

Appendix E
of the Mesa County Land Development Code (2000, as amended)
Gateway Overlay District Design Standards and Guidelines



Mesa County, Colorado
05/12/09

Adopted May 12, 2009

Dedicated to the Gateway Property Owners Association members and all residents of Gateway

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Table of Contents

ACKNOWLEDGEMENTS	2
TABLE OF CONTENTS	3
SECTION A - INTRODUCTION	4
PURPOSE OF THE GATEWAY DESIGN STANDARDS	5
RELATIONSHIP OF THE EXISTING UNDERLYING ZONING TO THE GATEWAY OVERLAY DISTRICT	6
PURPOSES OF AREA A, AREA B OF THE GATEWAY OVERLAY DISTRICT	6
SECTION B – GENERAL DESIGN GUIDELINES.....	8
GENERAL: AMENITIES	8
PARKS/PLAYGROUNDS	8
PARKS AND PLAYGROUNDS PROVIDE BOTH RECREATIONAL OPPORTUNITIES AS WELL AS FOCAL GATHERING POINTS FOR A COMMUNITY	8
BUILDING ORIENTATION AND PARKING AREAS	9
SECTION C – DESIGN STANDARDS.....	10
ROADS.....	10
TRAILS OR PATHWAYS AND SIDEWALKS FOR PEDESTRIANS AND BICYCLISTS.....	10
SIDEWALKS	11
SHARED PARKING.....	12
HITCHING POSTS/BIKE RACKS	13
SIGNS	15
LANDSCAPING	16
LOW WATER USE: A LANDSCAPING ALTERNATIVE	18
LIGHTING	19
ARCHITECTURAL AND SITE DESIGN STANDARDS	19
NATURAL FEATURES PROTECTION STANDARDS.....	21
SUBMITTAL ITEMS FOR ALL SITE PLAN AND CONDITIONAL USE PERMIT APPLICATIONS IN THE GATEWAY RURAL COMMUNITY	22
LIST OF FIGURES.....	23

Section A - Introduction

The Gateway Rural Community Plan was adopted by the Mesa County Planning Commission in October of 2004. One of the implementation items contained in the plan was the adoption of an Overlay Zoning District in order to provide flexibility in land use patterns by providing property owners with the option of development in accordance with the underlying zoning or with the uses and standards contained in the Overlay District. The existing standards in the Mesa County Land Development Code may be difficult to achieve on some of the older lots in Gateway and may not achieve the flexibility, or end result that is envisioned for the Gateway community.

The Overlay District Committee was formed to assist the Planning Department in development recommendations/guidelines to be incorporated into the Gateway Overlay District and Gateway overlay district design standards. These recommendations were utilized to draft the Overlay Zoning District and overlay district design standards as a text amendment to the Mesa County Land Development Code.

Two questions were considered to provide a basis for Gateway overlay district design standards that are included in the Overlay District for Gateway. These questions were:

- 1) Is there a specific development or design “theme” that should be encouraged in the Gateway Overlay Design Standards?
- 2) Based on whatever “theme” may be desired, what specific architectural, lighting, landscaping, signage, or other design features should be promoted to achieve this theme?

Emphasis has been on keeping Gateway a low-key rural community, using an old west ranching and mining theme. The consensus is to keep safety in mind and keep the spectacular surrounding mountains and valleys the focus as well as preserve the beautiful night skies. Buildings and streetscapes should not compete with the natural beauty of the area.



Figure 1: Gateway Community Center



Figure 2: Gateway School



Figure 3: Gateway Chapel

Purpose of the Gateway Design Standards

As detailed in the “Gateway Rural Community Plan”, Gateway wishes to maintain its own community identity based on its unique historic, scenic, and cultural qualities. The community center (Figure 1), church (Figure 3) and school (Figure 2) provide the primary cultural focal points of the small community of single family homes and limited commercial uses. Residents desire to maintain their cultural identity yet create a community core with mixed use business and services and some higher density residential development. Areas within this rural community that are identified for mixed use, higher density, or commercial development must have adequate facilities and services that can service them.

Purposes

- To implement this vision an Overlay District has been created for the Rural Community of Gateway.
- The Overlay District provides for flexibility in the land use pattern within the Rural Community of Gateway by providing property owners with the option of developing in accordance with the underlying zoning or with the Overlay District standards of this section.
- It is the intent of the Overlay District to allow reasonable use of property consistent with the goals and policies of the “Gateway Rural Community Plan”.
- The Overlay District will provide property owners with a tool to address existing nonconforming uses and structures under current zoning through more flexible dimensional requirements such as reduced setbacks combined with the allowances provided for in Chapter 10 of the Land Development Code.

The areas included in the Gateway Overlay District shall be those areas identified in the “Gateway Rural Community Plan” (Figure 4) as Area “A” or Rural Planning Area “B”.

Relationship of the Existing Underlying Zoning to the Gateway Overlay District

Landowners and developers have the option of meeting the existing zone district requirements (Chapters 4, 5 & 6) of the Land Development Code or the Gateway Overlay District. The Gateway overlay district design standards provides the option of unique development alternatives when utilized within the rural community.

The development standards within this document are utilized when the Overlay District is invoked. They are structured to provide a toolbox of options to allow landowners and developers flexibility in achieving the desired goals of the Gateway Overlay District. The Gateway Overlay District and Gateway Rural Community Plan have identified numerous land development issues and concerns raised by the residents of Gateway. The following issues have been identified as potential improvements for new development: parking, traffic speed and circulation, pedestrian circulation, safety, street lighting, signage and landscaping.

Purposes of Area A, Area B of the Gateway Overlay District

The Gateway Overlay District and Design Standards apply to residential (density and dimensional requirements) and commercial uses in both Area “A” and Area “B” (Figure 4.) Area “A” corresponds to the Southwest Mesa County Rural Service Public Improvement District initial public sewer service area. Area “B” includes those properties that were not part of the initial public sewer service area.

Property owners desired more intensive land uses if and when sewer is available to serve them. When the Gateway Overlay District is utilized in either Area A or B, the standards of this document (Gateway Zoning Overlay and Design Standards) must be applied.

Area A: Area A was developed to establish the downtown core area of Gateway and to include existing small platted lots. It is intended to allow and promote a mix of business, commercial, and residential uses. Design Standards are designed to allow these types of uses on the small lots located in the center of Gateway. Area A was delineated in 2004 as part of the Gateway Rural Community Plan. Not all areas within Area A may be currently served by public sewer. Those properties that are not currently served by public sewer but are in Area A must utilize the criteria established for Area B (allowed uses, setbacks, etc...) Once public sewer is expanded to the non-served lots within Area A, then all the criteria for Area A shall apply (increased density, allowed uses, setbacks, etc...) The Area A boundary shall remain consistent with the delineation in the 2004 Gateway Rural Community Plan unless an amendment to the 2004 Plan is approved by the Planning Commission which changes the boundary.

Area B: Area B was developed to accommodate larger lot residential uses which are better suited to less intensive uses with properties served by approved Individual Sewage Disposal Systems (ISDS.) Lots in this area are typically larger than what would be found in Area A, but still within the Rural Gateway Planning Area. More intensive uses require water and sewer services and, in some cases, approval of a Conditional Use Permit. Table 5.1 of the Mesa County Land Development Code lists both approved uses and uses that require a Conditional Use Permit. The

Area B boundary shall remain consistent with the delineation in the 2004 Gateway Rural Community Plan unless public sewer is made available and an adequate potable water supply is available. Properties within Area B shall automatically move into Area A when public sewer and an adequate potable water supply are available for a given property.

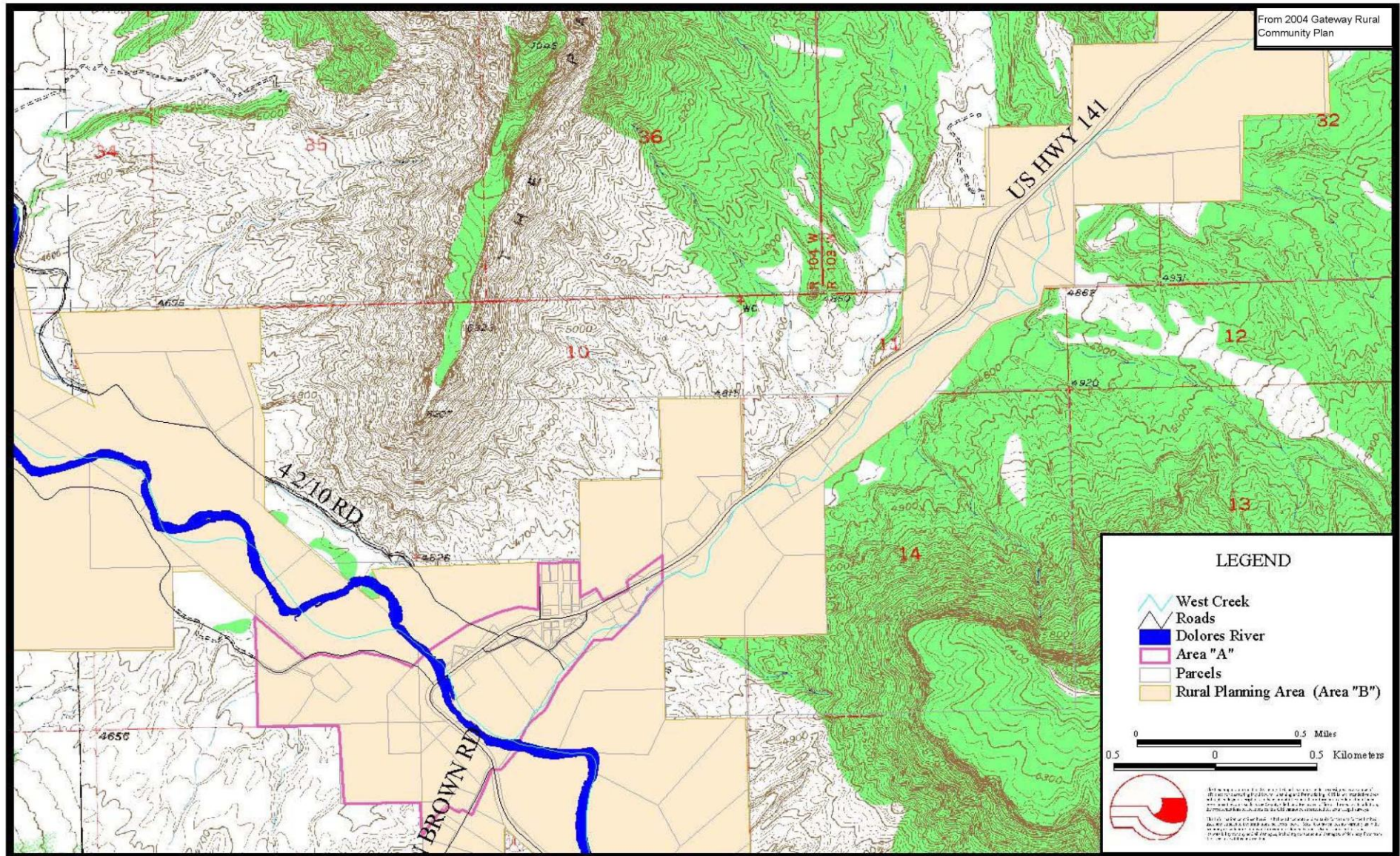


Figure 4: Outlined in pink is Area A, the surrounding tan shaded area is Area B



Figure 5: Park bench, drinking fountain and period light fixtures

Section B – General Design Guidelines

These standards are to be used in Area “A” and “B” of the Gateway Overlay District for new residential and non-residential development.

General: Amenities

Property owners may place amenities (clocks, benches, trash receptacles, etc.) in the right-of-way as long the structure does not cause visual or other obstructions for pedestrians, bicycles or vehicles and all permits from Mesa County and the State of Colorado have been obtained. Maintenance for all amenities must be accounted for and shall be the responsibility of the property owner of a new development or another organization (emptying the trash, paying the electrical bills, etc.). A written agreement to maintain any items located within the right-of-way must be submitted to Mesa County as part of the development application. Amenities may also be placed on private property, and the property owners are responsible for maintenance of those amenities.

Parks/Playgrounds

Parks and playgrounds provide both recreational opportunities as well as focal gathering points for a community.

Intent

- Preserve community character.
- Maintain the Community Center as a cultural and social center of community activity.
- Connect important community places with a safe trail system.
- Provide safe pedestrian/bicycle paths along highway 141.
- Provide park and recreation opportunities to the community and its visitors.
- Continue the dynamite shoot location behind the Community Center.



Figure 6: Gateway Community Center Picnic/Recreation Area

Building Orientation and Parking Areas

The preferred placement of buildings is adjacent to the street with the parking located in the back (Figure 6). This allows for less interruption in pedestrian movement along the sidewalk, and a continuous pedestrian friendly street front along the road. Glare from parked cars is reduced and street trees can form a continuous canopy along the street. These drawings show the preferred location and orientation of buildings on the street, however, if topography or dimensional constraints exist, as demonstrated by an applicant or property owner, then adjustments to the preferred building and parking location/orientation may be suggested by the property owner or applicant.

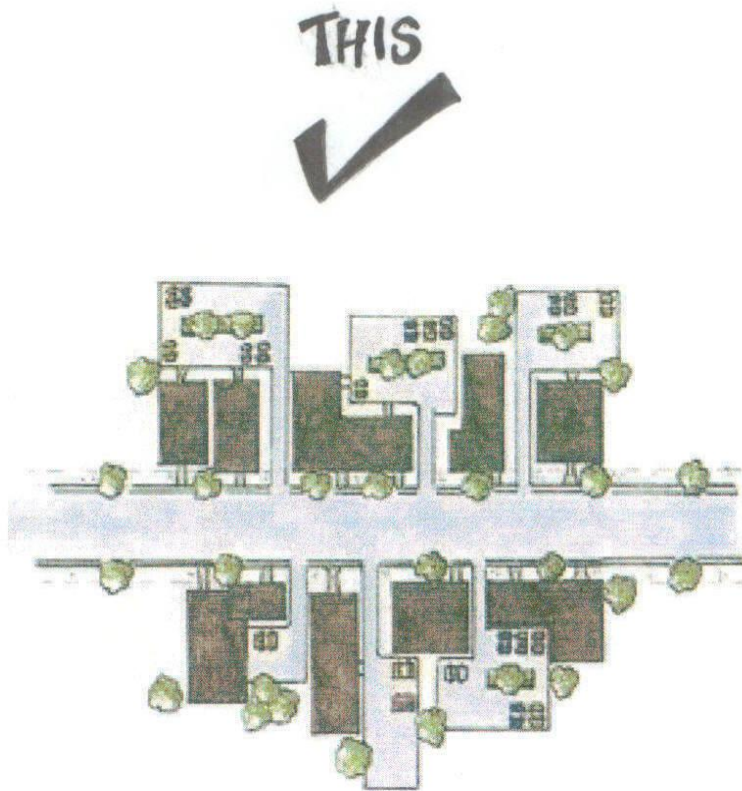


Figure 7: Preferred building and parking layout

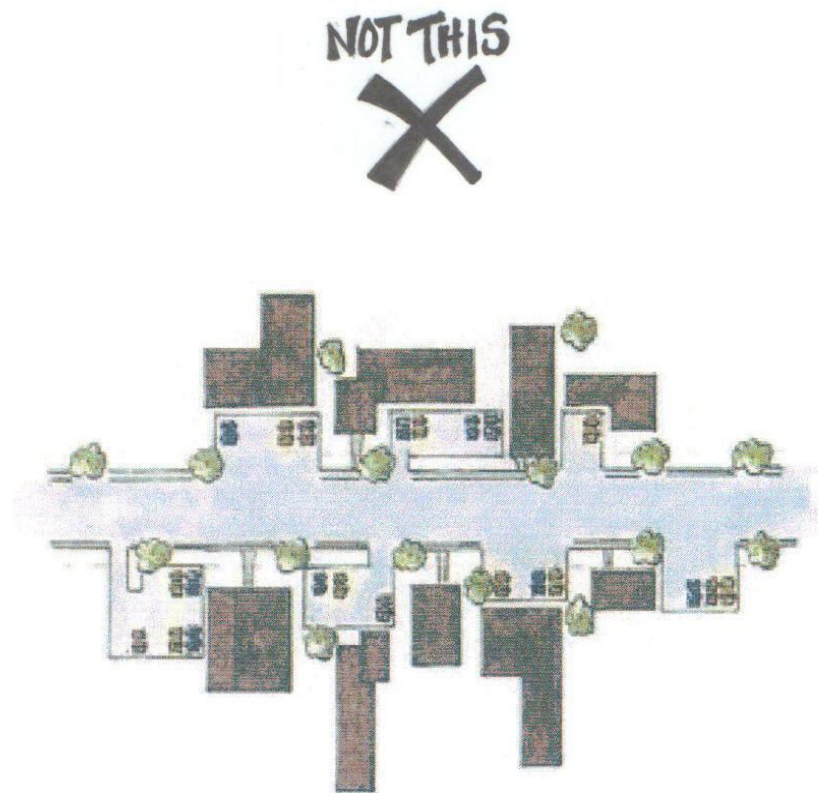


Figure 8: Undesirable building and parking layout

Section C – Design Standards

Roads

Roads provide a means for vehicles to access a community where walking or bicycling may not be practical.

Intent

- To protect the public health safety and welfare.
- To provide roads which do not just serve vehicles, but also bicycles, pedestrians and equestrians.

Standards

- Mesa County policies and regulations must be met.

Tools/Options

- Alternative designs may be suggested by a State of Colorado licensed engineer may be considered but must be approved by Mesa County Development Engineering. These designs should be considerate of the low level of traffic found in a small community.

Trails or Pathways and Sidewalks for Pedestrians and Bicyclists

Trails or pathways provide active recreational opportunities as well as safe access to a community for pedestrians and bicyclists.

Intent

- Implement Trails Map in Gateway Rural Community Plan.
- Safety for bicyclist, pedestrian, horse and wheel chair access.
- Trail system should be designed to be easily expanded and connected to new areas.
- Priorities:
- Along the north side of Highway 141 from Wayside Chapel to the Community Center and along the south side of the Highway from the Community Center to the Dolores River.



Figure 9: Typical Pedestrian pathway

- Across the Dolores River (hanging from the existing bridge if possible) to keep pedestrian and bicycle traffic safe and separate from vehicle traffic.

Standards

- Required along Highway 141. The preferred location of this trail would be within the CDOT right-of-way.
- The use of concrete for trails would be out of character for the Gateway area and is therefore discouraged. However, in some cases it is recognized that the use of concrete would provide a better alternative to other surface materials. The applicant for a given project shall provide information as to why concrete would be a better alternative than other surface materials.
- Directional and educational signage
- Lighting with full cutoff fixtures.
- Landscaping consistent with the western/ranching and mining theme
- Pathways of 8 feet in width for main walkways, as shown in Figure 6 of the Gateway Rural Community Plan
- Trails and/or pathways must meet ADA standards.
- Motorized vehicles are prohibited.
- Dust free and weed free surface
- Hard and soft surfaces are allowed depending on the intended activity to take place on a given trail or pathway.

Tools/Options

- Pathways leading to the main walkway arteries may be less than 8 feet wide but must demonstrate that two-way traffic can still be accommodated and that these pathways are still accessible to wheelchairs.
- Footbridges across ditches and washes.
 - A concrete dip for low water crossings may be constructed across a wash in areas that are too wide where a bridge would not be feasible. A crossing of this type must still demonstrate that it is accessible to wheelchairs. Approval from the entity owning or regulating a wash must be obtained.

Sidewalks

Sidewalks should be a part of any commercial development or Major Subdivision project in order to achieve safe pedestrian circulation.

Intent

To provide safe pedestrian circulation to and from parking areas as well as access to the local community.

Standards

- Mesa County construction standards must be met.
- Non-residential development is required to construct sidewalks.
- Sidewalks will be a minimum of 6' in width, concrete.
- Sidewalks will be constructed on private property or in the right-of-way where there is not enough room within private property. The entity that owns the right-of-way must agree to the placement of the sidewalk within the right-of-way and approve the design and construction of any sidewalk. Continued maintenance responsibility of sidewalks must be accounted for.
- Attached sidewalks on internal roads are required.
- Detached sidewalks along Highway 141 are required.

Tools/Options

- Sidewalks may be larger than the minimum 6' width in order to encourage pedestrian circulation or provide pedestrian amenities.
- Other options suggested by the applicant that meet the intent of the Gateway Design Standards will be considered.
- If the sidewalk is built and expanded adjacent to a business, then a corresponding reduction in landscaping is allowed as part of the overall design (see Landscaping section of this document).
- Engineered alternatives based on site constraints will be considered.
- Detached sidewalks on internal roads (public or private roads); sidewalk may not be constructed if a trail provides access from the lots to the same destination.
- Protect wildlife corridors and areas.
- Sidewalk café seating or display areas for the business,
- Implement the Future Land Use Map.

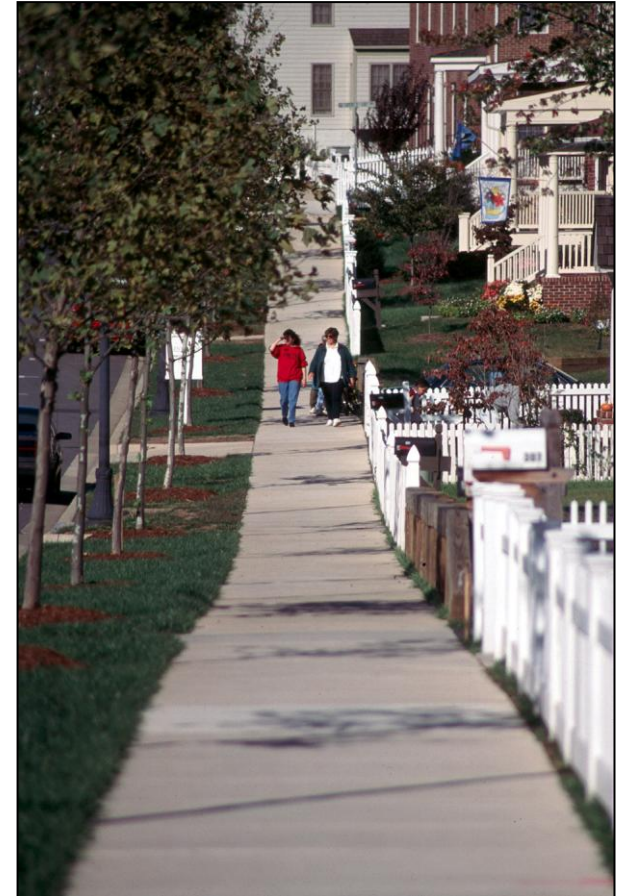


Figure 10: Typical detached sidewalk

Shared Parking

In an effort to reduce paved parking areas, shared parking agreements between neighboring businesses are encouraged. The standards below apply to commercial, business and industrial development on private property.

Intent

- To provide adequate parking spaces for the type of business proposed without impeding traffic on driveways, streets and roads, and to incorporate on-street parking.

Standards

- Locations of parking area are in the side or rear yards.
- Reductions in parking requirements in Section 7.1 of the Land Development Code are allowed using the Tools/Options section.
- A parking study may be required.
- Parking Areas
 - Full cutoff shielding directing the lighting downward shall be required for either pole mounted or wall mounted lights.
 - All parking areas must be dust free.
 - Parking areas for less than 10 cars may be gravel.
 - Parking areas for 10 or more vehicles shall be paved.
 - Sidewalks or pathways with a minimum width of 6 to 8 feet in front of lots shall be constructed. The width shall be determined based on the available space to construct a sidewalk or pathway. (See sidewalk standards)

Tools/Options

- Due to the terrain, lot size/orientation or other physical constraints of the area, the available parking area may be limited to parking in front of buildings. The location of parking shall be located in an area and designed to reduce the potential for negative interactions between pedestrian, equestrian and vehicle traffic.
- Paved parking lots and driveways are preferred, dust-free surfaces are required
- Buildings designed to front on the street with parking in back (with cross easements for shared parking) are encouraged. Customers can walk into businesses from the sidewalk. Parking areas in the rear of the building are exempt from the Landscaping Requirements Table in Chapter 7.2.4 of the Land Development Code
- If shared parking is proposed then a shared parking agreements with adjacent parcels shall be required. Parking requirements may be reduced by up to 30% if the shared parking is within 300' of the business and the applicant demonstrates that the proposed parking will adequately satisfy parking needs for all businesses sharing the parking.
- Alternative parking surfaces may be considered but must be approved by Mesa County Development Engineering.

Hitching Posts/Bike Racks

Providing places to safely park bicycles or hitch a horses encourage accessing the local community without the need to park an automobile.

Intent

- The residents of Gateway use a variety of transportation means: horses, bikes, ATV's, walking and vehicular traffic.

- To create a safe and appropriate parking areas for bicycles.
 - To create a safe and appropriate parking areas for horses.
 - Alternative transportation methods are encouraged.
 - The need for cars and truck traffic will be reduced, enhancing the walking enjoyment of the public.
 - People will have a place to lock their bicycles (instead of a gas line or other inappropriate location).
 - Horses will have a place where they can be tethered (ideally with shade and water).
- Hitching posts and bicycle racks are considered optional amenities which may be utilized in order to reduce the amount of required vehicle parking.

Standards

- Bicycles will be parked in an area away from walking areas for safety.
- Hitching posts shall be located in such a way in or in areas that do not have the potential for negative interaction between horses, pedestrians and other modes of transportation.
- Hitching posts shall be located far enough away from landscaping so that horses do not have the opportunity to destroy or eat landscape plantings.
- All development must provide adequate bike parking areas in compliance with Section 7.1.2 Minimum Required Off-Street Parking of the Land Development Code
- Required parking spaces may be reduced by 1 or 10% (whichever is greater) if alternative parking areas are required.

Tools/Options

- Location of hitching and bike racks shall be proposed by applicant (should be within 25' of the business) but must be approved by the Department of Planning and Economic Development.
- Other options that meet the intent of the Gateway Design Standards will be considered.
- Shared hitching and bike parking area may be proposed but must be approved by the Department of Planning and Economic Development.



Figure 11: Typical bike rack

Signs

Signs provide advertising for local businesses.

Intent

- To promote businesses within Area A & B while enhancing the aesthetics of the districts.
- Approved signs should be complementary to the Gateway community while not detracting from the natural beauty of the area.
- To maintain and enhance the esthetics and historic character of the community

Standards

- Types of signs allowed for use are wall, roof, hanging, and free standing monument signs.
 - **Monument Signs** - A monument sign is a freestanding sign with its base permanently attached to the ground for its entire length and is typically wider than high. These signs shall not to exceed 32 square feet; low-profile (5 feet high and under measured from grade to the top of the sign structure) are permitted.
 - **Hanging Building Signs** - Non-lighted projecting hanging building signs of 6 square feet or smaller hanging no less than 8 feet in height as measured from grade to the bottom of the sign
 - **Hanging Free-Standing Signs** - Hanging free-standing sign on a single or double pole no higher than 8 feet as measured from grade to the bottom of the sign structure and not exceeding 18 square feet per side are permitted.
 - **Ranch and Farm Properties Hanging Gate/Entrance Signs** - Hanging gate or entrance signs for ranch or farm properties may not exceed 20 feet in height as measure from grade to the top of the sign structure.
 - **Wall Mounted Signs** - Front building (wall mounted) or roof mounted signs are permitted but shall not project above the peak of the roof line to which they are mounted. Sign area shall be calculated as allowed in Chapter 8 of the Mesa County Land Development Code.
 - **Sandwich Board Signs** - Sandwich board signs are allowed for the advertisement of daily sales or specials. These signs are allowed to be displayed only during business hours and shall not exceed 2.5 feet in width and 4 feet in height as measured from grade to the top of the sign structure. These signs must be placed on private property and shall not impede pedestrian traffic.
- All signs shall be located in an area so as to not interfere with views of the surrounding mountains.
- One sign will be allowed by right.
- No flashing, rotating, directional signs or other signs that demonstrate movement.
- Billboards are prohibited.
- Small neon/LED “open” type signs for businesses are permitted. Flashing/tracer signs are prohibited.
- Sign lighting for businesses is to be full cut off type light fixtures.
- Sign lighting shall be permitted during business hours only.
- Sign lighting shall be low voltage type bulbs and fixtures.

- Small lighted signs are permitted with a maximum size of 18 square feet in area.
- See Section 8.2 of the Land Development Code for additional prohibited signs.

Tools/Options

- Other options that meet the intent of the Gateway Design Standards may be proposed but must be approved by Mesa County.
- Additional signs may be approved if the applicant demonstrates a need due to business visibility issues.

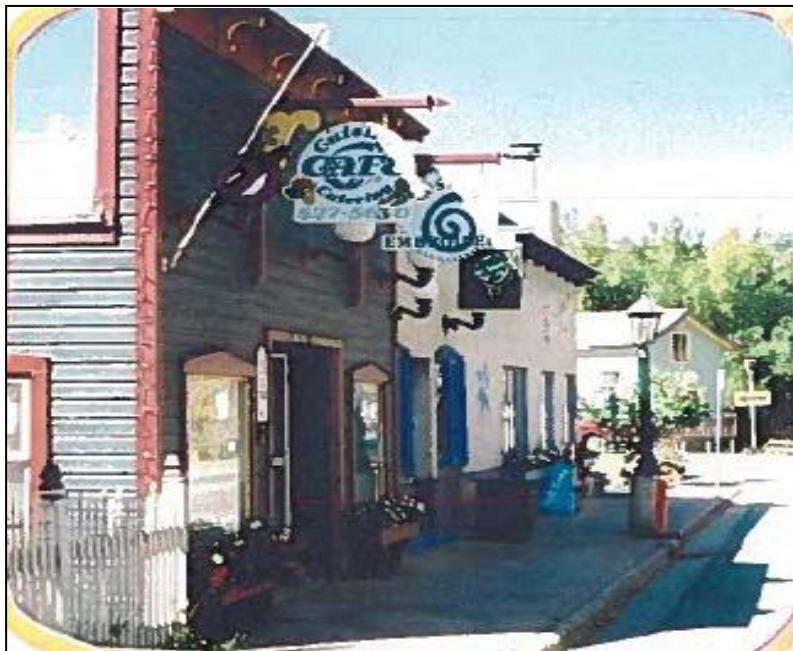


Figure 13: Typical building mounted signs.

Landscaping

Landscaping provides an attractive image of a community

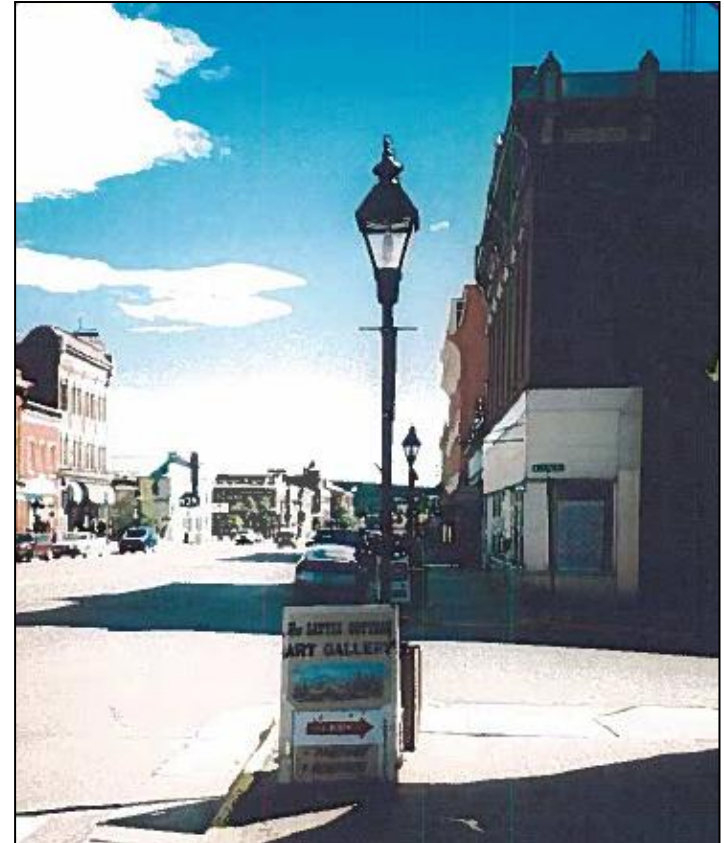


Figure 12: Typical sandwich board sign.

Intent

The character of Gateway can be greatly enhanced by the addition of landscaping.

Standards

- Homes and yards in the area should continue use of “old fashioned” plants and shrubs native to the area. “Old fashioned” plants are shrubs are considered those brought and planted by early settlers or those native to the Gateway area.
- Landscaping must meet minimum Landscape Requirements of the Land Development Code.
- Requests for reductions from the Code may be allowed by the Director with the use of the options below.
- Use landscaping for buffering of different land uses between adjacent properties.
- Box Elders, Mulberry, cotton bearing Cottonwoods and Elm trees are discouraged from being part of landscape designs for new construction.
- Large grass-covered landscape areas are discouraged.
- Wheelchair and pedestrian movement must not be impaired by any structures, planters or signs.

Tools/Options

- *Low water use plantings or xeriscaping with mining/western theme is encouraged in accordance with the Low Water Use: A Landscape Alternative section of this document.*
- Fruit, nut and evergreen trees grow very well in the Gateway area and are encouraged in order to keep with the Gateway historical style.
- Use of ore carts, etc. as landscape art keeping with the mining/western theme is encouraged.
- Street art consistent with the western mining and ranching theme is encouraged.
- In order to preserve historical plantings in the area Hollyhocks, old fashioned Roses, Daisies, Lilacs, Snowballs, Tulips and spring flowing shrubs are encouraged as part of landscape designs.
- The use of small and large rocks and boulders are encouraged as part of landscape designs.
- Trees to provide shade in appropriate areas (over sidewalks, picnic areas, parking areas) are encouraged.
- The building may be used as street decoration instead of landscaping (awning, porch, and storefront windows) where space is limited.
- A park bench, planter boxes, and street light are options.
- Other options that meet the intent of the Gateway Design Standards will be considered but must be approved by the Planning Director
- Where there is not at least a 20’ wide strip of land required for buffering for differing land uses, a reduction in this dimension may be allowed if the applicant demonstrates the effectiveness of the buffer will offset a reduction in distance.



Figure 14: Street planter

- Where space permits, the property owner may provide seasonal plantings in pots, (i.e. benches, potted trees, cutouts in sidewalks for street trees).

Low Water Use: A Landscaping Alternative

The Gateway area is located in an arid environment and low water landscaping must be considered where landscaping is required for a given project.

Intent

- The purpose of this section is to encourage an alternative to traditional landscaping types in order to reduce or eliminate irrigation water needs, while still creating and maintaining an attractive environment and preserving the quality of life in the Gateway community.
- Low water use promotes natural infiltration, enhances the aesthetic appeal of new development, buffers and screens uses from adjacent development and preserves property values.

Standards

- Low water use areas are to have a permanent irrigation source that is watered separately from higher water demand landscape areas. Once vegetation is established, irrigation may be reduced to a level that maintains vegetative coverage and suppresses weed growth. Proper soil preparation is extremely important.
- The Director may approve low water design landscape installations as well as variances from the required plant coverage ratio or minimum plant sizes (e.g. where ‘desert’ plants are only available in one gallon containers).

Tools/Options

- A reduction in the landscaping vegetation requirements for the site is allowed for using the following treatments, provided that they are part of an overall landscaping plan that is compatible with nearby properties: decorative walls, sculpture, decorative paving or stamped concrete, detached sidewalks or other pedestrian pathways, benches, porches, awnings, streetlights, planter boxes, or desert plantings.
- Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is encouraged. A reduction of the square footage of improved area used to calculate the landscape requirement may be granted where these types of enhancements are included in the overall landscaping plan.
- Other options that meet the intent of the Gateway Design Standards will be considered and may be approved by the Department of Planning and Economic Development Planning Director.



Figure 15: Xeriscaping

Lighting

Lighting should be provided for most project and designed so that the dark sky of the Gateway area is maintained.

Intent

- Matching lighting features can give a coordinated look to the downtown area.
- Improves pedestrian safety.
- To promote character, security and economic development.

Standards

- All development, except developments that contain only single-family residential uses, shall submit, for approval, a proposed lighting plan that meets the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. Light sources shall be concealed and fully shielded. Street lights with appropriate mining/ranching theme: mining/historical/gas lamp style preferred.
- Full cutoff light fixtures are required
- Maximum height of 15' for light poles.
- Light fixture spacing shall be based on the specifications of the fixture.
- “Turn of the Century” or lantern shaped style lighting shall be utilized.
 - Where there is established street lighting, new construction shall be required to match the established lighting.
- Foot candle or lighting intensity drawings may be required to demonstrate lighting is adequate and does not negatively affect neighboring properties.

Tools/Options

- Solar powered lighting.



**Figure 16:
Period Street
Lighting**

Architectural and Site Design Standards

New commercial buildings should be designed with high-quality architectural features that maintain the western mining and ranching theme.

Intent

- To create a coordinated sense of community that is unique to Gateway.

- To create compatibility with other developed properties to maintain property values.
- Western/mining/ranching styles are desired and are most in keeping with the history of the Gateway area.
- A “mix” of architectural styles will be acceptable in Gateway but styles that coordinate with existing surrounding buildings are preferred.
- The architecture of new development shall be designed to set an enhanced standard of quality for future projects or redevelopment in the area.
- New development must present a pleasant attractive appearance with well constructed buildings, coordination of colors, plus tree and flower planting.

Standards

- New commercial buildings shall demonstrate a reflection of local



Figure 18: Historical photo of Highway 141.



Figure 17: Typical mining town buildings

values with site-specific design. Standardized architectural or “franchise” prototypes must be modified, if necessary, so that the community’s appearance remains unique. Development will not consist solely of repetitive design that may be found in other communities.

- New development shall be designed to be harmonious with the topography of the area utilizing the scale and character of the surrounding setting.
- New buildings and improvements shall be located where their construction and access requires minimal modification of the natural landscape. Front yards and parking areas of commercial, mixed use and new subdivision developments may be fenced with picket, split rail or bush/hedges. Fences fronting streets or highways shall not exceed 4 feet in height as measured from grade to the top of the fence. If chain link fencing is used then a height of 5 feet is allowed in the front yard. Side and backyard fences shall not exceed 8 feet in height at the property line. A building permit from Mesa County for fences of 8 feet in height may be required.

- Preferred building materials are to be wood, log, stucco, stone, or other locally available materials.
- Required buffers may consist of fencing, hedges, trees and/or berms.
- Trash receptacle enclosures area required.
 - Shared trash receptacle containers between neighboring businesses are encouraged.
 - A screening fence or wall must be constructed to no less than 1 foot above the height of the trash receptacle.
 - All trash receptacles must be designed to prevent animals from accessing trash (i.e. bear proof).



Figure 19: Typical front yard residential fence.

Options

- Awnings are encouraged.
- Other options that meet the intent of the Gateway Design Standards may be proposed but must be approved by Mesa County.

Natural Features Protection Standards

Intent

- The Gateway community has incredible natural features and viewsapes that are important to the community to protect.

Standards

- Projects shall be designed to minimize the degradation of the visual character of natural features within the site and to minimize the obstruction of scenic views to and from the natural features within the site. These requirements shall apply to all elements of a

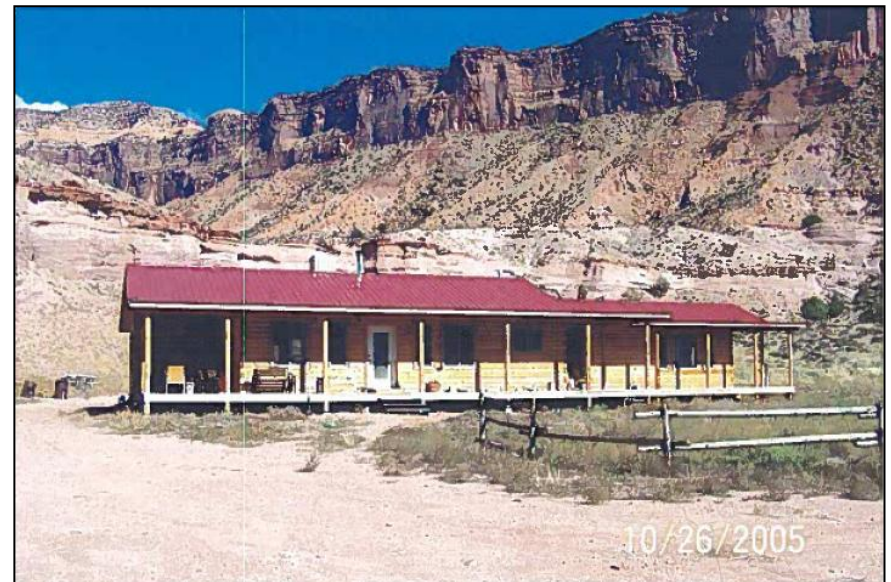


Figure 20: Note that no buildings are built on ridge lines and the height of this structure does not block the scenic view of this area

project, including any above ground utility installations (as practical).

- Multilevel buildings will follow the general slope of the site in order to keep the building height and profile in scale with surrounding natural features.
- Additional Standards listed in Chapter 7 of the Land Development Code shall apply.
- Commercial building colors should blend with the natural colors of the surrounding area (white is allowed).
- Non-reflective building materials.
- Colored trim work for buildings is permitted.
- External building colors are to be consistent with the western mining and ranching theme. Such bright colors as orange would not be in character with the theme and are highly discouraged.
- Natural drainages must be maintained to the greatest extent possible.
- Road cuts for new roads must be designed to minimize site disturbance, maintain the natural landscape, design erosion control, avoid critical wildlife habitat, streams and wetlands. In essence, the road must be designed and built to fit the surrounding topography and to the greatest extent possible not negatively impact the natural landscape.

Submittal items for all Site Plan and Conditional Use Permit applications in the Gateway Rural Community

The following items may be required in addition to the normal requirements of the application process:

1. Front, rear and side elevations of the proposed building are required.
2. A landscaping design shall be submitted with the elevations of the building. If a low water use plan is proposed, designs shall be submitted to meet the intent of the regulations. If the Gateway Design Standards are to be used for a waiver of the requirements of the Mesa County Land Development Code, a low water use design of the property shall be submitted showing the elevations of the building and soil preparation shall be described in a written narrative. An annual maintenance schedule of the low water use design is also required.
3. Buffering (Section 7.2 of the Land Development Code) is required in Area A due to the mix of uses allowed and minimal setbacks. Flexibility is allowed in width and treatment. The narrative must include specific methods that will be utilized to buffer the use from adjacent properties (options include fencing, landscaping, hours of operation, and any other methods that meet the intent of this document).
4. Buffering is required in Area B if new construction is between properties having differing density classifications (high, medium or low) or having differing land uses (residential, commercial, institutional or industrial). Flexibility is allowed in width and treatment. The narrative needs to include specific methods that will be utilized to buffer the use from adjacent properties (options include fencing, landscaping, hours of operation, and any other methods that meet the intent of this document).
5. A written agreement to maintain any items located within the right-of-way must be submitted to Mesa County as part of the development application.

List of Figures

Cover Photo: Provided by Jean Moores

Figure 1: Community Center, Photo from 2004 Gateway Rural Community Plan

Figure 2: Gateway School, Photo from 2004 Gateway Rural Community Plan

Figure 3: Gateway Chapel, Photo from 2004 Gateway Rural Community Plan

Figure 4: Area A and Area B (area currently served by public sewer) Mesa County GIS, 2008

Figure 5: Building Orientation, original drawing by Steve Kollar, 2004.

Figure 6: Building Orientation, original drawing by Steve Kollar, 2004.

Figure 7: www.pedbikeimages.org/DanBurden

Figure 8: www.pedbikeimages.org/AnnieLux

Figure 9: Photo from 2004 Gateway Rural Community Plan

Figure 10: www.pedbikeimages.org/DanBurden

Figure 11: www.pedbikeimages.org/MichaelKing

Figure 12: Photo Provided by Gateway Property Owners Association, origin unknown

Figure 13: Photo Provided by Gateway Property Owners Association, origin unknown

Figure 14: Photo Provided by Gateway Property Owners Association, origin unknown

Figure 15: www.daviddarling.info/images/xeriscaping.jpg

Figure 16: Photo Provided by Gateway Property Owners Association, origin unknown

Figure 17: www.frontrangeliving.com/architecture/images/georgedowntown7461.jpg

Figure 18: Noel, Thomas, Gateway Highway 141, 1980

Figure 19: www.pedbikeimages.org

Figure 20: Photo Provided by Gateway Property Owners Association