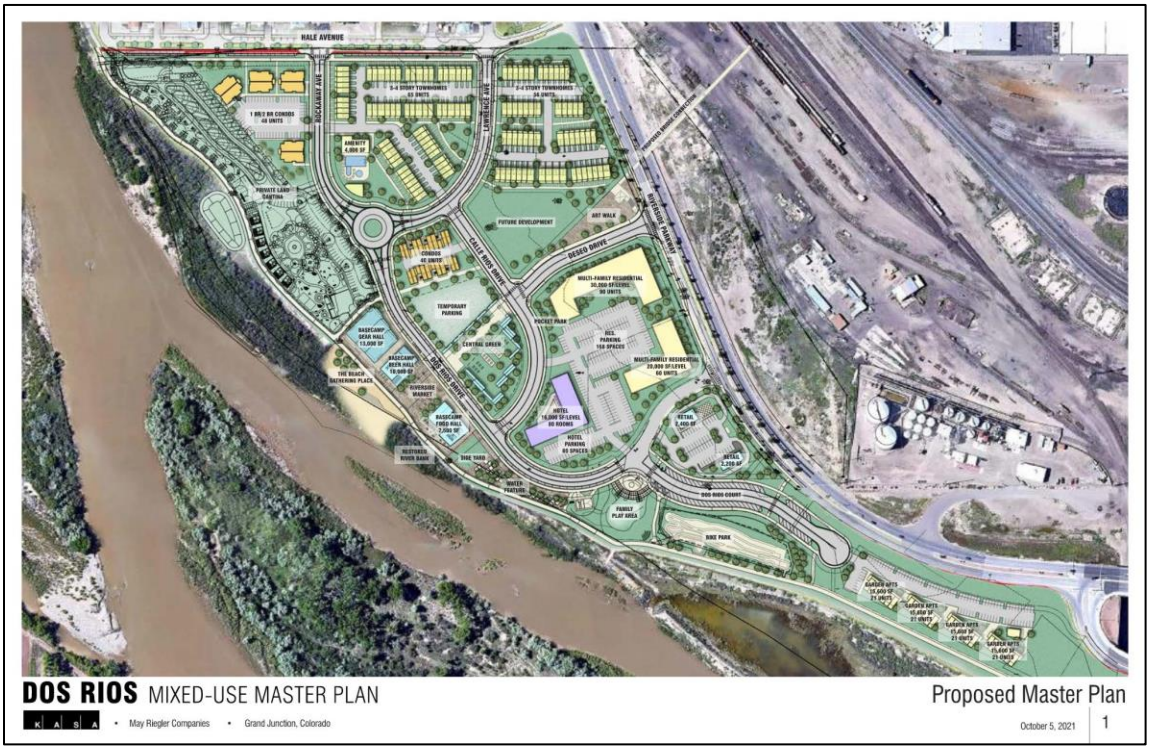


Dos Rios Project Location

The primary Applicant for this request is DR Land LLC, with the City of Grand Junction acting as Co-Applicant. DR Land LLC owns multiple parcels in the development and plans to buy more in the future from the City. May Riegler Properties (MRP) is proposing to develop the property along with KASA Architects.

The City of Grand Junction master planned the Dos Rios development over the last four years and created the Planned Development (PD) zone district to govern the land uses and standards for the mixed-use development.

MRP and KASA Architects have been working with the City of Grand Junction to complete an overall masterplan for the site. The applicant is requesting review and comment on the proposed modifications to the previously approved PD amendment for the site. The graphic below depicts the proposed masterplan for the site:



Dos Rios Master Plan

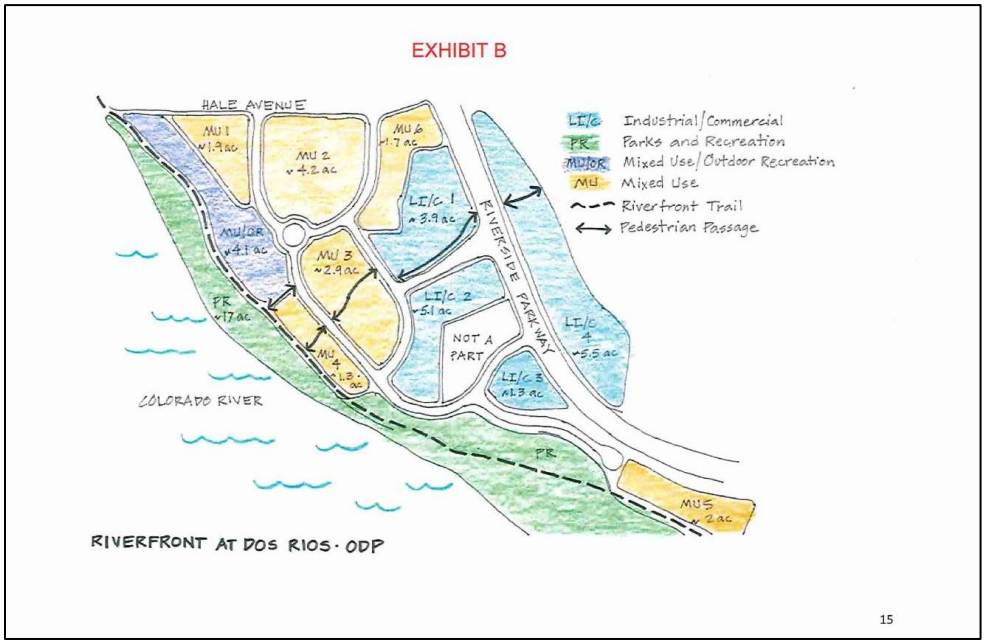
The project is proposing to construct numerous buildings over this existing 115-acre parcel, over a number of phases. The project currently calls for a total of 121 townhomes, 282 multi-family apartment units, 40 condominium units, an 80-key hotel, and roughly 45,000 SF of retail space, along with six distinct public realm areas, intended to provide outdoor gathering space for the residents of Grand Junction.

The project proposes to modify the Planned Development (PD) in a variety of ways, with a summary of these changes below:

- A. Update description of Development Boundary. As shown on page 4, the MU-7B parcel was not a part of the original PD. This parcel was recently acquired by DR Land LLC.
- E. Clarify that multi-family and single family attached dwellings are to be exempt from the minimum width requirement.
- 1.B. Provide clarity and flexibility on parking requirements.
- C.1. Provide clarity on street frontage landscaping
- D.1. Modified language to provide clarity on dumpster areas.
- F.1. Provide additional material description for fencing
- G.1. Update maximum street lighting dimension per approved and installed streetlights within the project built by the City of Grand Junction
- H.1. Provide flexibility on allowance for a Placemaking sign
- 2.A. Include shipping containers as a possible building type, still requiring elements to create character within the development.

Surrounding Land Uses and Zoning:

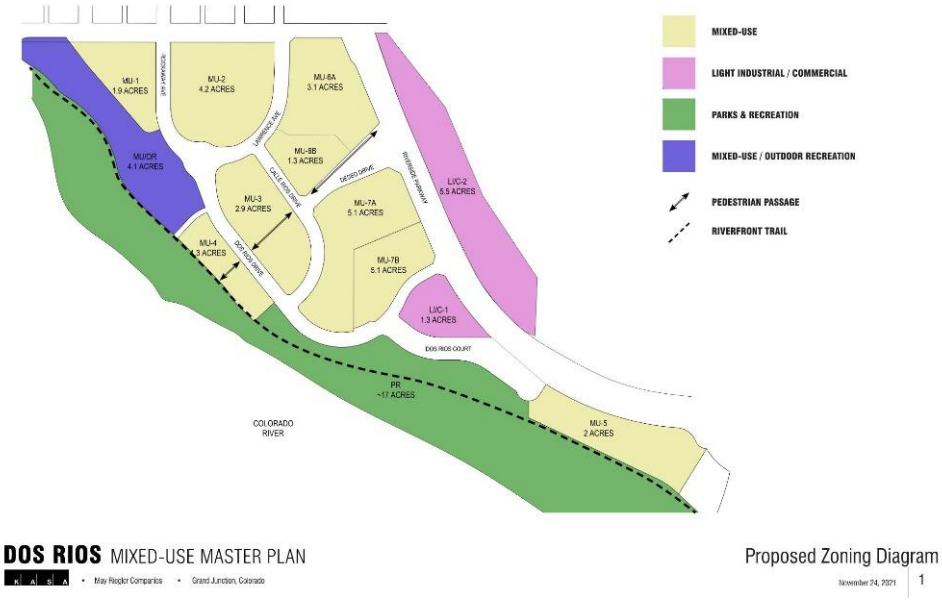
The site is currently zoned Planned Development with a Mixed-Use underlying zone district. Listed below is the City's previously approved zoning map included in the original PD Document.



Propozed Zoning:

Shown below is the proposed modification to this Zoning Map, inclusive of the new Dos Rios design, with the following proposed changes:

- Previous LI/C 1 changes to MU Zone
- Previous LI/C 2 changes to MU Zone
- New lot, previously "Not a Part" changes to MU Zone



Public Benefit

There are many public benefits of a large project such as Dos Rios.

The existing street grid will be utilized for the project, with minimal modifications to curb cuts and infrastructure. Additional public vehicular parking lots will be located throughout the site, and parallel street parking will continue to be utilized for public parking. A new signalized intersection will be installed at the intersection of Riverside Parkway and Deseo Drive.

Working alongside the City of Grand Junction, the project proposes to activate the previously-installed bike path by providing new gathering spaces on both sides of it, including a large playground, large-scale interactive water feature, and "The Beach," an open, sandy area nestled between the bike path and the Colorado River, providing residents of Grand Junction a new way to enjoy the river and views of the Colorado Monument.

A new plaza will be developed and installed along the Colorado River, located between two food and beverage buildings, for use by the public residents. It will connect directly to the Bike Path and the Beach, and be accessed by and located along Dos Rios Drive. It will have public space improvements such as decorative paving, decorative lighting, cooling water features, and lush landscaping.

Along Deseo Drive, a new "Art Walk" will be installed in the Right of Way. This new pedestrian plaza will link the proposed Pedestrian Bridge with the project, and provide an entry "gateway" into the Dos Rios project. It will then connect to a "Central Green" located in the middle block of the project, which will have future development uses on it, but will maintain a central connection from Deseo Drive to the Riverfront Plaza and Retail buildings. This Central Green will be intended for pedestrian passage as well as natural landscape and gathering nooks.

All of this open public space is supported by roughly 45,000 SF of various retail uses. Two retail pad sites are planned along Riverside Parkway. Three large retail buildings are planned along the Riverfront, with various uses ranging from brewery to full-service restaurant, soft-goods market, and rentable event space.

Neighborhood Meeting

DR Land LLC in conjunction with the City of Grand Junction conducted a Community Meeting with the surrounding property owners on November 2nd, 2021 at 5:45pm. The meeting was held

In Attendance:

Kevin Riegler – May Riegler
Jody Corey – May Riegler
Blake Piland – RM Construction
John Anderson - RM Construction
Mark Austin – Austin Civil Group
Tamra Allen – City of Grand Junction
Jace Hochwalt – City of Grand Junction
Trent Prall – City of Grand Junction
Ken Sherbenou – City of Grand Junction

Cindy Enos Martinez – Surrounding Property Owner
Jen Taylor – Surrounding Property Owner
Juanita Trujillo – Surrounding Property Owner
Mr. & Mrs. Trujillo – Surrounding Property Owner
Roberta Brooks – Surrounding Property Owner

The meeting was called to order at 6pm.

Jody Corey welcomed the group and thanked them for their participation. She is looking forward to a strong partnership with the Riverside Neighborhood.

Tamra Allen gave the group some history of the process of our the planned development came to be. She talked about how the developer is working with the City on the public spaces.

Kevin Riegler gave an overview of the project, the various phases and the public spaces where we are partnering with the City. He presented the renderings for the first phase of townhomes, commercial buildings along the bike path, and the splash park. He presented the amendments to the current Planned Development. The most important amendment to the PD was that a small portion of the first phase was originally zoned light industrial and the developer is applying for a change to residential.

There were a few questions concerning the high of the townhomes. The residents were expecting single-story townhomes. Kevin Riegler explained that the layout and height of the first phase of the townhomes along Hale

Avenue were well within the zoning and code requirements and no variance was being proposed.

The meeting was adjourned at 7:30pm.

Project Compliance, Compatibility and Impact:

The PD Amendment being applied for takes form in a redlined, modified, and updated ordinance document, submitted as part of this application. This document outlines various proposed changes to the ordinance, including (but not limited to) the below modifications:

- Updated boundary descriptions
- Updated minimum lot requirements
- Updated parking requirements
- Updated architectural standards

Schedule:

The applicant anticipates starting construction on the first phase of Townhomes in the Spring of 2022, and hopes to follow shortly thereafter with construction of some of the retail buildings throughout the site.

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Grand Junction Fire Department New Development Fire Flow Form

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

SECTION A

To be completed by the Applicant

Date: 8-29-21
Project Name: Dos Rios Townhome and Apartment Project
Project street address: 600 Lawrence and 600/601 Rockaway Ave
Assessor's Tax Parcel Number: 2945-221-23-008 & -009. 2945-221-24-001
Property Owner name: DR LAND LLC
City or County project file #:
Name of Water Purveyor: CITY OF GJ

Applicant Name/Phone Number: Mark Austin / ACG / 970-242-7540
Applicant E-mail: marka@austincivilgroup.com

1. If the project includes one or two-family dwelling(s): None
   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:
   2,000 SF, Type IVB
   b. List each building that will be provided with an approved fire sprinkler system:
   Townhome buildings will include fire sprinkler system
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): 1,500 GPM w/ Out reduction

Comments:

Notes:

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

Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (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 2018] 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

Last Revision- 04/01/2021

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:
8" PVC Average Flow 3192 gpm @ 20 PSI

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:

[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:
Ron Key Water Service Supervisor Date 8-31-21

Contact phone/E-mail of Water Supplier: _____

****

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 municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.
[2] Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502
[3] International Fire Code, 2018 Edition.
[4] http://www.gjcity.org
[5] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Last Revision- 04/01/2021

Hydrant Flow Test Sheet

Hydrant ID: D1-252 - 019		Location: Hale + Crawford	
Problem:	Pitot Pressure (PSI): 46	Static PSI: 106	Residual PSI: 92
Flow Tested Date: 8/31/2021	Color Based On Flow: Blue	GPM Flow @ 20 PSI: 3036	
Comments:			

Hydrant ID: D1-252-011		Location: Hale and Rockaway	
Problem:	Pitot Pressure (PSI): 56	Static PSI: 108	Residual PSI: 94
Flow Tested Date: 8/31/2021	Color Based On Flow: Blue	GPM Flow @ 20 PSI: 3508	
Comments:			

Hydrant Flow Test Sheet

Hydrant ID: C4-252-001		Location: Hale and Lawrence	
Problem:	Pitot Pressure (PSI): 42	Static PSI: 100	Residual PSI: 88
Flow Tested Date: 8/31/2021	Color Based On Flow: Blue	GPM Flow @ 20 PSI: 3033	
Comments:			

Hydrant ID:		Location:	
Problem:	Pitot Pressure (PSI):	Static PSI:	Residual PSI:
Flow Tested Date:	Color Based On Flow:	GPM Flow @ 20 PSI:	
Comments: Average Flow 3192			

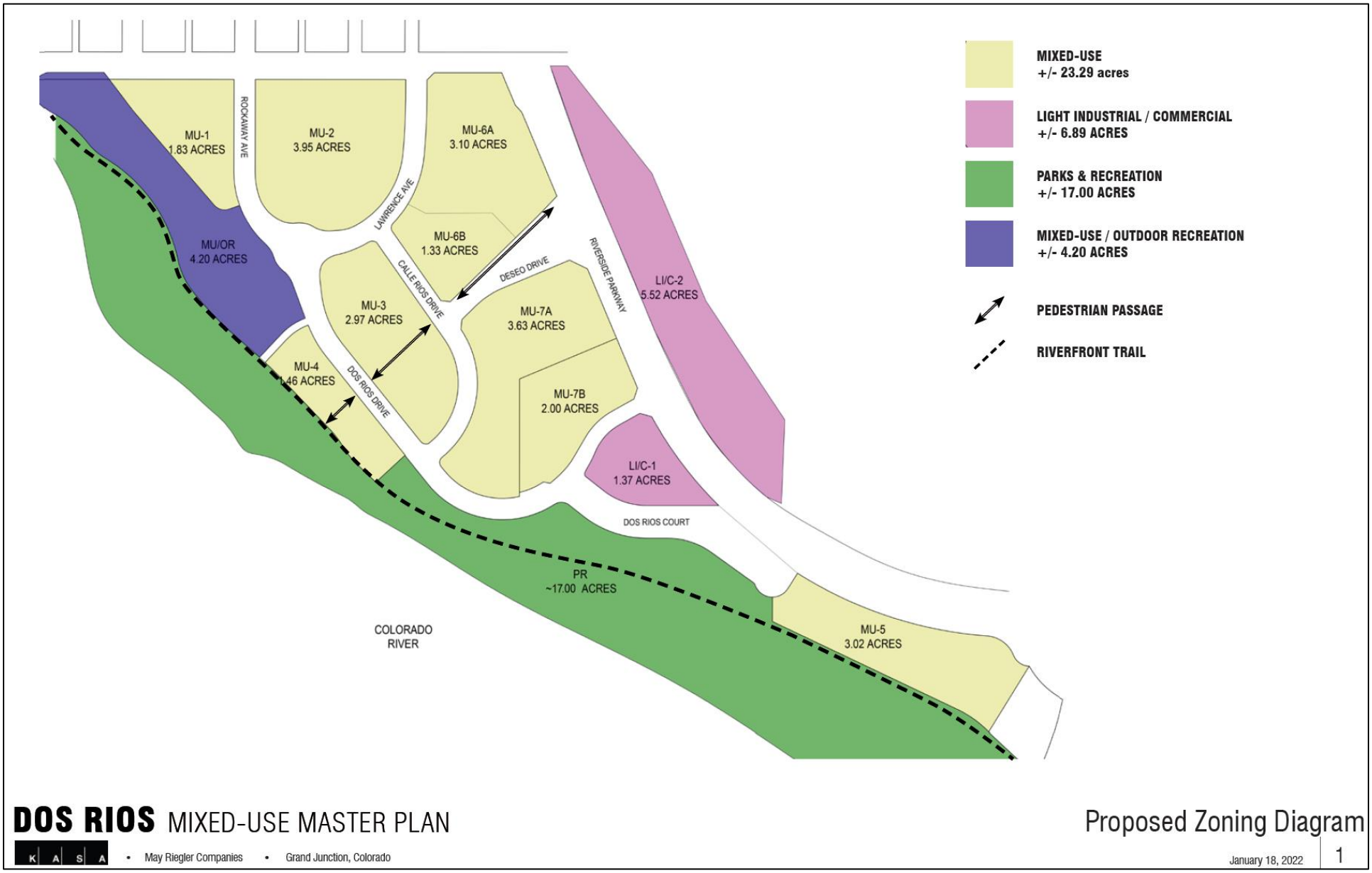
Vicinity Map

EXHIBIT 2.1

GREEN AREAS – New Parcels RED OUTLINE – Original ODP Boundary

Use Boundary Map

EXHIBIT 2.2



DOS RIOS MIXED-USE MASTER PLAN

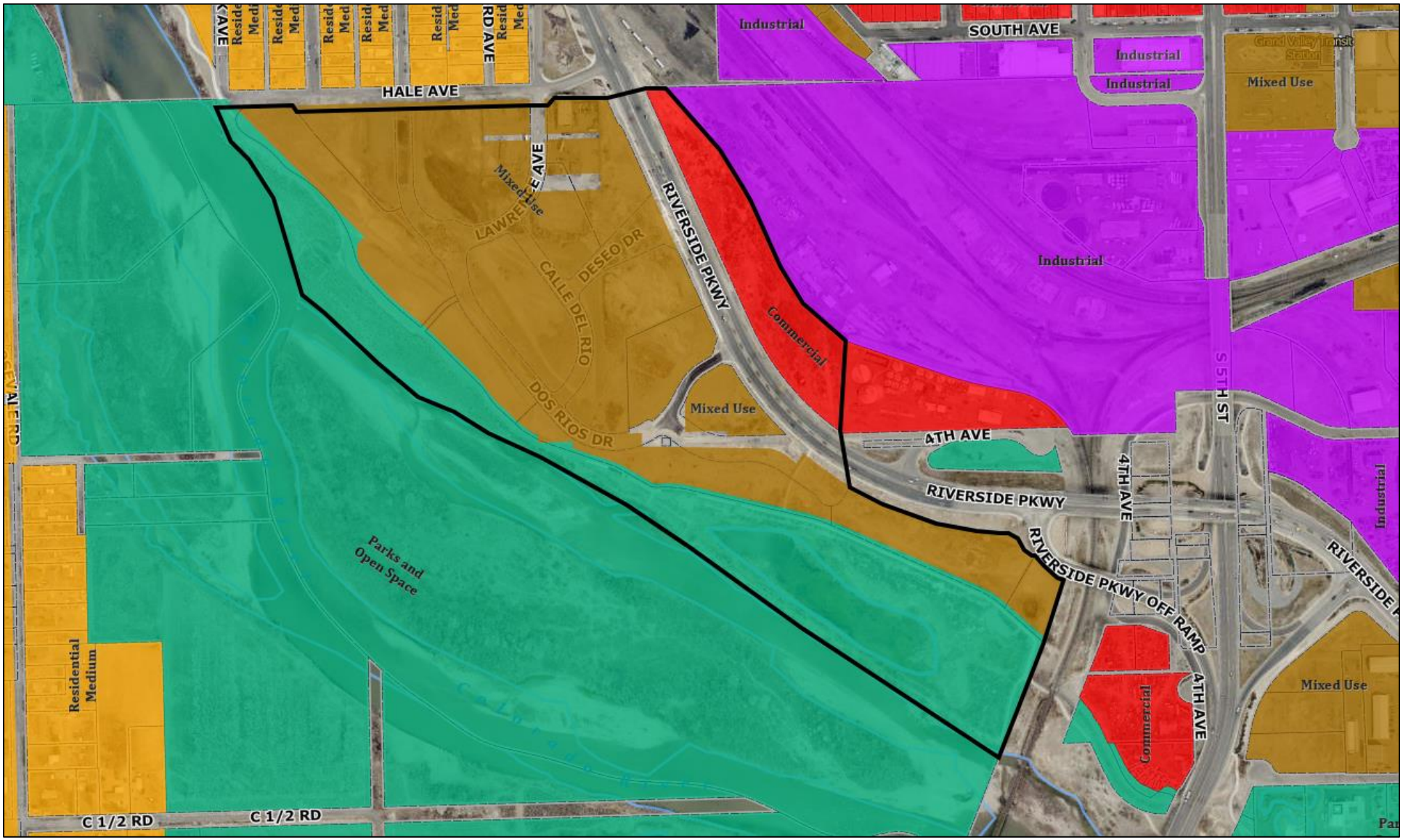
K A S A • May Riegler Companies • Grand Junction, Colorado

Proposed Zoning Diagram

January 18, 2022 1

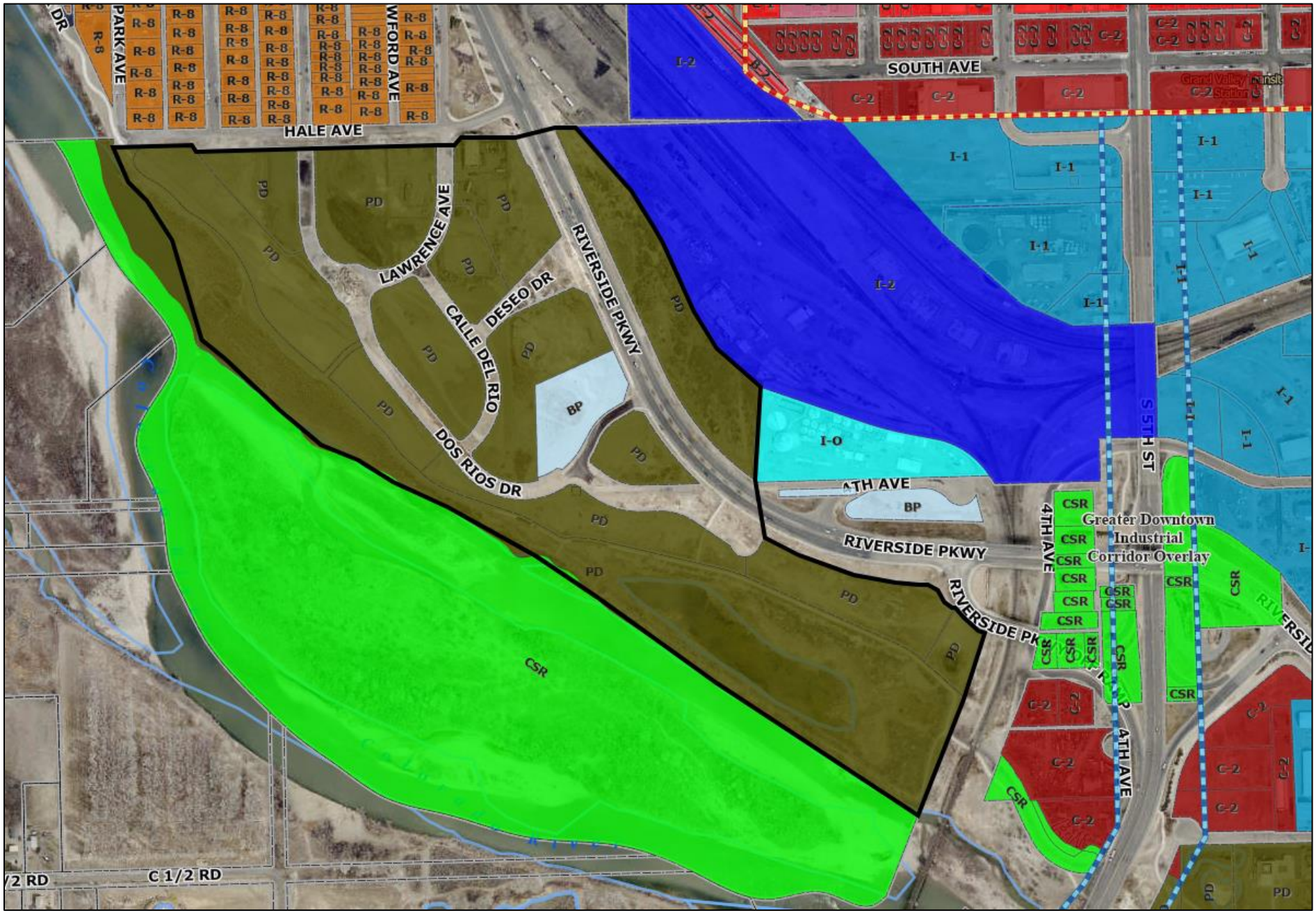
Comprehensive Plan Land Use Map

EXHIBIT 2.3



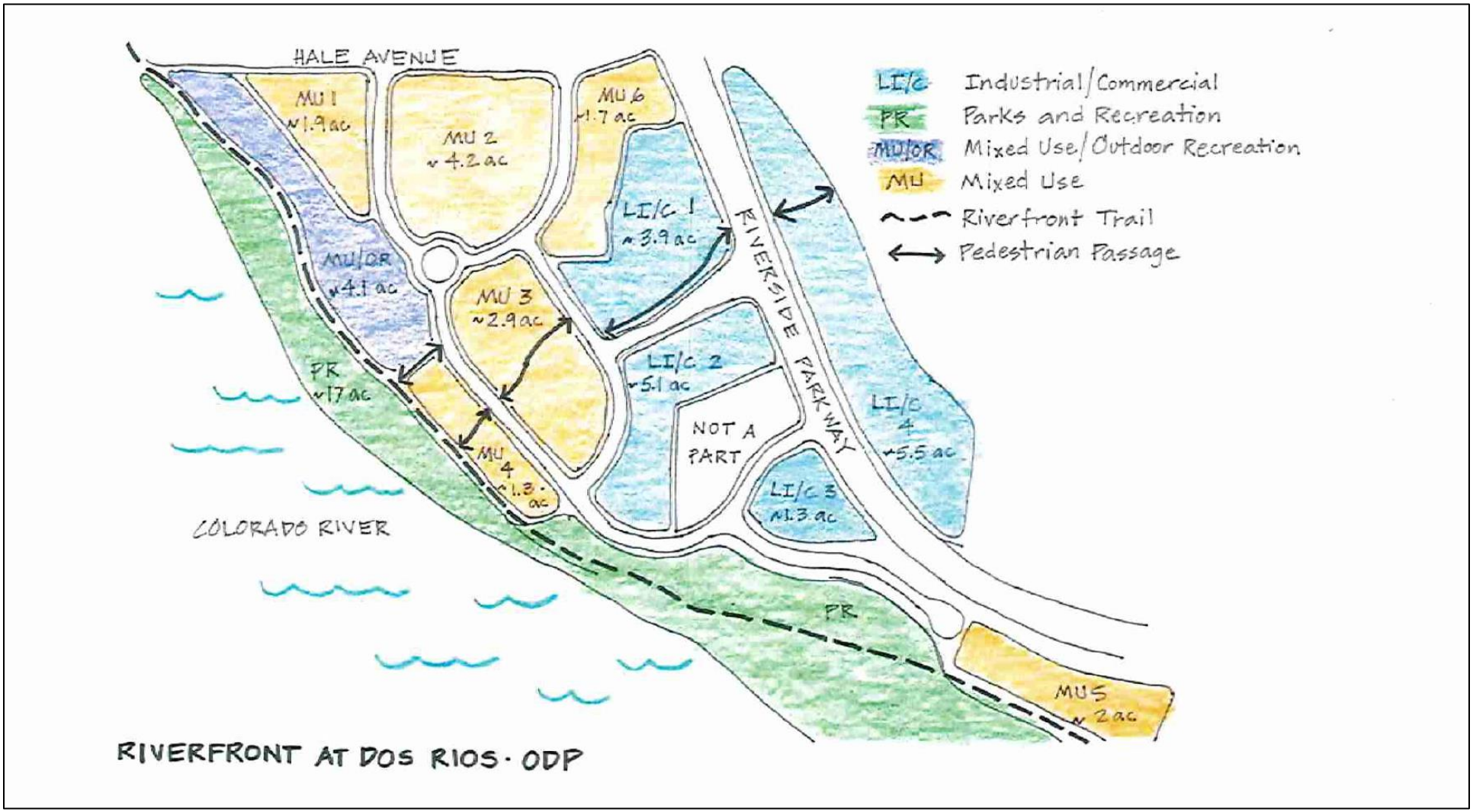
Current Zoning Map

EXHIBIT 2.4



Existing Outline Development Plan Map (January, 2021)

EXHIBIT 2.5



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- Updated minimum lot requirements
- Updated parking requirements
- Updated architectural standards

Schedule:

The applicant anticipates starting construction on the first phase of Townhomes in the Spring of 2022, and hopes to follow shortly thereafter with construction of some of the retail buildings throughout the site.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4982

AN ORDINANCE AMENDING ORDINANCE 4928 TO REZONE TO PLANNED DEVELOPMENT (PD) AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR THE RIVERFRONT AT DOS RIOS

LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HIGHWAY 50 AND HALE AVENUE

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4928 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

ALL of Lots 1 through 9 Riverfront at Dos Rios Filing 3 containing 110.35 acres;

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One located within Section 22 and 23 1S 1W UM recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

636 and 636-1/2 Lawrence Avenue: Lots 8 through12 Block 1 O'Boyles Subdivision Section 22 1S 1W containing 0.37 acres.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)			No Minimum except .5 in LI/C
Width (min. ft.)			25
Frontage (min. ft.)			n/a
Setback	**Principal**		**Accessory**
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			
Lot Coverage (max.)			n/a
Height (max. ft.)			65 except 40 feet in Mixed Use Area 4

Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached**. A one-**family** dwelling **attached** to one or more other one-**family** dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and

customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

> Mixed Use Areas 3 and 4: No Parking Requirement
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> All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.

2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and

maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.

   a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.

   b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).

   c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.

   d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.

   a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

   b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

   c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Façade articulation/modulation such as recessed and projecting elements

or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

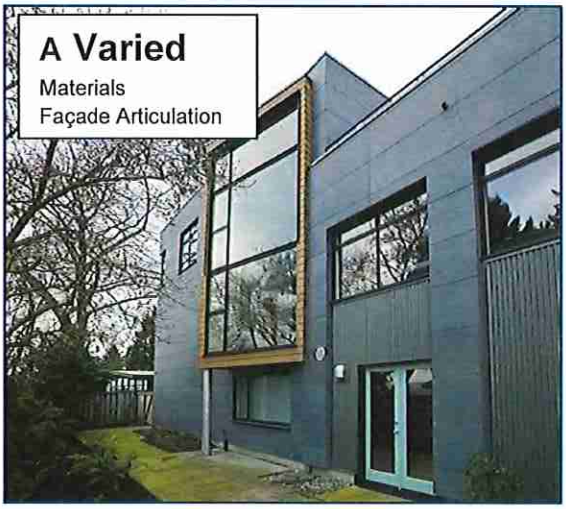
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

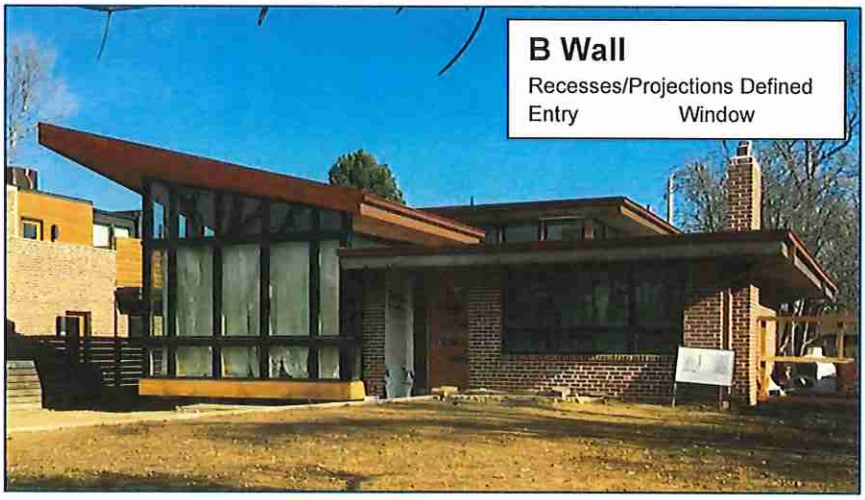
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

8. Other architectural details that provide visual interest such as:
   - use of accent colors
   - awnings or porticoes
   - other variations in materials, details, surface relief and texture.

9. Building(s) on the site utilize renewable energy sources or passive solar.



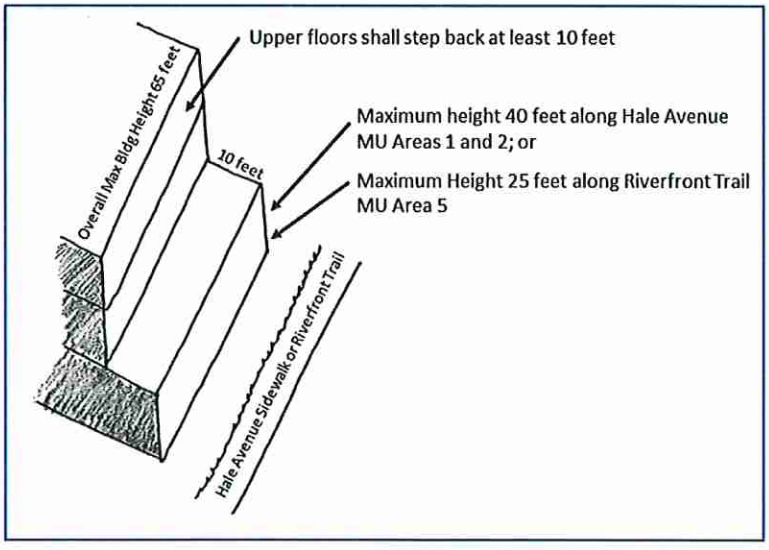


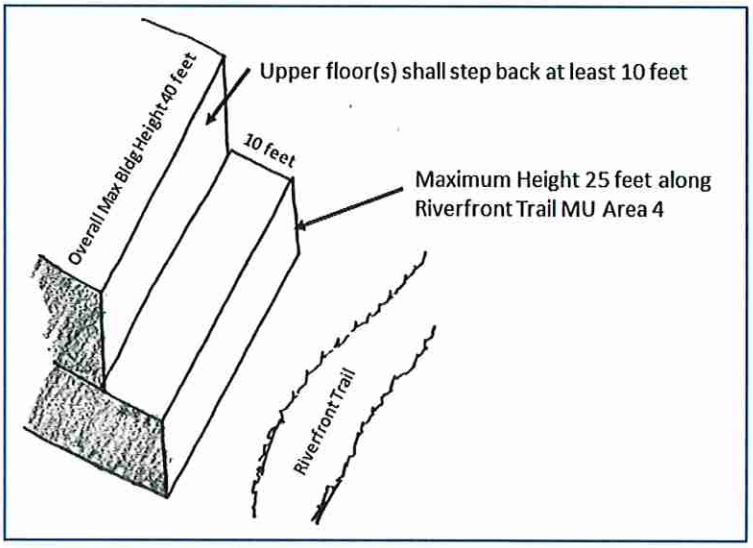
B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down

such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this 6th day of January 2021 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of January 2021 and ordered published in pamphlet form.

C.B. Kennedy

President of City Council

ATTEST:

W Winkelmann

City Clerk

EXHIBIT A

GREEN AREAS – New Parcels RED OUTLINE – Original ODP Boundary

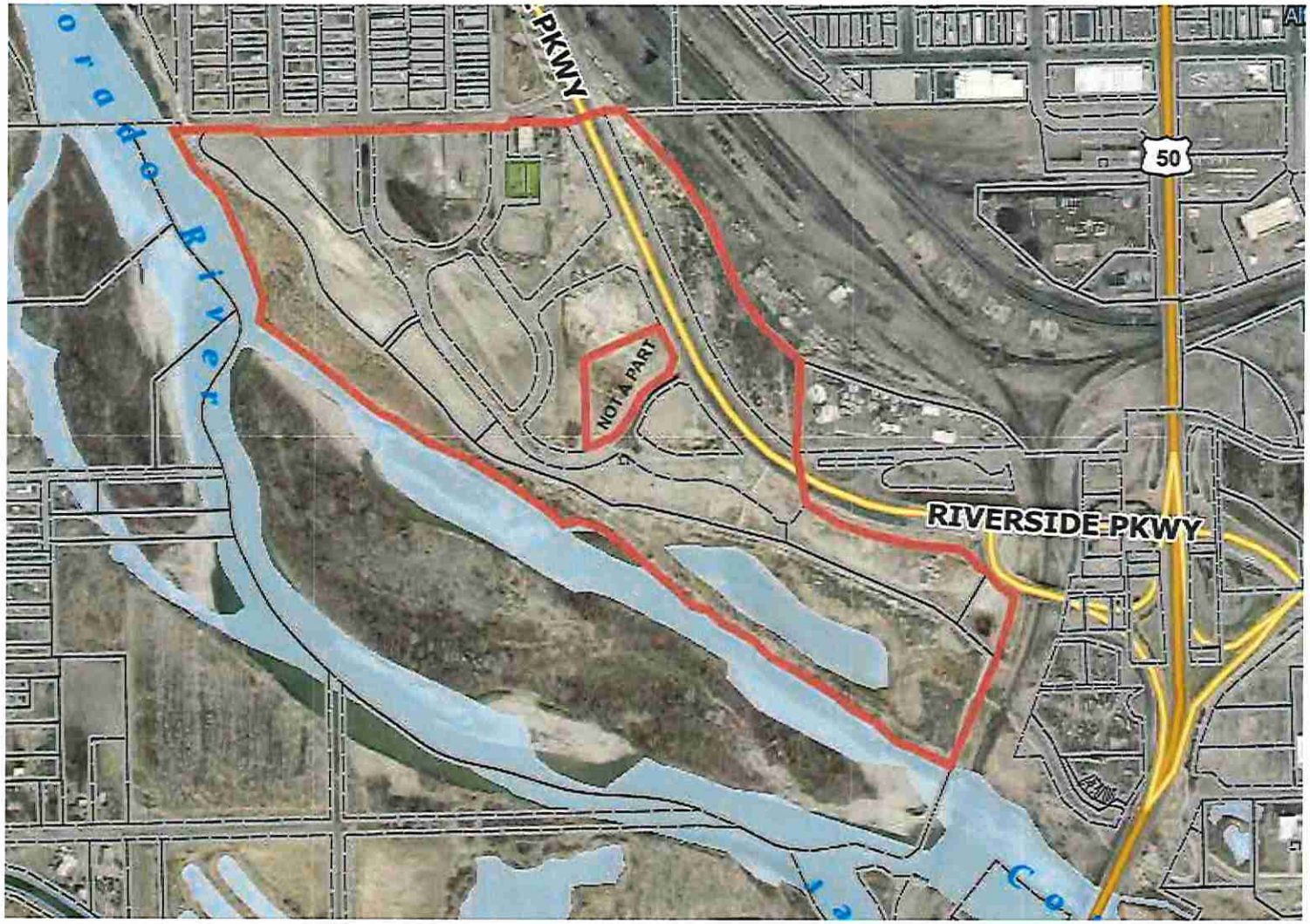
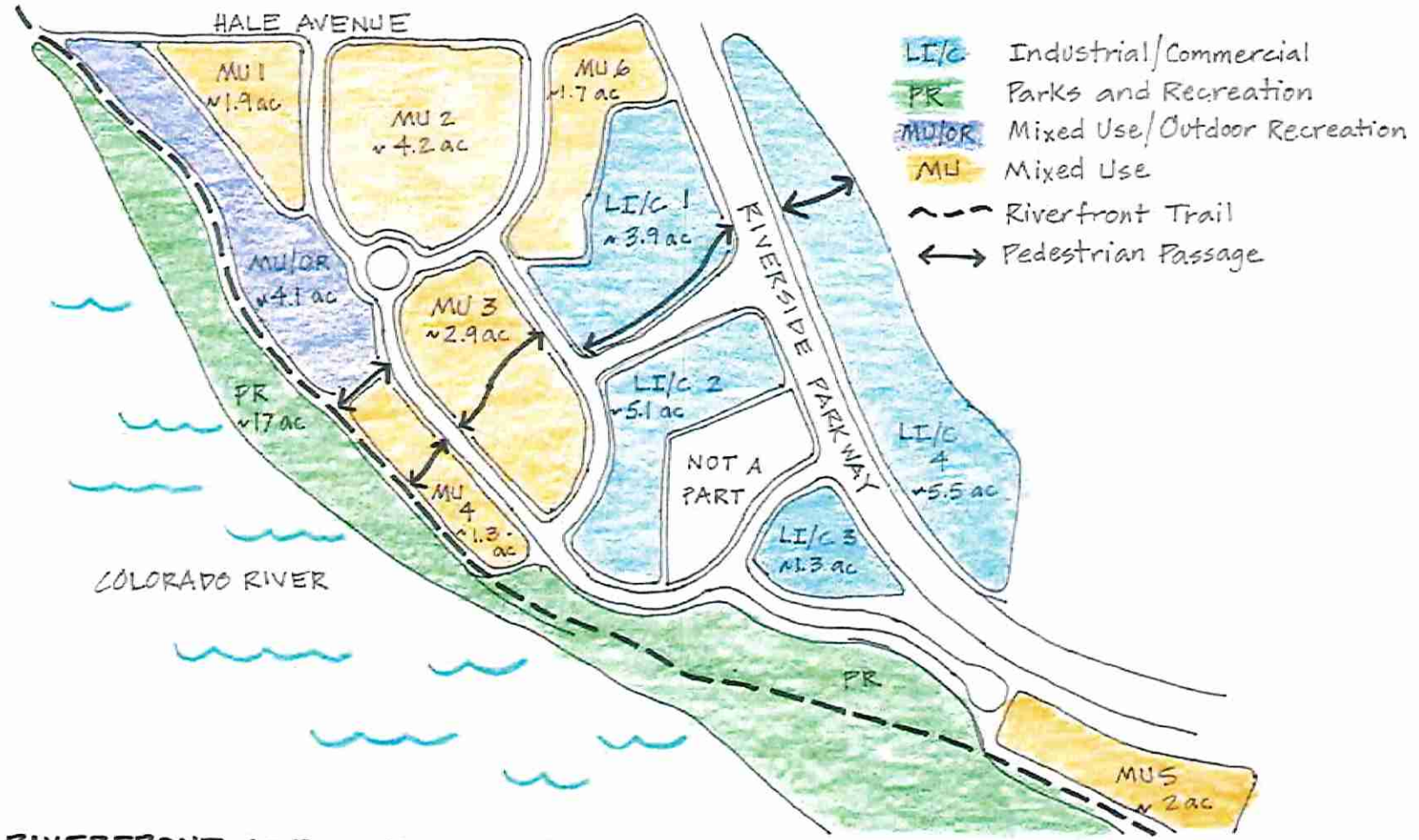


EXHIBIT B



RIVERFRONT AT DOS RIOS · ODP

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4982 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of January 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of January 2021, at which Ordinance No. 4982 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of January 2021.

Deputy City Clerk

Published: January 08, 2021
Published: January 22, 2021
Effective: February 21, 2021

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____

AN ORDINANCE AMENDING ORDINANCE ~~4928~~ 4982 TO REZONE TO PLANNED DEVELOPMENT (PD) AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR THE RIVERFRONT AT DOS RIOS

LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HIGHWAY 50 AND HALE AVENUE

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved “long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE ~~4928~~ 4982 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

All of Lots 6A and 6B at Riverfront at Dos Rios Filing Four containing 4.44 acres recorded 5/25/2021 at Reception Number 2982694;

Lots 1 through 5, 7 through 11, and Tract A of Riverfront at Dos Rios Filing 3 containing 99.67 acres recorded 9/16/2020 at Reception Number 2942736.

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One located within Section 22 and 23 1S 1W UM recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

2600 Dos Rios Drive: Lot 12 Jarvis Subdivision Filing 3 located within Section 22 Township 1 South, Range 1 West UM recorded 3/23/2018 at Reception Number 2834555 Mesa County Records Containing 2.00 Acres; and

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)		No Minimum except .5 in LI/C	
Width (min. ft.)		25**	
Frontage (min. ft.)		n/a	
Setback	**Principal**		**Accessory**
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			

Lot Coverage (max.)	n/a
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4
Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

** Minimum lot area, lot width and lot frontage do not apply to single-family attached dwellings, two-family dwellings, or multifamily.

F. The allowed land uses shall be assigned by areas as depicted ~~on the Outline Development Plan (ODP)~~ in Exhibit B and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended.
A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community		A	A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A	A		
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

***** Single Family Attached**.** A one**-**family dwelling attached to one or more other one**-**family dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

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Streets within Riverfront at Dos Rios shall be constructed, and access controlled so as to allow and encourage on-street parking on both sides of the street. ~~There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.~~ Reciprocal or shared parking agreements are strongly encouraged and will be required in some areas of the development for the purposes of common parking spaces available for residents, visitors, employees, and customers.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

> Mixed Use Areas 3 and 4: No Parking Requirement
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> All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

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The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the

setback for a building is ~~10 feet or~~ less than 10 feet.

2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented to the side or rear of principal structures ~~in the rear or side yard only~~ so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

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4. Location of permanent outdoor display areas shall be established with site plan

approval.

F. Fencing

1. All fencing shall be made of either architectural metal panel, wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas ~~of the Riverfront at Dos Rios~~ and Mixed-Use areas that abut Riverside Parkway is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.

a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed ~~12~~ 15 feet in height.

b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).

c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.

d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.

a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be

harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below. Structures incorporating shipping containers (also known as steel intermodal containers) are also required to incorporate at least four of the following elements.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

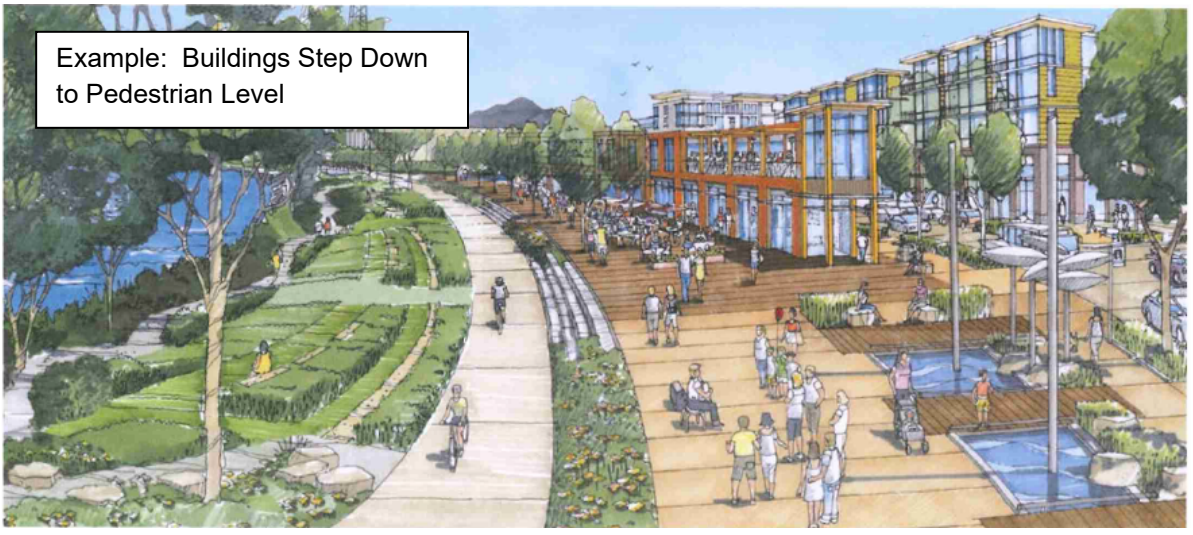
8. Other architectural details that provide visual interest such as:
   - use of accent colors
   - awnings or porticoes
   - other variations in materials, details, surface relief and texture.

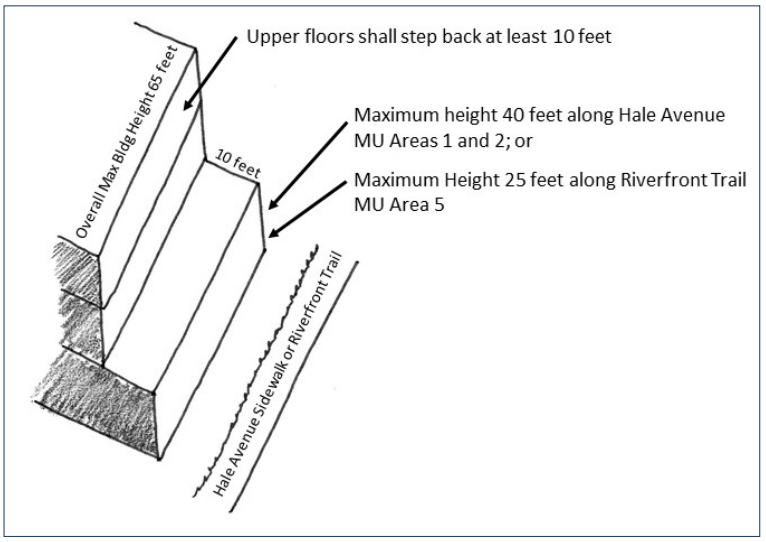
9. Building(s) on the site utilize renewable energy sources or passive solar.

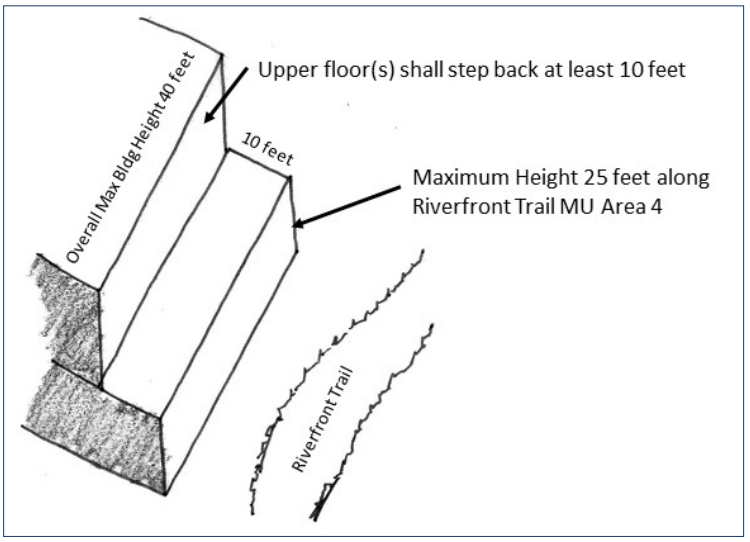
B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.







E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this ___ day of _____, 2022 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

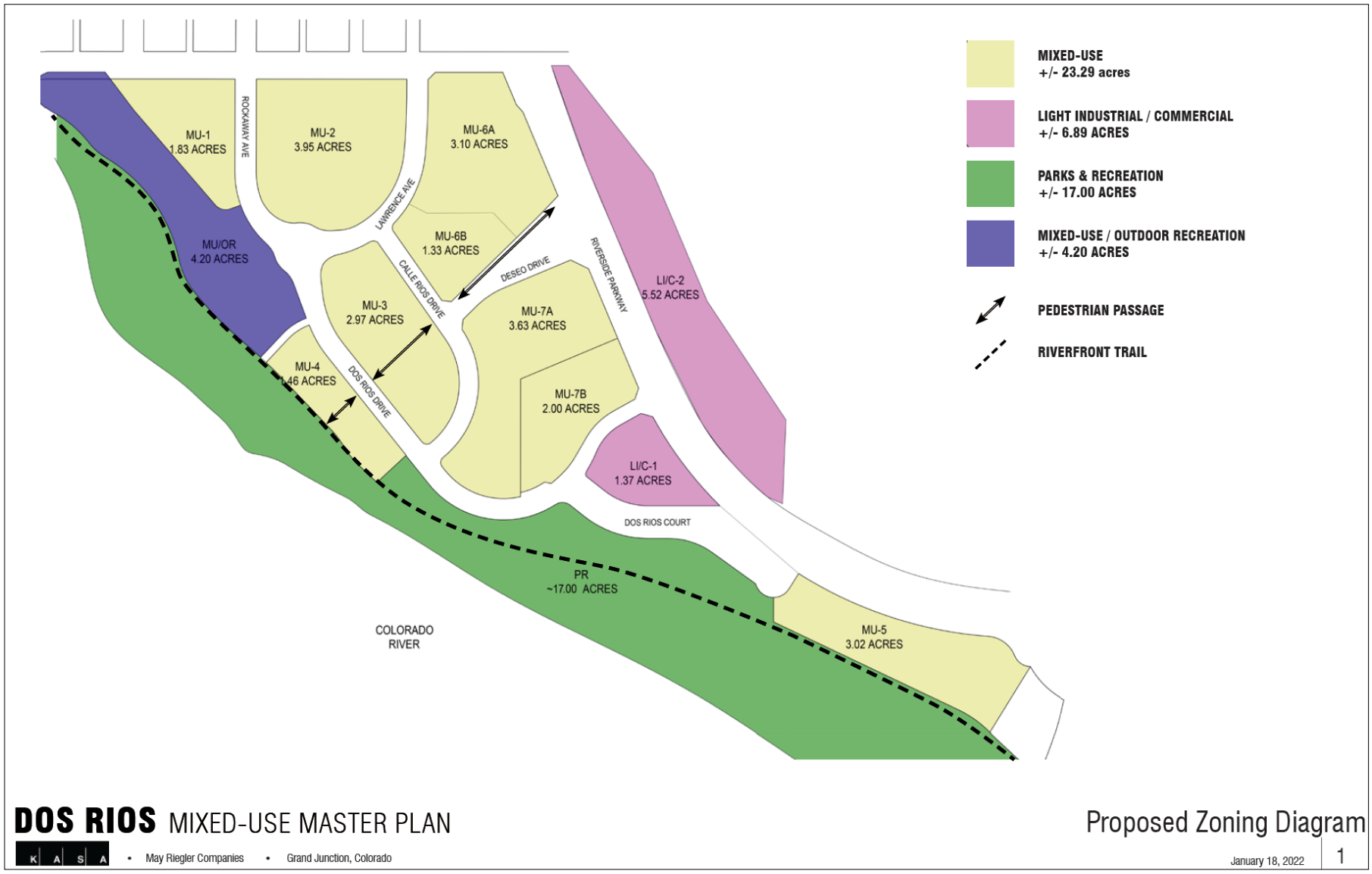
_____
President of City Council

_____
City Clerk

EXHIBIT A

GREEN AREAS – New Parcels RED OUTLINE – Original ODP Boundary

EXHIBIT B



DOS RIOS MIXED-USE MASTER PLAN

K A S A • May Riegler Companies • Grand Junction, Colorado

Proposed Zoning Diagram

January 18, 2022 1